

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

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

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

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

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

- FLOOD PLAIN MANAGEMENT BOARD
 - FLOOD PLAIN WAIVER

- OTHER _____

SUBJECT PROPERTY ADDRESS: 224 2nd Street & (161 Washington Avenue)

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

FOLIO NUMBER (S) 02-4203-003-1250

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

NAME Ontario-SB LP
ADDRESS 46 Forest Hill Road, Toronto, Ontario M4V2L3
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS ftoskan@icloud.com

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

ATTORNEY:
NAME Michael W. Larkin Esq. & Matthew Amster Esq., Bercow Radell Fernandez & Larkin, PLLC.
ADDRESS 200 S. Biscayne Blvd, Suite 850, Miami, FL 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE _____
E-MAIL ADDRESS mlarkin@brzoninglaw.com ; mamster@brzoninglaw.com

AGENT:

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

CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

ARCHITECT LANDSCAPE ARCHITECT ENGINEER CONTRACTOR OTHER: _____
NAME Allan Shulman & Alyssa Kriplen, Shulman & Associates
ADDRESS 100 NE 38th St #2, Miami, FL 33137
BUSINESS PHONE (305) 438-0609 CELL PHONE _____
E-MAIL ADDRESS Allan@shulman-design.com

FILE NO. _____

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

Applicant seeks a Certificate of Appropriateness for renovation, restoration and partial demolition of existing 1- and 2-story buildings with new 1-story addition as part of a new restaurant development and waivers of (1) required off-street loading space to be provided in the alley located on the east side of the property and (2) amount of demolition to preserve parking credits and existing rear setback.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE YES NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION YES NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ SQ. FT.

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. _____

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY: OWNER OF THE SUBJECT PROPERTY

2559260 Ontario Limited as General partner of UNITARIO 3B LP

AUTHORIZED REPRESENTATIVE



SIGNATURE:

Frank Toskan, President

PRINT NAME:

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 SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

(Circle one)

Province of Ontario
City of Toronto
STATE OF Ontario
COUNTY OF Toronto

I, Frank Toskan, being duly sworn, depose and certify as follows: (1) I am the President (print title) of 2559260 Ontario Limited* (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

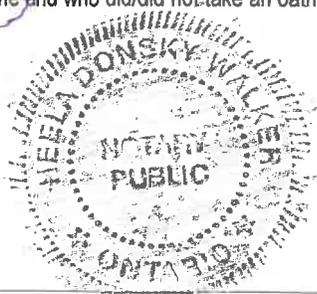
*as General Partner of
Ontario 33 LP

SIGNATURE

Frank Toskan, President
of 255960 Ontario Limited*, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

Sworn to and subscribed before me this 25th day of April, 2017. The foregoing instrument was acknowledged before me by Frank Toskan, President of 255960 Ontario Limited*, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



NOTARY PUBLIC

My Commission Expires: NEVER

HEELA D. WALKER
PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

Province Ontario
-STATE OF Ontario
City COUNTY OF Toronto

I, Frank Torkan, Resident, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin & Matthew Amster to be my representative before the HPB 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.

Frank Torkan, Resident
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 25th day of April, 2017. The foregoing instrument was acknowledged before me by Frank Torkan, Resident of Ontario 2559266 who has produced as identification and/or is personally known to me and who did/did not take an oath. Ontario Limited*

NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC

My Commission Expires NEVER

HEELA D. WALKER
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.*

Ontario SB, LP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

2559260 Ontario Limited
46 Forest Hill Road
Toronto, ON
M4V 2L3
President - Frank Toskan

0.5%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Trust
Trustee - Frank Toskan
Beneficiaries - Crystal Toskan-Zakreski
Kyle Toskan - Robbins
Gregory Toskan - Robbins
Jerrel Toskan - Robbins

99.5%

(25% each)

All equal beneficiaries

All reside at: 46 Forest Hill Road, Toronto, Ontario M4V 2L3

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

TRUST NAME

Frost Trust

NAME AND ADDRESS

% INTEREST

Trustee - Frank Toskan

Beneficiaries -

Crystal Toskan - Zakreski

Kyle Toskan - Robbins

Gregory Toskan - Robbins

Jared Toskan - Robbins

All equal beneficiaries

(25% each)

All reside at:
46 Forest Hill Road
Toronto, Ontario
M4V 2L3

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, Esq.</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami</u>	<u>(305) 374-5300</u>
b.	<u>Matthew Amster, Esq.</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami</u>	<u>(305) 374-5300</u>
c.	<u>Allan Shulman & Alyssa Kriplen</u>	<u>100 NE 38th St #2, Miami, FL 33137</u>	<u>(305) 438-0609</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

Province
STATE OF Ontario's
City COUNTY OF Toronto

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

[Signature]
SIGNATURE

Sworn to and subscribed before me this 25th day of April, 2017. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC

My Commission Expires: NEVER

HEELA D. WACKER
PRINT NAME

FILE NO. _____

Exhibit "A"

LEGAL DESCRIPTION:

LOT 16, BLOCK 9, OF OCEAN BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**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: SOTO APTS
 IN CARE OF: RAFAEL SOTO
 ADDRESS: 2101 N BAY RD
 MIAMI BEACH, FL 33140-4551

RECEIPT NUMBER: **RL-87091901**
 Beginning: 10/01/2012
 Expires: 09/30/2013
 Parcel No: 0242030031250

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

TRADE ADDRESS: 224 2ND ST

Code 000900	Certificate of Use/Occupation APARTMENT ROOMS
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CERTIFICATE OF USE	100
C_U # OF UNITS	4
# OF APARTMENT ROOMS	15

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

SOTO APTS
 161 WASHINGTON AVE
 MIAMI BEACH, FL 33139-7214





BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-Mail: MAmster@BRZoningLaw.com

VIA EMAIL & HAND DELIVERY

May 11, 2017

Deborah Tackett, Chief of Historic Preservation
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Certificate of Appropriateness for Renovation, Restoration and Partial Demolition of Existing 1- and 2-Story Buildings with New 1-Story Addition as Part of a New Restaurant Development and Waivers of Required Off-Street Loading Space and Required Demolition to Preserve Parking Credits and Existing Rear Setback at 224 2nd Street, Miami Beach, Florida 33139

Dear Debbie:

This firm represents Untario SB LP (the "Applicant"), the owner of the property located at 224 2nd Street also identified by 161 Washington Avenue (the "Property") in Miami Beach (the "City"). This letter serves as the required letter of intent in connection with a request for a Certificate of Appropriateness for renovation, restoration and partial demolition of existing 1- and 2-story buildings with a new 1-story addition as part of a new restaurant development and waivers of the required off-street loading space and amount of demolition to preserve parking credits and existing rear setback.

The Property. The Property, further identified by Miami-Dade County Property Appraiser Folio No. 02-3234-006-0040, is zoned Limited Mixed-Use Commercial "C-PS1" and is located at the southeast corner of Washington Avenue and 2nd Street. See Exhibit A, Property Appraiser Summary. The Property is also located within the Ocean Beach Local Historic District. The Property is bounded by streets to the west (Washington Avenue), north (2nd Street) and east (20 foot wide alley). The surrounding properties are as follows: a residential apartment building is west of the Property across Washington Avenue, Washington Park is

located to the north of the Property across 2nd Street, a City-owned dog park is to the east across the alley, and a City-owned surface parking lot is adjacent to the Property to the south.

The Property is currently developed with two buildings with an approximate total floor area of 4,119 square feet on a 6,500 square foot lot. A 1-story office building occupies the western portion of the Property and was originally built in 1917. A 2-story, 4-unit apartment building is located at the eastern portion of the Property and was originally constructed in 1937. The City's Historic Properties Database classifies both structures as "Contributing." See Exhibit B. Notably, through the years, both buildings have been extensively renovated, and remodeled numerous times, including large additions to the east and west of the office building, and a ground floor addition in the north and new second floor to the apartment building. As a result, the original structures have been substantially modified from their original conditions.

In 2014, the Historic Preservation Board issued a Certificate of Appropriateness for a proposed new restaurant, which included a new addition, modified exterior elevations and a "Dining Terrace" in between the existing structures. The prior owner did not act on the approval and it is no longer valid.

Restaurant Concept. The Applicant proposes to bring a new concept to Miami Beach: Impact Kitchen. Founded in 2015 in Toronto, Canada, Impact Kitchen is an all-in-one source for clean eating during breakfast, lunch and dinner while dismissing the common belief that healthy food is bland and boring. Founded on the premise that food has the power to shape our daily lives. That real, wholesome ingredients, prepared simply and with integrity, can provide us with the energy to take on the day with ambition and optimism. Impact Kitchen has been very successful in Canada and plans to bring the same level of success to Miami Beach. See Exhibit C, Impact Kitchen Menu and Supporting Documents.

Proposed Development Program. The Applicant proposes the adaptive reuse of the Property through renovation, restoration and partial demolition of the existing 1- and 2-story buildings and addition of a small 1-story structure unifying the existing buildings for a proposed new restaurant. The proposed renovations include a raised clerestory double-height space surrounded by a grand trellis in the central area of the western structure. This feature will help announce the restaurant at the intersection and provide natural light to the ground floor dining area. Also, a new ground-level addition will connect the existing structures and house the kitchen and other back of house areas for the restaurant.

Immediately to the north of the new addition and in between the 2 existing buildings, the Applicant proposes a courtyard for the restaurant with outdoor seating and lush tree canopy for beauty and shade. Additionally, the Applicant proposes to remove certain existing doors and windows on the east, west and north facades. Particularly on the northeast section of the façade, the Applicant is proposing three (3) floor to ceiling doors. Additionally, the Applicant is proposing full demolition of the ground floors and replacement of same with a hydrostatic floor slabs to ensure the safety and longevity of the building. The existing ground floors are not architecturally or historically significant.

Compliance with Certificate of Appropriateness for Demolition and Design Criteria. The Applicant's request complies with the Certificate of Appropriateness criteria in that the proposed improvement is compatible with the surrounding properties and the exterior architectural features and general design, scale, massing and arrangement are analogous to those of neighboring properties. The new addition seamlessly merges into the existing structures and its size, design and siting embraces the landscape of the district.

The proposed renovations and addition are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties. The design and layout of the proposed site plan, as well as the new addition and existing buildings provide an efficient arrangement of land uses. The proposed new addition has been designed, sited and massed in a manner which is sensitive to and compatible with the existing improvements. Overall, the proposed project will positively impact the historic character of the neighborhood and district.

The proposed project requires partial demolition of the existing structures on the Property. As previously discussed, the Property has been extensively renovated and thus very limited features of the original structures remain. Accordingly, the existing structures could easily be reproduced. The existing structures are also not one of the last remaining examples of their kind in the neighborhood, the county, or the region, and it is not a distinctive example of an architectural or design style which contributes to the character of the district.

While the existing buildings are classified as "Contributing" the building has been extensively remodeled in the past, so it contains limited valuable historical features. Additionally, the Applicant proposes only partial demolition to enhance the existing structures and arrange the property into a unified

development. Accordingly, the Applicant's proposed renovation and partial demolition meet the Certificate of Appropriateness criteria for renovation and partial demolition.

Waiver of Required Off-Street Loading Space. The combination of existing and new square footage of the proposed restaurant requires 1 off-street loading space. However, the Property cannot accommodate the space on-site. Therefore, in accordance with Section 130-101(D) of the City Code, the Applicant requests a waiver of the off-street loading space requirement to place the loading space in the alley to the east of the Property. The Code grants the Historic Preservation Board the authority to waive this requirement for properties located within a locally designated historic district, or historic site, containing a contributing structure provided that a detailed plan delineating on-street loading is approved by the Parking Department. See Section 130-101(D), City Code. The Property is located within the Ocean Beach Historic District and both of the structures on the Property have been classified as "Contributing." Accordingly, the Applicant respectfully requests waiver of the off-street loading space requirement to permit the loading space to be located in the alley.

Waiver of Amount of Demolition. The Applicant proposes full demolition of the ground floors at the Property and proposes to replace them with hydrostatic floor slabs for safety and durability. As stated above, the existing floors do not contain significant architectural features. Section 118-395(b)(2)d.2. of the City Code grants the Historic Preservation Board the authority to waive the amount of demolition permitted under Section 118-395(b)(2)d.1. in order to preserve items such as existing parking credits and setbacks. The Historic Preservation Board may waive the requirements of Section 118-395(b)(2)d.1. if at least one of the Code enumerated criteria are satisfied. In this case, the Property satisfies at least two of the criteria. First, the Property maintains some of the original architecturally significant in terms of design, low-scale and massing. Additionally, in its early years, notable architects such as Henry Hohausser and L Murray Dixon were involved with certain additions and remodeling of the Property. Further, the original building was one of the first structures in the City. Accordingly, the Applicant respectfully requests a waiver of the amount of demolition at the Property in order to preserve the existing parking credits and existing rear setback.

Conclusion. The Applicant seeks approval of the cohesive redevelopment of the existing buildings into a new restaurant to welcome the innovative Impact Kitchen concept. The proposed design, renovation and addition complement the existing design, retain the low-scale profile, and will not have any adverse impact

Deborah Tackett, Chief of Historic Preservation
May 11, 2017
Page 5

on the surrounding area. Rather, the proposed renovations and addition will be a visual improvement. We respectfully request your recommendation of approval of the Applicant's requests for a Certificate of Appropriateness and waivers of the off-street loading space and amount of demolition at the Property. If you have any questions or comments with regard to the application, please call me at 305-377-6236.

Sincerely,



Matthew Amster

Attachments

cc: Michael W. Larkin, Esq.
Maritza Haro, Esq.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/23/2017

Property Information	
Folio:	02-4203-003-1250
Property Address:	224 2 ST Miami Beach, FL 33139-7184
Owner	UNTARIO SB LP
Mailing Address	573 KING ST E 102 ONTARIO, m5a 1m5 CANADA
PA Primary Zone	6502 COMMERCIAL
Primary Land Use	1209 MIXED USE- STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths / Half	4 / 4 / 0
Floors	1
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,987 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	1925



Assessment Information			
Year	2016	2015	2014
Land Value	\$2,600,000	\$1,950,000	\$1,137,500
Building Value	\$255,821	\$232,420	\$225,916
XF Value	\$6,570	\$6,660	\$6,750
Market Value	\$2,862,391	\$2,189,080	\$1,370,166
Assessed Value	\$1,657,900	\$1,507,182	\$1,370,166

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$1,204,491	\$681,898	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

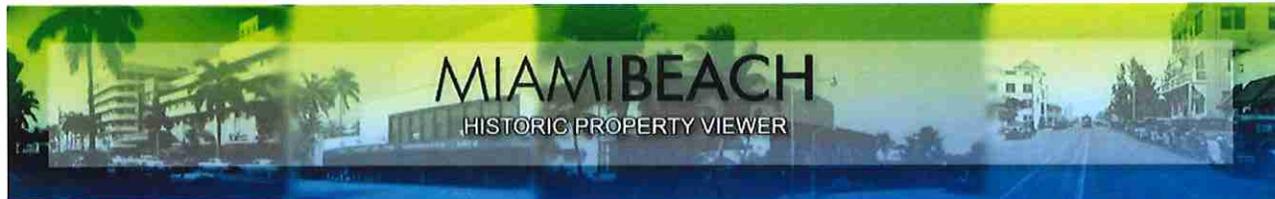
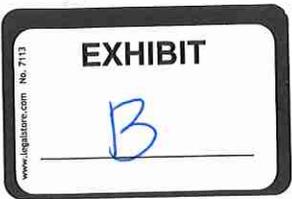
Short Legal Description
OCEAN BEACH FLA SUB PB 2-38 LOT 16 BLK 9 LOT SIZE 50.000 X 130 OR 21245-2166-67 05/03 5

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,657,900	\$1,507,182	\$1,370,166
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,862,391	\$2,189,080	\$1,370,166
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,657,900	\$1,507,182	\$1,370,166
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,657,900	\$1,507,182	\$1,370,166

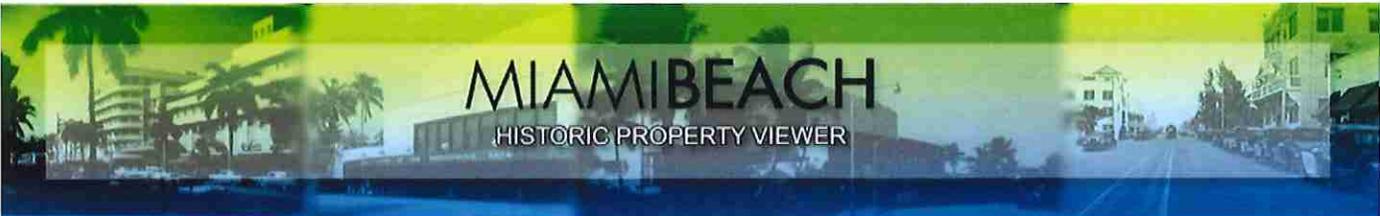
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/31/2017	\$4,150,000	30491-1622	Qual by exam of deed
08/23/2013	\$2,150,000	28792-3696	Qual by exam of deed
05/01/2003	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1985	\$130,000	12589-0207	Sales which are qualified

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:



ID	HP District	Form Date	Contributing Field	Site Name Original	Site Names	Const Date	Address Number	Street	Style	Architect	Builder	Original use
							161	wash				
14897	Flamingo Park		Contributing	MB FEDERAL S & L;	FEDCO	1955	1611	WASHINGTON AVE		REEDER	ARKIN	BANK/\$33,500.
15149	Ocean Beach	1/1/1996	Contributing	Original -	Soto Medical Center	1926	161	Washington Ave	ART DECO			
Exterior Ornament		Explanation Evaluation						Notes				
		Plain stucco façade; main entrance on north side articulated in ziggurat reliefs; windows individually detailed by wrap around reliefs; has accessory carriage house and apts on 2nd st.										



MIAMI BEACH

HISTORIC PROPERTY VIEWER

ID	HP District	Form Date	Contributing Field	Site Name Original	Site Names	Const Date	Address Number	Street	Style	Architect	Builder	Original use
15029	Ocean Beach	1/1/1996	Contributing	Original -	Soto Medical Center	1926	224	2nd Street	ART DECO			
			Exterior Ornament		Explanation Evaluation		Notes					
					Plain stucco, smooth façade; main entrance on north side articulated in ziggurat relief; windows individually detailed by wrap around reliefs; has accessory carriage house and apartments on 2nd street side							



OUR STORY

EAT

DRINK

CATERING

BLOG

OUR IMPACT

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PICKUP
416 308 1986



OUR VALUES / OUR PHILOSOPHY / OUR ACTION

OUR VALUES

Fuel Evolution

We are dedicated to the constant growth and evolution of our menu, our team, and our community. We create a dynamic environment by learning from experts in our field, supporting the education of our team, and valuing the insight and feedback to our customers.

Show Respect

We honour the elegant simplicity of ingredients and hold in high esteem the producers and artisans who create them. We are driven by an admiration for our customers and their goal of living well, and we are committed to serving them food created with passion and reverence.

Impact the Community

We believe that when you empower people to make healthy choices, they remain committed to a lifestyle that supports those goals. When we stop counting, obsessing, stressing, and 'dieting' we begin to feel better, love better, look better and live happier. This positive lifestyle has the potential to make a real and lasting impact on ourselves and the world around us.





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[OUR VALUES / OUR PHILOSOPHY / OUR ACTION](#)

Eat Real Food

When your food goes through processing, it loses a lot of its original character. Processed foods tend to be lower in nutrients and higher in preservatives.

Our Impact:

Food is perfect just the way it is: unmodified, unrefined, unprocessed. At Impact Kitchen, we only serve the highest-quality, nutrient-rich, real, whole foods.

Be Plant-Powered

From improving cell health to maximizing performance, a diet rich in plants helps keep you lean and healthy.

Our Impact:

Impact Kitchen uses the freshest, highest-quality, local, plant-based ingredients to pack a nutritional and delicious punch.

High Quality Protein is a Must

Protein is made up of amino acids which are the building blocks of bones and tissue. It helps us build muscle, keeps us satiated longer, and aids in increasing bone density. But make sure you reach for clean, ethically raised proteins; if your protein comes from an animal that was fed an unnatural diet and given hormones and antibiotics, then those substances are making their way into your system too.





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OUR VALUES / OUR PHILOSOPHY / OUR ACTION

Healthy fats are critical to your overall health and have been shown to support metabolism, absorption of key nutrients, and immunity.

Our Impact:

We proudly incorporate coconut products, olive oil, avocado, nuts, seeds and grass-fed butter into our food.

Drink to Your Health

Hydration helps bring the good stuff to your cells and take the bad stuff out of your body. What you sip to quench your thirst matters.

Our Impact:

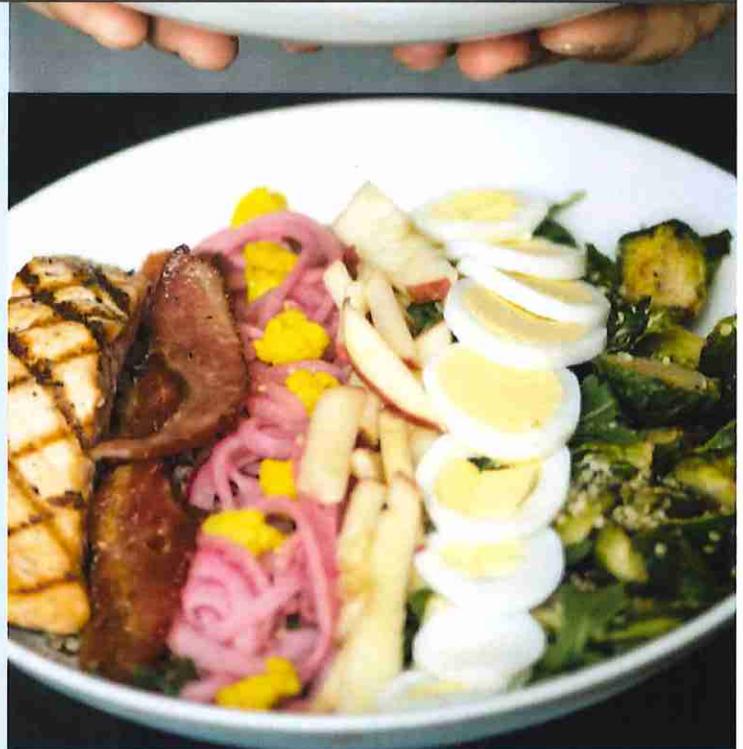
From organic cold-pressed juices, to sipping bone broths, smoothies, bold tea blends and coffee boosted with beneficial oils and spices, we make your healthy hydration a priority.

Be Sweet to Yourself

Associated with long-term issues like diabetes, chronic heart disease and obesity. Sugar gets you high and brings you crashing down – fast.

Our Impact:

You'll never find added conventional sugars in our food. At Impact Kitchen, we only sweeten your food with: coconut sugar, honey, and maple syrup.





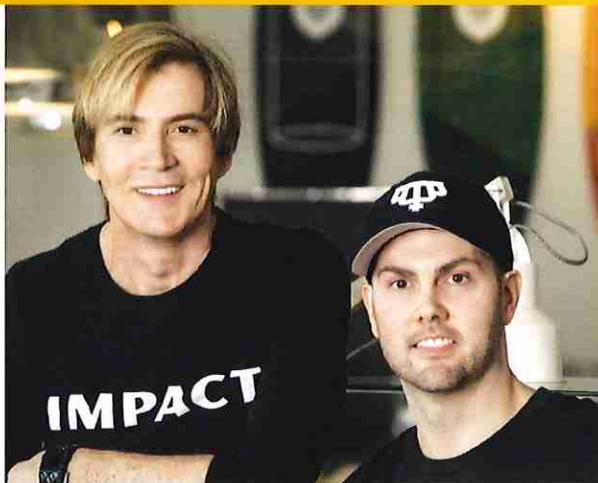
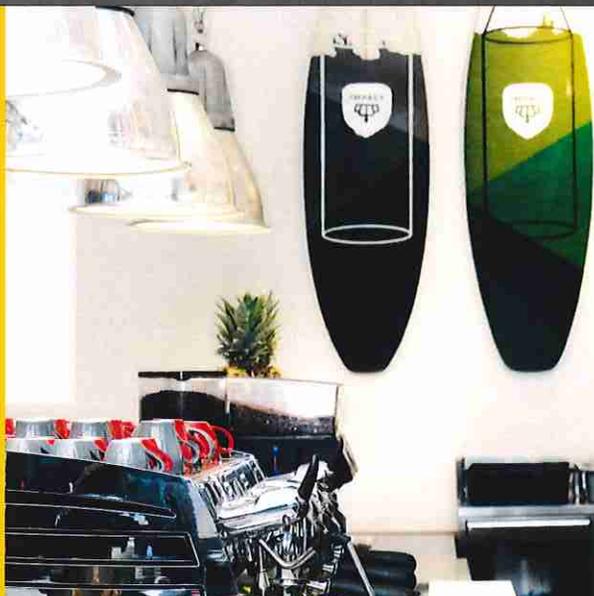
ABOUT IMPACT KITCHEN

Impact Kitchen was founded on the belief that food has the power to shape our daily lives. That real, wholesome ingredients, prepared simply and with integrity, can provide us with the energy to take on the day with ambition and optimism.

When we stop counting, obsessing, stressing, and 'dieting' we begin to feel better, love better, look better, and live happier. This positive lifestyle has the potential to make a real and lasting impact on ourselves and the world around us.

So we created a place where anyone can be confident that the food they are eating supports the life they want to lead. We work closely with our farmers and suppliers to ensure all our fresh, local, and organic ingredients are of the highest quality. With the support of our team of chefs, nutritionists, and fitness experts, we are dedicated to ensuring each item on our menu has a nutritional purpose (and tastes amazing too).

Whether you stop in for a coffee in the morning, grab a smoothie packed with antioxidants after a workout, or pull up a chair to connect with friends over a protein-packed meal for lunch or dinner, Impact Kitchen is your daily source of nourishment for your body, mind, and soul.



OUR FOUNDERS

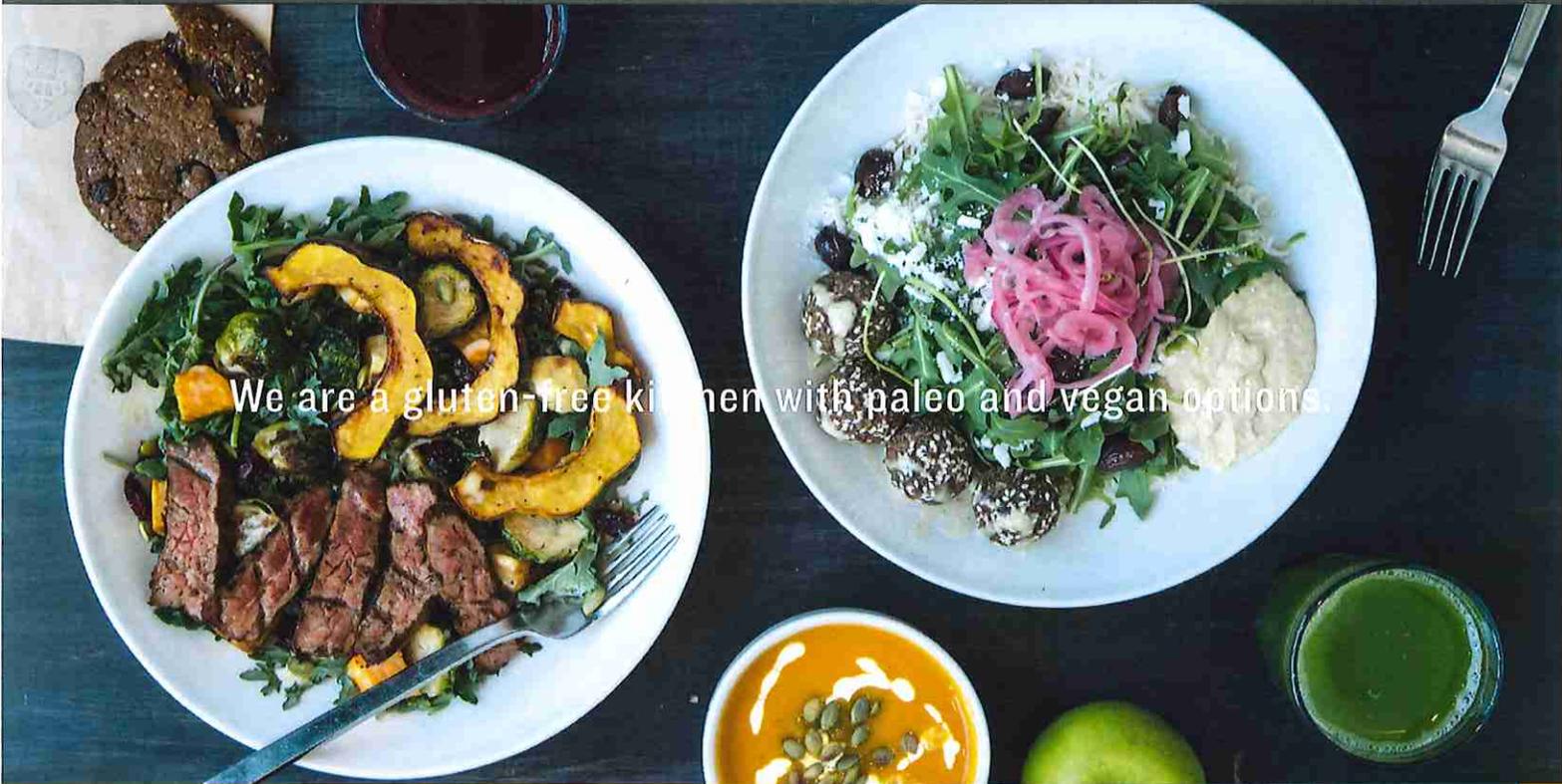
Founded in 2015, Impact Kitchen is the brainchild of former personal trainer and nutrition expert, Josh Broun, and Frank Toskan (co-founder of M+A-C Cosmetics).

Josh had always been inspired by Frank's story of successful entrepreneurship and dedication to impacting the community, and the two built a strong relationship over many years of working together with Josh as Frank's trainer. During their sessions, they would discuss the gap in the Toronto marketplace for healthy places to eat and drink, and over time, an idea began to brew: what if there was a place that made living a healthier lifestyle easy and accessible? A place that served quality coffee, healthier baked goods, smoothies, cold pressed juices, bone broths, and a full breakfast, lunch, and dinner menu. A place where anyone would be able to find high-quality food for any meal of the day, everyday.

Together they found a spot in the up-and-coming wellness community of Corktown on King Street East, and built what has since become a hub for the community, a place where people come in for a quick bite or to linger with friends over a meal prepared by a team that prioritizes the health and well-being of its customers.



BREAKFAST / WEEKEND BRUNCH / SALADS / POWER BOWLS / BONE BROTH / SOUP OF THE DAY & SLOW COOKED STEW / BAKED GOODS



We are a gluten-free kitchen with paleo and vegan options.

BREAKFAST

Served 8am - 11am

Power Breakfast Bowl	7.95
<i>two eggs / salsa fresca / avocado / root vegetable mash / spinach / green onion</i>	
Daily	9.95
<i>two eggs / avocado / smoke salmon or bacon</i>	
Seasonal Oatmeal Bowl	5.95
<i>steel cut oats / apple / cinnamon / pumpkin seeds / almond milk / cashew cream / nuts & super seeds / maple syrup</i>	
Superfood Bread	3.95
<i>toasted chia flax bread with either avocado, almond butter or chia berry jam</i>	
Vanilla Chia Pudding	5.95
<i>coconut milk / chia seeds / vanilla extract / berries / nuts & super seeds / maple syrup</i>	

WEEKEND BRUNCH

Served 9am - 12:30pm

Full breakfast menu plus the following additional items.

Paleo Waffles	10.95
<i>eggs / coconut oil / coconut sugar / sea salt / almond milk / almond flour / tapioca starch / apple cider vinegar / cashew cream / seasonal fruit / maple syrup</i>	
Frittata	8.95
<i>eggs with seasonal ingredients / side salad</i>	
Steak & Eggs	13.95
<i>two eggs / flank steak / salsa fresca or avocado / spinach or arugula</i>	



Served 11am - 9pm



BREAKFAST / WEEKEND BRUNCH / SALADS / POWER BOWLS / BONE BROTH / SOUP OF THE DAY & SLOW COOKED STEW / BAKED GOODS



Winter Citrus 12.95
arugula / fennel / grapefruit / avocado / candied pecans / parmesan / dried cranberries / maple apple cider vinegar dressing

The Roots 12.95
roasted acorn squash / toasted pumpkin seeds / baby kale / roasted root vegetables / roasted Brussels sprouts / dried cranberries / maple apple cider vinegar dressing

PROTEIN ADD-ONS

- Falafel Balls - 3
- Salmon - 4.5
- Flank Steak - 5
- Chicken - 4

POWER BOWLS

Harvest 12.95
quinoa / bacon / roasted Brussels sprouts / boiled egg / pickled red onion / pickled turmeric cauliflower / candied walnut / hemp hearts / apple / arugula / honey lemon dressing

Warrior 12.95
steamed rice / hummus / feta / black olives / arugula / sprouts / pickled red onions / olive oil & balsamic dressing

Maverick 12.95
root vegetable mash / broccoli / salsa fresca / sprouts / hemp hearts / avocado / almond / pesto

Asian Slaw 14.95
red and green cabbage / bell pepper / carrot / kale / fennel / quinoa / green onion / chili lime cashew / almond Thai dressing

Zesty Mexican 14.95
raw mole tortilla crackers / black bean / kale / root vegetable mash / bell pepper / avocado / salsa fresca / vegan sour cream / lime cilantro dressing / lime wedge

Halo 14.95
kale / chickpea / broccoli / sprouts / roasted beet / avocado / root vegetable mash / hemp hearts / green supreme dressing

PROTEIN ADD-ONS

- Falafel Balls - 3
- Salmon - 4.5
- Flank Steak - 5
- Chicken - 4

LEAN BOWL 11.95 (choose one of each)

Protein: steak or chicken or falafel or salmon
Greens: arugula or spinach or baby kale
Dressing: lemon & olive oil or balsamic & olive oil
* Served with grilled zucchini

MACRO BOWL 11.95 (choose one of each)

Protein: steak or chicken or falafel or salmon
Greens: arugula or spinach or baby kale
Topping: root vegetable mash or quinoa or rice
Dressing: lemon & olive oil or balsamic & olive oil



IMPACT



BREAKFAST / WEEKEND BRUNCH / SALADS / POWER BOWLS / BONE BROTH / SOUP OF THE DAY & SLOW COOKED STEW / BAKED GOODS



BONE BROTH

Medium	5.5
Large	7.5

ADD-ONS

Ginger	2
Turmeric	3

SOUP OF THE DAY & SLOW COOKED STEW

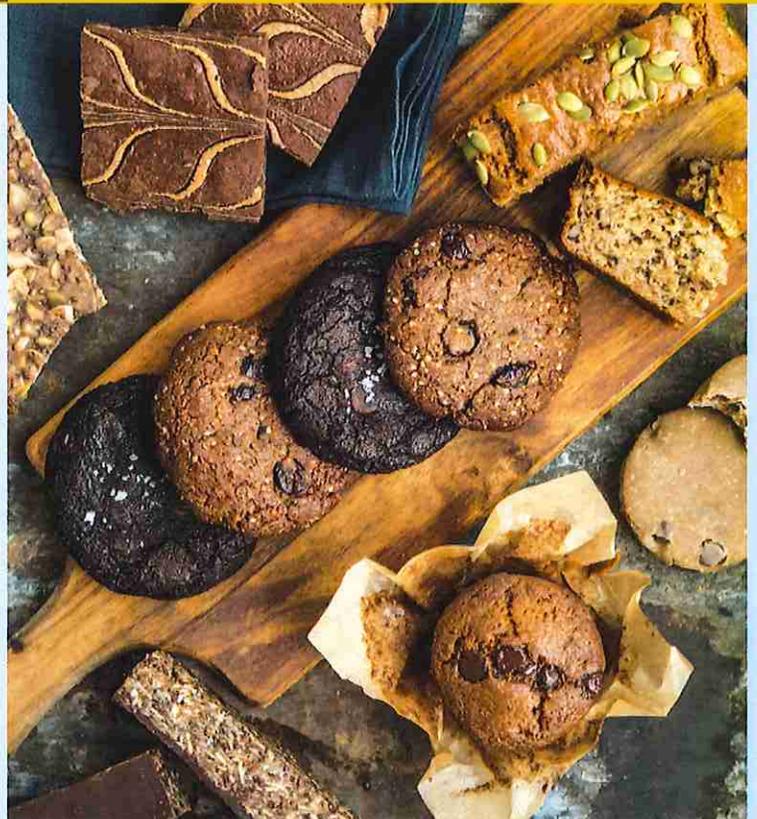
Made fresh daily

Price Varies

Add rice or quinoa	2
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BAKED GOODS

Paleo Power Cookie	3.5
almond butter / vanilla extract / cranberry / flax meal / coconut sugar / coconut flour / hemp hearts	
Raw Chocolate Chip Cookie	3.25
cashew flour / oat flour / vanilla extract / chocolate chips / maple syrup	
Chocolate Cookie	3.25
chocolate chips / vanilla extract / egg / almond flour / butter / coconut sugar / tapioca flour / raw cacao powder	
Pumpkin Loaf	3.5
pumpkin puree / pumpkin spice / egg / sea salt / coconut milk / maple syrup / almond flour / tapioca flour / vanilla extract / baking soda	
Protein Bar	4.95
chia seed / rolled oats / Medjool dates / cinnamon / banana / pumpkin seed / vegan protein / coconut flakes / sea salt / maple syrup	
Almond Protein Brownie	4.95
almond butter / coconut sugar / sea salt / egg / butter / chocolate whey protein powder / vanilla extract / tapioca flour / coconut flour	
MCT Bar	4.95
chia seeds / coconut flakes / sea salt / almond / hemp hearts / raw cacao / honey / coffee / dairy free chocolate / almond butter	
Banana Bread	3.5
banana / coconut milk / eggs / maple syrup / almond flour / tapioca flour / vanilla extract / walnuts / baking soda / sea salt	



**IMPACT
EVERYDAY.**

Hours: Monday - Friday, 8 am - 9 pm
Saturday: 9 am - 9 pm
Sunday: 9 am - 4 pm

573 King St E, Toronto, Ontario M5A 1M6
416 306 1986

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Sign up for our monthly newsletter

Enter your email here.

Sign Up

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

April 24, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 224 2 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-003-1250

LEGAL DESCRIPTION: OCEAN BEACH FLA SUB PB 2-38 LOT 16 BLK 9

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: **547, including 28 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.

ANAMARIA FERRAO HOLM
SHIS QL 14 CONJUNTO 5 CASA 17
BRASILIA 71640055
BRAZIL

CHRISTIAN CHABOUND & CLAUDE
CHABOUND CO TRS
50 RUE SAINT FERDINAND
PARIS, 75017
FRANCE

CHRISTOPHER M MISERESKY
13 BERRYMAN ST
TORONTO ONTARIO M5R 3M1
CANADA

CLAUDIO SALINI
VIA DI PORTA
SANSEBASTIANO 16 ROME
ITALY

DAR HOLDINGS CORP
44 AVENUE DE IENA
PARIS 75106
FRANCE

DARREN WRIGHT KILMENY BECKERING
VINCKERS
PO BOX 5578
KINGSTON ACT 2604
AUSTRALIA

DAVID TOMLIN TRS JAWAD KASSAB TRS
290 RIVERSIDE DRIVE
TORONTO ONTARIO M6S 4B1
CANADA

ERALDO DELLA SANTA
VICOLE DELLE MURA 8
PORDENONE 33170
ITALY

FERNANDO SCHADAN
LARREA 154
BUENOS AIRES1030
ARGENTINA

FLOREAGLE LLC
218 BIS BOULEVARD PEREIRE
PARIS 75017
FRANCE

GIOVANNI GIORDANO
MOLES HOUSE LEIGH PLACE KT11 2HL
COBHAM SURREY
UNITED KINGDOM

LOUIS REZNICK
81 RONAL AVE
TORONTO M6E 4M9
CANADA

LOUIS REZNICK TRS
40 MADISON AVE
TORONTO
CANADA

LUIS F MOLINA &W CLARA GOMEZ
URBANIZACION EL TREBAL CASA #8
MANIZALES
COLOMBIA

MARIA MARLENE BORGES MARTINS C/O
CECILIA DAROS CASAGRANDE
ED LUCIO CAVALER APT 1701 CRICIUMA
SANTA CATARINA 88802 400
BRAZIL

MARTIN VERSCHOOR VALERIE ANNE
VERSCHOOR
237 OEGSTGEESTERWEG 2231 AV
RIJNSBURG
NETHERLANDS

NICLAS ERIKSSON
FORTROLIGHETEN 41
GOTEBORG 41270
SWEDEN

ONE TWENTY ONE COLLINS INC
1229 ST CLAIR AVE WEST
TORONTO M6E 1B5
CANADA

PATRICK DE NAS DE TOURRIS
100 BOULEVARD GALLIENI
ISSY LES MOULINEAUX 92130
FRANCE

RAJIV P NOTANI
APT 201 KG COURT 8-11-1 AKSAKA MINATO-
KU
TOKYO 151-0063
JAPAN

RYAN L LETCHWORTH
FLAT 3 3 MERCER ST
LONDON WC2H 2QN
UNITED KINGDOM

SAN GABRIEL VEN UNO LLC
CARRETERA PERIMENTAL ZONA INDUSTRIAL
ESTADO GUARICO
VENEZUELA

SERGIO SESSA CARLOS M KARGAUER
BOLLINI 2269
BUENOS AIRES 1425
ARGENTINA

SHAWN SOHL C/O ACCURATE FASTENERS
LTD
550 APPLEWOOD CRESCENT
CONCORD ONTARIO L4K 4B4
CANADA

STEPHEN KOSTERS CAROL FRIEDMAN
98 LA PORTE DOLLARD DES ORMEAUX
H9A 3H5 QC
CANADA

STEPHEN KOSTERS CAROL KOSTERS
98 LAPORTE DOLLARD DES ORMEAUX
QUEBEC H9A 3H5
CANADA

STEVE COUTURE SYLVAIN COUTURE
45 CHARLES ST EAST #2915
TORONTO, ONTARIO M4Y 0B8
CANADA

UNTARIO SB LP
573 KING ST E 102
ONTARIO, M5A 1M5
CANADA

100 COLLINS PH4 LLC
157 COLLINS AVE 2 FLOOR
MIAMI BEACH, FL 33139

100 COLLINS REALTY LLC
300 SOUTH POINTE DR STE 3305
MIAMI BEACH, FL 33139-7350

110 CU 1 WASHINGTON LLC
110 WASHINGTON AVE #CU-1
MIAMI BEACH, FL 33139-7221

110 WASHINGTON SOFI LLC
110 WASHINGTON AVE #1513
MIAMI BEACH, FL 33139

157 COLLINS AVE LLC
157 COLLINS AVE 2ND FL
MIAMI BEACH, FL 33139

205 COLLINS LLC
110 WASHINGTON AVE APT 1317
MIAMI BEACH, FL 33139

205 COLLINS LLC
205 COLLINS AVE
MIAMI BEACH, FL 33139

220 10 B LLC
220 COLLINS AVE 10B
MIAMI BEACH, FL 33139

220 10A LLC
50 WEST MASHTA DR UNIT 3
KEY BISCAYNE, FL 33149

220 2B LLC
220 COLLINS AVE 2B
MIAMI BEACH, FL 33139

220 3A LLC
50 W MASHTA DR STE 3
KEY BISCAYNE, FL 33149

220 4A LLC
50 W MASHTA DR 3A
KEY BISCAYNE, FL 33149

220 5B LLC
50 W MASHTA DR STE 3
KEY BISCAYNE, FL 33149

220 8A LLC
220 COLLINS AVE 8A
MIAMI BEACH, FL 33139

220 8B LLC
220 COLLINS AVE 8B
MIAMI BEACH, FL 33139

220 9A LLC
220 COLLINS AVE
MIAMI BEACH, FL 33139

220 9B LLC
220 COLLINS AVE 9B
MIAMI BEACH, FL 33139

220 COLLINS AVENUE 6B LLC
1296 ADAMS RD
BENSALEM, PA 19020

221 COLLINS LLC
205 COLLINS AVE
MIAMI BEACH, FL 33139

221 MERIDIAN LLC
450 NW 27 ST
MIAMI, FL 33131

235 SOBE HOSPITALITY LLC
920 COLLINS AVE
MIAMI BEACH, FL 33139

3I OCEAN PLACE CONDO LLC
450 ALTON RD 3506
MIAMI BEACH, FL 33139

720 PROPERTY LLC
370 MIRACLE MILE
CORAL GABLES, FL 33134

806 PORTOFINO LLC
300 S POINTE DR #806
MIAMI BEACH, FL 33139

ABRAHAM GROSZ & TOBIAS GROSZ
558 BEDFORD AVE #5B
BROOKLYN, NY 11249

ADEL MEKHAIL INGRID MEKHAIL
81 KENT LANE
TRUMBULL, CT 06611

AGENOR RODRIGUES CHAVES NETO
110 WASHINGTON AVE #1504
MIAMI BEACH, FL 33139

AHMED HASSAN ANKOUNI SOUZAN ANKOUNI
22184 LONG BLVD
DEARBORN, MI 48124

AIKA LLC
3370 MARY ST
MIAMI, FL 33133

ALAN B ROSENFELD FRANCES W
ROSENFELD
110 WASHINGTON AVE 1305
MIAMI BEACH, FL 33139-7222

ALEJANDRO CASTRO
110 WASHINGTON AVE APT 1314
MIAMI BEACH, FL 33139-7222

ALEJANDRO J GONZALEZ
101 COLLINS AVE APT #21
MIAMI BEACH, FL 33139-7245

ALESSIA MERIGGI
66 W FLAGLER ST 1002
MIAMI, FL 33130

ALEX MORIZIO
110 WASHINGTON AVE 1515
MIAMI BEACH, FL 33139

ALEXANDER BRAGIN BELLA BRAGIN
110 WASHINGTON AVE #1415
MIAMI BEACH, FL 33139

ALEXANDER MILZ
240 COLLINS AVE 3C
MIAMI BEACH, FL 33139

ALEXIS VALDEZ
392 5TH ST
BROOKLYN, NY 11215-2807

ALEXUNO LLC
6701 SUNSET DR STE 100
MIAMI, FL 33143

ALFONSO MARROQUIN
7239 NW 3 ST
MIAMI, FL 33126-4209

ALFONSO VICTOR GARCIA JTRS DELIA
GARCIA JTRS VICTORIA GARCIA JTRS
4660 SW 14 ST
MIAMI, FL 33134

ALFRED PETIT ALEJANDRA PETIT
220 WASHINGTON AVE #4A
MIAMI BEACH, FL 33139

ALICE DELGADO TRS
20950 SW 210 ST
MIAMI, FL 33187

ALICIA CERVERA TRS ALICIA CERVERA SR
REVOCABLE TRUST JAVIER CERVERA TRS
1492 S MIAMI AVENUE
MIAMI, FL 33130

ALISON B SMALL TRS ALISON B SMALL
110 WASHINGTON AVE APT #2619
MIAMI BEACH, FL 33139

ALLEGRA AND MIA CORP
221 MERIDIAN AVE UNIT 413 A
MIAMI BEACH, FL 33139

ALLISON SAFAR
110 WASHINGTON AVE #2602
MIAMI BEACH, FL 33139

AMERICO BETTONI ALLESANDRA BETTONI
403 GULF DRIVE SOUTH
BRADENTON BEACH, FL 34217

ANA B PORTUONDO
600 NE 36 ST STE 822
MIAMI, FL 33137

ANA MARIA DIAZ
PO BOX 347496
CORAL GABLES, FL 33234-7496

ANABELLE PALACIOS
9840 SW 6 ST
MIAMI, FL 33174-1911

ANDREA CARNEVALI C/O ANTONIA VALLA
333 BUSH ST STE# 2020
SAN FRANCISCO, CA 94104

ANDREW COHEN
110 WASHINGTON AVE 1514
MIAMI BEACH, FL 33139-7225

ANDREW E LIAKOPOULOS
110 WASHINGTON AVE #1620
MIAMI BEACH, FL 33139

ANDREW F CRISCUOLO &W CYNIA
1095 JENNIFER OAKS DR
ALPHARETTA, GA 30004

ANDREW STERN TRS
1841 WILLINGTON RD
LOS ANGELES, CA 90019

ANGELA M WINKOWSKI & WILLIAM D
WINKOWSKI &W GLORIA
110 WASHINGTON AVE #2504
MIAMI BEACH, FL 33139

ANGELO PASCALE
110 WASHINGTON AVE 1503
MIAMI BEACH, FL 33139

ANN DIAZ
240 COLLINS AVE UNIT 2A
MIAMI BEACH, FL 33139-7126

ANNA MARIA MUSUMECI
221 MERIDAN AVE UNIT 412
MIAMI BEACH, FL 33139-7071

ANTHONY J VERDERAME &W ALENA A
VERDERAME
6 FARM LANE
LOCUST VALLEY, NY 11560

ANTHONY MATTINA
619 MAXWLL AVE
ROYAL OAK, MI 48067

ANTONIO ANGUIANO & JUAN B MARTINEZ JR
110 WASHINGTON AVE #1612
MIAMI BEACH, FL 33139-7225

ANTONIO ANGUIANO & JUAN B MARTINEZ JR
JTRS
110 WASHINGTON AVE #1814
MIAMI BEACH, FL 33139-7233

ANTONIO ARMERO & W ANTONIA
805 NW 134 PL
MIAMI, FL 33182-2261

ANTONIO G GRANA RIGOBERTO COLOM
PATRICIA ORNELLAS
1218 POLK ST
HOLLYWOOD, FL 33019

AQUARIUS 2009A LLC
6345 COLLINS AVE
MIAMI BEACH, FL 33141

ARKHE LLC C/O PIQUET LAW FIRM
801 BRICKELL AVENUE #1610
MIAMI, FL 33131

ARNALDO MANCEBO
110 WASHINGTON AVE #1713
MIAMI BEACH, FL 33139

ARNALDO QUAGLIATA
110 WASHINGTON AVE #1606
MIAMI BEACH, FL 33139

ARP 2015 LLC
3 ISLAND AVE 10J
MIAMI BEACH, FL 33139

ARYAN RASHED MOHAMMAD RASHED
110 WASHINGTON AVE STE 2603
MIAMI BEACH, FL 33139

ASTOLFO INC
800 BRICKELL AVE #701
MIAMI, FL 33131

ATHENA FLORIDA INVESTMENTS LLC
110 WASHINGTON AVE APT 2506
MIAMI BEACH, FL 33139

AURORA RODRIGUEZ
221 MERIDIAN AVE #207
MIAMI BEACH, FL 33139-7003

AVDJW INVESTMENTS INC
110 WASHINGTON AVE #1408
MIAMI BEACH, FL 33139

BALDOMERO LOPEZ & ELSA M SUAREZ
8979 SW 28 ST
MIAMI, FL 33165-3213

BARRY SANDS TRS LAND TRUST PURSUANT
TO F S 687 07
470 NE 123 ST
NORTH MIAMI, FL 33161

BDH REALTY LP C/O ALAN S HELFER CPA
1850 K ST NW #675
WASHINGTON, DC 20006

BEACH REAL ESTATE CORP C/O MICHAEL
VIERA PA
4770 BISCAYNE BLVD 900
MIAMI, FL 33137

BEATRIZ SCHIESARI
110 WASHINGTON AVE UNIT 2616
MIAMI BEACH, FL 33139

BERNARD HAYOT
100 COLLINS AVE #308
MIAMI BEACH, FL 33139-7207

BERNARDO GARCIA
110 WASHINGTON AVE# 1823
MIAMI BEACH, FL 33139-7233

BERTA NUNEZ
228 WASHINGTON AVE #1
MIAMI BEACH, FL 33139-7131

BEVERLY WILSON JTRS SHARON MANZANO
JTRS
4338 CHESAPEAKE ST NW
WASHINGTON, DC 20016

BEVERLYSKARETMIAMI INC
650 WEST AVE 1703
MIAMI BEACH, FL 33139

BHUPEN J PATEL & W RAKSHA PATEL
7337 WATER SILK DR
PINELLAS PARK, FL 33782

BLANCA BARO
221 MERIDIAN AVE UNIT 213
MIAMI BEACH, FL 33139-7004

BLUE LINE EQUITY PARTNERS LLC
1615 H ST NW
WASHINGTON, DC 20062

BOWIE COMMER FLA CORP C/O ROJAS &
STANHAM LLP
1000 BRICKELL AVE #215
MIAMI, FL 33131

BRIAN BELLEROSE
225 OCEAN DR #3K
MIAMI BEACH, FL 33139

BRIAN MCCAULLEY
63 FLUSHING AVE UNIT# 141 BLD# 120
BROOKLYN, NY 11205

CABANA BOY LLC
12 SOUTHGATE AVE
ANNAPOLIS, MD 21401

CARLOS DE LA TORRE
228 WASHINGTON AVE #4
MIAMI BEACH, FL 33139-7131

CARLOS J PELAEZ CARRILLO BEATRIZ
ALONSO EXPOSITO
243 MERIDIAN AVE #212
MIAMI BEACH, FL 33139

CARLOS J PELAEZ CARRILLO JTRS MARIA DE
LOS A C RODRIGUEZ JTRS
243 MERIDIAN AVE # 212
MIAMI BEACH, FL 33139

CARMEN N DELGADO
221 MERIDIAN AVE UNIT 510
MIAMI BEACH, FL 33139-7087

CAROLE MOORE
110 WASHINGTON AVE #1522
MIAMI BEACH, FL 33139-7225

CAROLINE L BACEVICIUS JTRS RIMAS
BACEVICIUS JTRS
8244 W 164 CT
TINLEY PARK, IL 60477

CAROLLE EL NAFFY
5134 FISHER ISLAND DR
MIAMI BEACH, FL 33109

CAROLYN FREVELETTI TRS JAMIE SUSAN
FREVELETTI TRS
221 COLLINS AVE #9
MIAMI BEACH, FL 33139

CAROLYN FREVELETTI TRS JAMIE SUSAN
FREVELETTI TRS CAROLYN FREVELETTI
221 COLLINS AVE #9
MIAMI BEACH, FL 33139

CAROLYN KIENSTRA
110 WASHINGTON AVE 1618
MIAMI BEACH, FL 33139

CASSIE RESNICK
208 JEFFERSON AVE APT 114
MIAMI BEACH, FL 33139-7023

CAVANAUGH CHARTERS INC
16885 DALLAS PARKWAY
ADDISON, TX 75001

CHARLES A WISNIEWSKI TRS CHARLES A
WISNIEWSKI FAMILY TRUST
33012 W FALLING CREEK ST
LEWES, DE 19958

CHARLES GAUTIER SHARON GAUTIER
110 WASHINGTON AVE 1414
MIAMI BEACH, FL 33139

CHARLYN MARSHALL
235 PARK AVE S FL#9
NEW YORK, NY 10003

CHRIS L WARNING LINDA M WARNING
24633 103 ST
NAPERVILLE, IL 60654

CHRISTINE N CASANOVA
101 COLLINS AVE #5
MIAMI BEACH, FL 33139

CHRISTINE RUSSO &H MIGUEL YANEZ
454 MANHATTAN AVE 3-L
NEW YORK, NY 10026

CHRISTOPHE ARMENGOL
110 WASHINGTON AVE #2321
MIAMI BEACH, FL 33139-7238

CHRISTOPHER B SIMPSON
225 COLLINS AVE #6I
MIAMI BEACH, FL 33139-7141

CHRISTOPHER CARTER BROWDER
110 WASHINGTON AVE APT 1406
MIAMI BEACH, FL 33139

CHRISTOPHER DAWES
101 COLLINS AVE #25
MIAMI BEACH, FL 33139-7246

CHRISTOPHER SANCHEZ
110 WASHINGTON AVE 1411
MIAMI BEACH, FL 33139

CINDY DIBIASI
110 WASHINGTON AVE 1819
MIAMI BEACH, FL 33139

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

CLAM 240 COLLINS CORP
145 JEFFERSON AVE #423
MIAMI BEACH, FL 33139

CLIFF HOUSE PROPERTIES LLC
575 MADISON AVE 10FLR
NEW YORK, NY 10022

CLOE FLORIDA CORP
221 MERIDIAN AVE #501
MIAMI BEACH, FL 33139

COLLIN BURNS JANET SHIM
92 ANGUS RD NORTH
GREENWICH, CT 06831

CONRAD ZIEMBINSKI JOANNA ZIEMBINSKI
LAURA JARAMILLO
221 MERIDIAN AVE # 202
MIAMI BEACH, FL 33139

CORRADO RIZZA
110 WASHINGTON AVE #1816
MIAMI BEACH, FL 33139

COSMO 2306 LLC
110 WASHINGTON AVE 2306
MIAMI BEACH, FL 33139

COSMO 2404 LLC
498 SW 6 STREET OFFICE NO 1
MIAMI, FL 33130

COSMO 34 LLC
110 WASHINGTON AVE #CU4
MIAMI BEACH, FL 33139

COSMOPOLITAN RE LLC
110 WASHINGTON AVE 1622
MIAMI BEACH, FL 33139

COSMOPOLITAN RESIDENCES ON SOUTH
BEACH CONDO ASSN INC
110 WASHINGTON AVE
MIAMI BEACH, FL 33139

COURTS AT SOUTH BEACH LTD C/O
COSMOPOLITAN RES SO BCH ASSN
110 WASHINGTON AVE
MIAMI BEACH, FL 33139

CRISTI L STIERS
110 WASHINGTON AVE 1521
MIAMI BEACH, FL 33139

CRISTINA FERNANDEZ
221 MERIDIAN AVE UNIT 409
MIAMI BEACH, FL 33139-7071

DANIEL A MULVEY &W JOSEFINA MULVEY
3001 CATHEDRAL AVE NW
WASHINGTON, DC 20008

DANIEL B HOWARD
240 COLLINS AVE #7A
MIAMI BEACH, FL 33139-7181

DANIEL INVESTMENT USA LLC
100 COLLINS AVE UNIT 209
MIAMI BEACH, FL 33139

DANIELLE DAM
110 WASHINGTON AVE 1519
MIAMI BEACH, FL 33139

DANILO & ENRICO BORRELLI JTRS
888 BISCAYNE BLVD APT 3711
MIAMI, FL 33132

DARACH J CHAPMAN
3300 GRANADA BLVD
MIAMI, FL 33134

DARRIN A COLEGRAVE PAULA A COLEGRAVE
110 WASHINGTON AVE 1813
MIAMI BEACH, FL 33139

DARYL G HENDRICKS MICHELE A HERMAN
HENDRICKS
110 WASHINGTON AVE 2315
MIAMI, FL 33139-0000

DAVID BERG &W JODY S BERG
11915 PARK HEIGHTS AVE
OWINGS MILLS, MD 21117

DAVID FOGIELGARN &W CATHY FOGIELGARN
11 ROSERY LANE
BELLEAIR, FL 33756

DAVID HILLMAN
107 W DELAWARE PL #D
CHICAGO, IL 60610

DAVID JONES
739 2 ST #4
MIAMI BEACH, FL 33139-7069

DAVID S BONILLA
433 DORADO BEACH EAST
DORADO, PR 00646

DAVID T WISE JR &W JANE A WISE
8275 SW 64 ST
MIAMI, FL 33143-2527

DAVID T WISE JR &W JANE ANN K WISE JTRS
8275 SW 64 ST
MIAMI, FL 33143

DAVID W SWIM TRS DAVID W SWIM
REVOCABLE TRUST DAVID W SWIM
110 WASHINGTON AVE #2422
MIAMI BEACH, FL 33139

DAVID Y PATLAK &W MARYANNE
221 COLLINS AVE #1
MIAMI BEACH, FL 33139-7120

DENNIS KABASAN SONIA R DE OLIVEIRA
KABASAN
42 TORRINGTON AVENUE
FLETCHER, NC 28732

DEVIN BOUTON
1769 ARTHUR KILL RD
STATEN ISLAND, NY 10312

DIAMA 10 LLC
9130 S DADELAND BLVD STE 1509
MIAMI, FL 33156-7850

DIANE PEARL
5920 SW 93 PLACE
MIAMI, FL 33173

DONALD VINES &W MARYANN
110 WASHINGTON AVE 1420
MIAMI BEACH, FL 33139-7223

DOUGLAS SMITH
707 2 ST #4
MIAMI BEACH, FL 33139

DOUGLAS W FRIEDRICH
110 WASHINGTON AVE #2314
MIAMI BEACH, FL 33139-7238

ECHOES OF SOUTH FLORIDA CORP JTRS
LUCA FIDENZIO JTRS
240 COLLINS AVENUE #5C
MIAMI BEACH, FL 33139

EDUARDO MANEIRA ROSARA MANEIRA
110 WASHINGTON AVE APT #2601
MIAMI BEACH, FL 33139

EDUARDO PEREIRA
221 MERIDIAN AVE UNIT 209
MIAMI BEACH, FL 33139

EDWARD SCOTT PEREIRA
225 COLLINS AVE #5J
MIAMI BEACH, FL 33139

ELAINE ANDRAE CORRIGAN TRS
6304 TAHOE DR
LOS ANGELES, CA 90068

ELAINE LEARY LE REM VANESSA J UZAN
110 WASHINGTON AVE #1611
MIAMI BEACH, FL 33139

ELEANOR HONIG &H WILLIAM
56-37 231 ST
BAYSIDE, NY 11364

ELLEN CAVACINI
110 WASHINGTON AVE # 1722
MIAMI BEACH, FL 33139

ELLIOT B RICHMAN
110 WASHINGTON AVE 1822
MIAMI BEACH, FL 33139

ELSA LAVIN JTRS FRANK A LAVIN JR JTRS
110 WASHINGTON AVE #1303
MIAMI BEACH, FL 33139

ELVIRA GARICA DEL BUSTO CESAR GARICA
DEL BUSTO
9639 NW 47 TER
DORAL, FL 33178

EMANUELE CORVO
450 WEST 17TH ST #603
NEW YORK, NY 10011

EMILY ANDRIS & LOUIS M ANDRIS JR
8621 SW 161 TER
PALMETTO BAY, FL 33157

EMINA RAJKOVIC GOLDBERG
1 HOLLOW LN STE 307
NEW HYDE PARK, NY 11042

EMMA ELMAS
400 S POINTE DR 2104
MIAMI BEACH, FL 33139

ENLACE N &C LLC
110 WASHINGTON AVE #1324
MIAMI BEACH, FL 33139-7221

ENRIQUE G VILATO &W SILVIA P VILATO
225 COLLINS AVE #8J
MIAMI BEACH, FL 33139-7156

ENTRUST GROUP INC FBO ASGAR RAHMAN
IRA #57-00665
555 12 ST #1250
OAKLAND, CA 94607

ERIC SUTTON
240 COLLINS AVE 5G
MIAMI BEACH, FL 33139

ERIK M HERZFIELD
110 WASHINGTON AVE #2413
MIAMI BEACH, FL 33139

ERNESTO ENRIQUEZ
101 COLLINS AVE #15
MIAMI BEACH, FL 33139-7245

ESTHER FEINGOLD TRS
120 GAVILAN AVE
COCO PLUM CORAL GABLES, FL 33143-6557

EUGENE LEFKOWITZ JUDITH LEFKOWITZ
240 COLLINS AVE UNIT 4-A
MIAMI BEACH, FL 33139-7179

EURO SUNBELT PROPERTIES LLC
100 COLLINS AVE # 210
MIAMI BEACH, FL 33139

EURO SUNBELT PROPERTIES LLC
605 LINCOLN RD #301
MIAMI BEACH, FL 33139

EURO SUNBLELT PROPERTIES LLC
605 LINCOLN RD 301
MIAMI BEACH, FL 33139

FABIO R SALAZAR
5975 FRESH POND ROAD
MASPETH, NY 11378

FAKAFLO CORP
20295 NE 29 PL 100A
AVENTURA, FL 33180

FERNANDO F CRUZ
221 MERIDIAN AVE UNIT 302
MIAMI BEACH, FL 33139-7005

FERNANDO FUENTES MAYRA FUENTES
110 WASHINGTON AVE # 1718
MIAMI BEACH, FL 33139

FLORENTINO NILOOBAN JOHN MARAVEGIAS
NICK KONIARIS
1 SUMMERHILL CT
PLATTSBURGH, NY 12901

FRED D SCIAMMAS TRUST 2000 FRED D
SCIAMMAS (BEN)
110 WASHINGTON AVE #2607
MIAMI BEACH, FL 33139-7240

FREDERICK GREEN BERG
240 COLLINS AVE UNIT 6-A
MIAMI BEACH, FL 33139-7181

GARDEN PRODUCTIONS HOLDINGS INC
40 SW 13 ST STE 804
MIAMI, FL 33130

GENNELL A JEFFERSON
1310 W FLETCHER ST #1E
CHICAGO, IL 60657

GENOA CLUB MIAMI BEACH LLC
1800 SUNSET HARBOR DR # 213
MIAMI BEACH, FL 33139

GEORG KIRCHGAESSER CATHERINE M
LAPADULA KIRCHGAESSER
110 WASHINGTON AVE #1615
MIAMI BEACH, FL 33139

GEORGE MEYER LINDA A MEYER
404 CENTRAL AVE
POINT PLEASANT BEACH, NJ 08742-3201

GEORGE H BEUCHERT III
243 MERIDIAN AVE #111
MIAMI BEACH, FL 33139-7096

GEORGE STEVEN WILLOUGHBY KAREN D
WILLOUGHBY
110 WASHINGTON AVE 1317
MIAMI BEACH, FL 33139

GERALD JONAS
3939 W MCKINLEY AVE
MILWAUKEE, WI 53208

GERALD L POSNER &W TRISHA
110 WASHINGTON AVE #2401
MIAMI BEACH, FL 33119-0000

GHEN SUGIMOTO
110 WASHINGTON AVE 1213
MIAMI BEACH, FL 33139-7222

GIANFRANCO CARRETTI GIANFRANCO
CARRETTI
243 MERIDIAN AVE #211
MIAMI BEACH, FL 33139

GIL BLANKESPOOR &W ELIZABETH
2003 LAKEPORT WAY
RESTON, VA 20191

GINA M WILSHER
27782 HORSESHOE BND
SAN JUAN CAPISTRANO, CA 92675-1521

GIOVANNI MATERASSI &W SUSANNA FABRIS
6303 BLUE LAGOON DR #200
MIAMI, FL 33126

GLADYS MILIAN
220 WASHINGTON AVE #4-C
MIAMI BEACH, FL 33139

GLORIA FIORAVANTI
110 WASHINGTON AVE #1511
MIAMI BEACH, FL 33139

GOVERI LLC
110 WASHINGTON AVE 1517
MIAMI BEACH, FL 33139

GRACIELA CABEZAS
1241 Pine St
Oakland, CA 94607-1460

GREGORY MORRIS TRUSTEE OCEAN PLACE
226 REVOC LIVING TRU
PMB #204 480 6TH AVE
NEW YORK, NY 10011

GREGORY STOSKOPF
500 WEST 43 STREET APT 35B
NEW YORK, NY 10036

GUILLERMO G GARAU-MEDINA LIZ LOPEZ
110 WASHINGTON AVE #1308
MIAMI BEACH, FL 33139

GUILLERMO R CUEVAS
221 MERIDAN AVE UNIT 411
MIAMI BEACH, FL 33139-7071

HASMIT POPAT
18834 STONE OAK PKWY # 103
SAN ANTONIO, TX 78258

HASMIT R POPAT
18834 STONE OAK PKWY UNIT 103
SAN ANTONIO, TX 78258

HECTOR M RAMOS
9150 LIME BAY BLVD B9 APT211
FORT LAUDERDALE, FL 33321

HUBERT A MITTNECKER
586 W MERRILL ST
BIRMINGHAM, MI 48009

HUBERT MITTNECKER QIAOYU HU
586 W MERRILL ST UNIT 3
BIRMINGHAM, MI 48009

IAN SCOTT
240 COLLINS AVE APT 2E
MIAMI BEACH, FL 33139-7126

IBIZA 2 INC
74 NE 40 ST
MIAMI, FL 33137

IDALIS ALAVAREZ
1790 S TREASURE DR 2A
MIAMI, FL 33141

IGOR K KOTLIAR
100 COLLINS AVE #310
MIAMI BEACH, FL 33139

ILAN ALLAN FEINGOLD TRS ESTHER M
FEINGOLD IRREVOC TRUST
120 GAVILAN AVE
CORAL GABLES, FL 33143

ILEANE SPINNER
2 GRACE CT #5B
BROOKLYN, NY 11201

INSPIRATION BED & BREAKFAST AND
HEALTH SPA
233 1 ST
MIAMI BEACH, FL 33139-7354

INVERSIONES COSMO CU5 LLC
175 SW 7 ST #1523
MIAMI, FL 33130

INVERSUR LLC
1210 NE 96 ST
MIAMI SHORES, FL 33138

ION V PANCU &W MIHAELA PANCU
20 COLUMBIA AVE
CLIFFSIDE PARK, NJ 07010

IPF US CONDO LLC
205 COLLINS AVE
MIAMI BEACH, FL 33139

IRON STRATEGIES LLC
243 MERIDIAN AVE UNIT 215
MIAMI BEACH, FL 33139

IRVING SHECHTMAN
4401 COLLINS AVE #2-1412
MIAMI BEACH, FL 33140

ISAO KUDO
221 MERIDIAN AVE # 310
MIAMI BEACH, FL 33139-7088

ITZHAK TABAK JENNIFER TABAK
45 PICKETT PL
NEW ALBANY, OH 43054-8415

IVAN TORO
801 W DILIDO DR
MIAMI BEACH, FL 33139

J MICHAEL PROPERTIES II LLC
13900 NOEL ROAD UNIT #4
DALLAS, TX 75240

JACKY WERTA
10275 COLLINS AVE APT 422
MIAMI BEACH, FL 33154-1461

JAMES RENDAN ONEIL
101 COLLINS AVE UNIT 17
MIAMI BEACH, FL 33139-7245

JAMES S KIZER ERIKA ANGULO
202 WASHINGTON AVE #14
MIAMI BEACH, FL 33139

JAMIE STEIN &W ANA P DE FARIA
930 BAY DR 14
MIAMI BEACH, FL 33141

JAN GRAD &W DANUTA
2724 NE 21 TERR APT 2
FT LAUDERDALE, FL 33306

JANET BROWN
220 COLLINS AVE UNIT 6A
MIAMI BEACH, FL 33139-7125

JASWINDER SANDHU
110 WASHINGTON AVE APT 2409
MIAMI BEACH, FL 33139-7239

JEAN M SYLLA
100 COLLINS AVE #217
MIAMI BEACH, FL 33139-7207

JENS HENRIKSEN
301 JEFFERSON AVE #4A
MIAMI BEACH, FL 33139

JERRY HARPER & ROSE HARPER
110 WASHINGTON AVE #1704
MIAMI BEACH, FL 33139

JESSICA D BOVA
110 WASHINGTON AVE #1621
MIAMI BEACH, FL 33139

JILL H EPSTEIN TRS JILL H EPSTEIN TR
RICHARD EPSTEIN TRS
505 TREMONT ST 602
BOSTON, MA 02216

JIMMY ROCK AND ROLL INC
220 COLLINS AVE #7B
MIAMI BEACH, FL 33139

JJCU 6 LLC
500 SOUTH POINTE DR STE 210
MIAMI BEACH, FL 33139-7317

JMS FAMILY INVESTMENT LLC
110 WASHINGTON AVE
MIAMI BEACH, FL 33139

JOAQUIN CORTIZO
739 2 ST #8
MIAMI BEACH, FL 33139-7069

JOHANN SAN CRISTOBAL
709 2 ST 5
MIAMI BEACH, FL 33139-7042

JOHN D RELIC
226 OCEAN DR 4D
MIAMI BEACH, FL 33139

JOHN DOBSON
140 CHRISTIE HILL RD
DARIEN, CT 06820

JOHN HOPKINS
110 WASHINGTON AVE APT 2521
MIAMI BEACH, FL 33139-7240

JOHN LATELLA JTRS EDUARDO PRATES DE
SOUZA JTRS
110 WASHINGTON AVE #2416
MIAMI BEACH, FL 33139

JOHN MARAVEGIAS NICK KONIARIS
FLORENTINO NILOOBAN
225 COLLINS AVE #5L
MIAMI BEACH, FL 33139

JOHN MCCLUSKEY &W NANCY MCCLUSKEY
PO BOX 2764
DUXBURY, MA 02331

JOHN PAGOUMIAN SVETLANA SUTOVA
PAGOUMIAN
110 WASHINGTON AVE 2621
MIAMI BEACH, FL 33139

JOHN SEITZ
8 GREENE ST APT 6
NEW YORK, NY 10013-5802

JOHN W CALDWELL ADRIANA CALDWELL
18910 WENTWORTH DR
MIAMI, FL 33015

JOHNNY MONTOYA
100 COLLINS AVE #313
MIAMI BEACH, FL 33139

JONAS KRISCIUNAS LE REM KESTUTIS
KRISCIUNAS
221 MERIDIAN AVE 311
MIAMI BEACH, FL 33139

JONATHAN S GELLMAN
333 RIVER ST APT 609
HOBOKEN, NJ 07030-5862

JOONOK YANG
110 WASHINGTON AVE #1215
MIAMI BEACH, FL 33139-7222

JORGE A MEJIA
90 ALTON RD #2905
MIAMI BEACH, FL 33139-7119

JORGE H ARIVIELLO LUZ A VARON
5837 NW 112 CT
DORAL, FL 33178

JORGE H ARIVIELLO LUZ A VARON
110 WASHINGTON AVE APT 2517
MIAMI BEACH, FL 33139-7240

JOSE A PETIT TRS JOSE A PETIT AND
GLADIYS PETIT TRUST
8015 SW 134 CT
MIAMI, FL 33183

JOSE A PETIT TRS REVOCABLE INTERVIVOS
TRUST OF OF JOSE A PETIT AND GLADYS
PETIT
8015 SW 134 CT
MIAMI, FL 33183

JOSE ADORNO
739 2 ST APT #6
MIAMI BEACH, FL 33139

JOSE M MUNOZ &W MONICA ESPINOSA
110 WASHINGTON AVE #1412
MIAMI BEACH, FL 33139-7223

JOSE MANUEL TOMAS
110 WASHINGTON AVE #1313
MIAMI BEACH, FL 33139

JOSE MARCUS C DE MENEZES ANA MARIE
REGINA DE MENEZES
8011 SANDBURG CT
DUNN LORING, VA 22027

JOSE O TRIANA
3495 W 1 AVE
HIALEAH, FL 33012

JOSEPH A LAPADULA &W ANA L
441 GERONA AVE
MIAMI, FL 33146-2807

JOSEPH FERREIRA
530 OCEAN DR. UNIT 206
MIAMI BEACH, FL 33139

JOSEPHINE WOOD
226 OCEAN DR #3-B
MIAMI BEACH, FL 33139

JOSHUA BURMAN
110 WASHINGTON AVE #1610
MIAMI BEACH, FL 33139

JUAN CARLOS CHAOUI
4233 NW 3 ST
MIAMI, FL 33126-5422

KAINE 136 LLC
2650 BISCAYNE BLVD
MIAMI, FL 33137

KAINE PARKING 125 LLC
2650 BISCAYNE BLVD
MIAMI, FL 33137

KAINE PARKING 125 LLC LAWRENCE F KAINE
2650 BISCAYNE BLVD
MIAMI, FL 33137

KARIN A Aaftink VAN GOOL TRS
PO BOX 8392
BRECKENRIDGE, CO 80424

KARINA CONDE PA
221 MERIDIAN AVENUE #413
MIAMI BEACH, FL 33139

KARL H SMITH
885 AVE OF THE AMERICAS #47B
NEW YORK, NY 10001

KARLOS ANDRE BRAGGS
20533 BISCAYNE BLVD #163
AVENTURA, FL 33180

KATHRYN STEIGERWALD COLLEEN
HOLLOWAY
110 WASHINGTON AVE 1323
MIAMI BEACH, FL 33139

KEITH AUSTIN MCQUILLEN
243 MERIDIAN AVE #112
MIAMI BEACH, FL 33139

KENNETH R MANGONE STEVE J CASTELLA
6248 EMERALDWOOD PL
DALLAS, TX 75254

KENNETH SILVER &W CAROL SILVER
110 WASHINGTON AVE #2320
MIAMI BEACH, FL 33139-7238

KENT L KAROSEN BRIAN B HAUSERMAN
110 WASHINGTON AVE 1321
MIAMI BEACH, FL 33139

KERDOS LLC
1150 SW 22 ST
MIAMI, FL 33129

KEVIN F HOBBS TRS
47 HILLS POINT RD
WESTPORT, CT 06880

KEVIN J GRAVELINE
11096 ROCKLEDGE VIEW DR
WEST PALM BEACH, FL 33412-2480

KONSTANTINE CHERNUKHA GALINA
CHERNUKHA
110 WASHINGTON AVE #1405
MIAMI BEACH, FL 33139

KURT SCHENK TRUDI SCHENK
110 WASHINGTON AVE #1616
MIAMI BEACH, FL 33139

LAIZ PAIVA
801 N VENETIAN DR #906
MIAMI, FL 33139-1068

LARRY GILBERG ANNA GILBERG
7 ALVISO CT
PACIFICA, CA 94044

LAUREN CARRA
110 WASHINGTON AVE #1712
MIAMI BEACH, FL 33139

LAURENT BACZYNSKYJ
110 WASHINGTON AVE 2309
MIAMI BEACH, FL 33139

LAWRENCE F KAINE
1717 N BAYSHORE DR UNIT 2032
MIAMI, FL 33132-1156

LAZARO E MARTINEZ & GILZA M FORT
161 WESTWARD DR
MIAMI SPRINGS, FL 33166-5257

LEE SCHNEIDER
20 N CLARK ST STE 2700
CHICAGO, IL 60602

LEONARDO REPLE MANTOVANELLI NEIDE
TOMAZI
7480 SW 132 ST
MIAMI, FL 33156

LHM ENTERP COSMOPOLITAN LLC
7400 W FLAGLER ST
MIAMI, FL 33144

LIBARDO TELLEZ &W AMALIA
2101 BRICKELL AVE UNIT 1112
MIAMI, FL 33129-2114

LINDA S JEVAHIRIAN
22821 VIOLET ST
FARMINGTON, MI 48336

LISA NAPOLITANO
500 W 23RD ST APT#10E
NEW YORK, NY 10011

LOGTOWN PROPERTIES LLC
2130 FERNCLIFF RD
CHARLOTTE, NC 28211

LORRAINE RINALDO
110 WASHINGTON AVE #1311
MIAMI BEACH, FL 33139

LUCA PARLANTI
105 DUANE ST APT 36D
NEW YORK, NY 10007

LUCIANA FIORAVANTI
125 JEFFERSON AVE #142
MIAMI BEACH, FL 33139

LUCIANA LOPES DO NASCIMENTO
110 WASHINGTON AVE 1510
MIAMI BEACH, FL 33139

LUCIO CATONE
110 WASHINGTON AVE #1605
MIAMI BEACH, FL 33139-7225

LUIS C PADILLA
101 COLLINS AVE UNIT 4
MIAMI BEACH, FL 33139-7231

LUIS E TOLLINCHE PETER R MEYER
119 FULTON ST APT 12
NEW YORK, NY 10038-2729

LUIS PADILLA &W ZAIDA
101 COLLINS AVE #10
MIAMI BEACH, FL 33139-7241

LUIS PADILLA &W ZAIDA
101 COLLINS AVE #24
MIAMI BEACH, FL 33139-7246

M J A TRUST LLC
5231 CAMP DAGGETT RD
BOYNE CITY, MI 49712-9365

MAC 100 LLC
300 S POINTE DR STE 3305
MIAMI BEACH, FL 33139-7350

MAC 101 COLLINS LLC
157 COLLINS AVE
MIAMI BEACH, FL 33139

MAC 225 LLC
157 COLLINS AVE 2ND FL
MIAMI BEACH, FL 33139-7242

MAHYAR TAHBAZ
601 NE 36 ST STE 708
MIAMI, FL 33137

MALGORZATA CHOJNACKI
221 MERIDIAN AVE UNIT 502
MIAMI BEACH, FL 33139-7072

MANUEL RAVELO
221 MERIDIAN AVE UNIT 210
MIAMI BEACH, FL 33139-7004

MANUELA CHIONG & DIANA C HUNT JTRS
220 WASHINGTON AVE #5C
MIAMI BEACH, FL 33139

MARC ARTHUR MENASE LAETITIA
CHEKROUN MENASE
110 WASHINGTON AVE #2518
MIAMI BEACH, FL 33139

MARC GELLMAN TRS MARC GELLMAN LIVING
TRUST
1125 MAXWELL LN
HOBOKEN, NJ 07030

MARCELO BASTOS CASTILLO BRANCO
110 WASHINGTON AVE #1509
MIAMI BEACH, FL 33139-7223

MARCOS LOPEZ AROCHA &W MARIA ALEMAN
LOPEZ
3230 NW 126 AVE
SUNRISE, FL 33323

MARGARET CARUTHERS
34 BERRY ST #4T
BROOKLYN, NY 11249

MARGOT HOUSE LLC
3370 MARY STREET
MIAMI, FL 33133

MARIA C GARNICA
110 WASHINGTON AVE 1419
MIAMI BEACH, FL 33139

MARIA J LARA
110 WASHINGTON AVE 2311
MIAMI BEACH, FL 33139

MARIA P ROSERO
110 WASHINGTON AVE #1502
MIAMI BEACH, FL 33139

MARIA TERESA RAMIREZ LOPEZ
110 WASHINGTON AVE #2608
MIAMI BEACH, FL 33139

MARIA V SURIDIS
221 MERIDIAN AVE #401
MIAMI BEACH, FL 33139

MARILYN JORGE
221 MERIDIAN AVE #410
MIAMI BEACH, FL 33139

MARINA A MALLMANN
210 WASHINGTON AVE # 10
MIAMI BEACH, FL 33139

MARINA SHAP C/O MARINA SHAP
2843 S BAYSHORE DR #16B
MIAMI, FL 33133

MARIO MIGLIETTA
110 WASHINGTON AVE APT 2507
MIAMI BEACH, FL 33139-7239

MARK G NOLLER
225 COLLINS AVE 7J
MIAMI BEACH, FL 33139

MARK L SHYMAN TRS MARK L SHYMAN
TRUST
110 WASHINGTON AVE # 1821
MIAMI BEACH, FL 33139

MATTHEW J FEELEY
110 WASHINGTON AVE #1320
MIAMI BEACH, FL 33139-7222

MATTINA VENTURES LLC
922 QUARY
ROCHESTER HILLS, MI 48306

MD LLC
465 OCEAN DR #722
MIAMI BEACH, FL 33139-6626

MEDARDO MILIAN (JR)
220 WASHINGTON AVE #4D
MIAMI BEACH, FL 33139-7155

MERCURY 211 LLC
4380 N BAY RD
MIAMI BEACH, FL 33140

MERCURY 214 LLC
1600 NW 165 ST
NORTH MIAMI BEACH, FL 33169

MERCURY 215 LLC
1600 NW 165 ST
NORTH MIAMI BEACH, FL 33169

MERCURY 300 LLC
4380 N BAY RD
MIAMI BEACH, FL 33140

MERCURY 303 LLC
1600 NW 165 ST
NORTH MIAMI BEACH, FL 33169

MERCURY HOTEL GROUP LLC
100 COLLINS AVE #15
MIAMI BEACH, FL 33139

MERCURY HOTEL GROUP LLC
100 COLLINS AVE CU 15
MIAMI BEACH, FL 33139

MERIDIAN 506 LLC
5820 SW 73 AVE
MIAMI, FL 33143

MERIDIAN AVENUE CORP
220 71 ST #213
MIAMI, FL 33141

MICHAEL BARRINEAU
110 WASHINGTON AVE UNIT 1613
MIAMI BEACH, FL 33139

MICHAEL CHIPKO & MATTHEW PURKO
101 COLLINS AVE #14
MIAMI BEACH, FL 33139-7241

MICHAEL COLLARO DENISE COLLARO
310 WORTHINGTON AVE
SPRING LAKE, NJ 07762

MICHAEL E AGUILAR
41-19 60 ST #3-A
WOODSIDE, NY 11377

MICHAEL NARULA & SATPAL SINGH
101 COLLINS AVE #8
MIAMI BEACH, FL 33139-7241

MICHAEL RYAN & CATHERINE GOTAY JTRS
111 CHIPPEWA RD
YONKERS, NY 10710

MIDI 1702 INC
800 BRICKELL AVE STE 701
MIAMI, FL 33131

MIGUEL EDUARDO PONCE
739 2 ST 1
MIAMI BEACH, FL 33139

MIGUEL NOBILE
465 OCEAN DR #1123
MIAMI BEACH, FL 33139-6628

MIKE HEZEMANS
100 WEST AVENUE UNIT #617
MIAMI BEACH, FL 33139

MILAGROSA D'JESUS GUERRA
533 MERIDIAN AVE #7
MIAMI BEACH, FL 33139

MINALGA ROMAS
220 COLLINS AVE #2-A
MIAMI BEACH, FL 33139

MIRIAM COLON
739 2ND ST APT 3
MIAMI BEACH, FL 33139

MIRIAM HERNANDEZ
4600 SW 94 AVE
MIAMI, FL 33165-5846

MITCHELL R BERLIN MILAN D LINT
31 PROSPECT PARK W
BROOKLYN, NY 11215-2307

MOBILE ARTS INC
212 COLLINS AVE
MIAMI BEACH, FL 33139

MODIMIDA LLC C/O HOWARD CHASE REAL
ESTATE
1354 WASHINGTON AVE #220
MIAMI BEACH, FL 33139

MOUSTAFA M SOLIMAN TRS LYNN
SKZYNEAR TRS
2203 MASSACHUSETTS AVE NORTHWEST
WASHINGTON, DC 20008

MUR INVEST GRP INC C/O P&B SERVICES INC
13205 SW 137 AVE STE 122
MIAMI, FL 33186-5334

MUR INVEST GRP INC C/O P&B SERVICES OF
MIAMI INC
13205 SW 137 AVE SUITE 122
MIAMI, FL 33186-5334

MYRET LLC C/O TURNER & ASSOCIATES LLP
200 S BISCAYNE BLVD # 1770
MIAMI, FL 33131

NABOLEX LLC
5600 COLLINS AVE #11M
MIAMI BEACH, FL 33140

NAHI MUFARRIGE SONIA MUFARRIGE
4208 CASE ST
HOUSTON, TX 77005

NATALIE TORRES
206 WASHINGTON AVE 12
MIAMI BEACH, FL 33139-7116

NATHAN BROWNING
248 WASHINGTON AVE #2
MIAMI BEACH, FL 33139

NATHAN BROWNING
248 WASHINGTON AVE #1
MIAMI BEACH, FL 33139-7104

NICHOLAS KONIARIS JOHN MARAVEGIAS
226 OCEAN DR # 5D
MIAMI BEACH, FL 33139

NICK SERIANNI
110 WASHINGTON AVENUE #1811
MIAMI BEACH, FL 33139

NIKOLETTA SZILVIA KALLOS MONIKA
HENRIETTA KALLOS
110 WASHINGTON AVE 1421
MIAMI BEACH, FL 33139

NILS GORAN ALBINSSON
4281 EXPRESSLANE #3302
SARASOTA, FL 34238

NIRIT WELKOVITZ
3802 NE 207 ST APT 1804
AVENTURA, FL 33180-3853

NOEL NUNEZ
228 WASHINGTON AVE #3
MIAMI BEACH, FL 33139-7131

OCEAN HOUSE LLC
48 WALL ST 11TH FLR
NEW YORK, NY 10005

OCEAN PLACE 3J LLC
1000 SOUTH POINT DR #2101
MIAMI BEACH, FL 33139

ODYSSEUS LLC
1338 CLARET CT
FT MEYERS, FL 33919

OFIR KAHATI
1096 PEARL ST
NORTH WOODMERE, NY 11581

OLGA AMAYA
220 WASHINGTON AVE #3C
MIAMI BEACH, FL 33139-7157

ORLANDO M FORTUN &W ISIS
8260 NW 171 ST
MIAMI, FL 33015-3738

OSCAR SANCHEZ &W LIDA RODRIGUEZ
TASEFF
110 WASHINGTON AVE 2606
MIAMI BEACH, FL 33139-7240

PAMELA JENNIFER MCGOWAN
204 WASHINGTON AVE #13
MIAMI BEACH, FL 33139

PAOLO GANDOLFI
127 RIVERSIDE DR
NEW YORK, NY 10024

PARADISE POINT ENTERPRISES INC
161 SW 6 TERR
BOCA RATON, FL 33486

PAUL A FELFLE &W SANDRA VELEZ
226 OCEAN DR #4C
MIAMI BEACH, FL 33139-7449

PAUL A GISCARD
110 WASHINGTON AVE #1409
MIAMI BEACH, FL 33139-7223

PAUL A LEVINSON PATRICIA K LEVINSON
315 E NEW ENGLAND AVE 6
WINTER PARK, FL 32789

PAUL BREZINSKY
221 MERIDIAN PLAZA #307
MIAMI BEACH, FL 33139

PAUL D GEORGE
31170 COUNTRY RIDGE CIRCLE
FARMINGTON HILLS, MI 48331

PAUL F GEITNER RAFAEL DE BUSTAMANTE
TELLO
957 EAGLE RUN DRIVE
CENTERVILLE, OH 45459

PAUL LARDI
801 N VENETIAN DR #906
MIAMI BEACH, FL 33139

PAUL P KELLY DEBRA A KELLY
110 WASHINGTON AVE 1601
MIAMI BEACH, FL 33139

PAUL PETERS
214-57 33 AVE
BAYSIDE, NY 11360

PEDRO P IGLESIAS
110 WASHINGTON AVE #2316
MIAMI BEACH, FL 33139

PETER CRISTANCHO
1035 N 31 RD
HOLLYWOOD, FL 33021

PETER RAYMOND SCHNEIDER ADRIENNE
ARMSTRONG
1345 WOODSIDE DR
MC LEAN, VA 22102

PETRA STEKL FALTYNOVA
110 WASHINGTON AVE #2508
MIAMI BEACH, FL 33139

PINK FLAMINGO 14 LLC
1521 ALTON ROAD #272
MIAMI BEACH, FL 33139-7221

PLES HANDEL GMBH C/O ERWIN SLATIC
336 MERIDIAN AVE
MIAMI BEACH, FL 33139

PRADEEP VASWANI
705 2 ST #3
MIAMI BEACH, FL 33139-7042

PREMATESH CHATTOO & RAJESH CHATTOO
& VISHAL SOOD
100 COLLINS AVE #203
MIAMI BEACH, FL 33139-7207

PROA LLC
444 BRICKELL AVE #415
MIAMI, FL 33131-2405

QUEEN CITY PROPERTIES HOLDING CO LLC
1620 PLATTE ST B209
DENVER, CO 80202

R J BRADFORD &W PATRICIA SAMUEL
BRADFORD SAMUEL BRADFORD
221 MERIDIAN AVE 509
MIAMI BEACH, FL 33139

RAFAEL PALOP
101 COLLINS AVE 7
MIAMI BEACH, FL 33139

RAFAEL PEREZ &W RAMONA
240 COLLINS AVE #2D
MIAMI BEACH, FL 33139-7126

RAFFAELLA CHIANTINI
240 COLLINS AVE #7B
MIAMI BEACH, FL 33139

RAJESH J BORKHATARIA &W ANNE MARIE
ISABELLE BROCHARD
110 WASHINGTON AVE #1312
MIAMI BEACH, FL 33139

RAMLE INTERNATIONAL CORP
12855 SW 136 AVE #207
MIAMI, FL 33186-5827

RANDALL D FREED &W ANNA WALKOWSKI
110 WASHINGTON AVE UNIT 1505
MIAMI BEACH, FL 33139

RED OAK MIAMI LLC
12000 BISCAYNE BLVD STE 107
NORTH MIAMI, FL 33181

REGINA CONTOS
730 3 ST #101
MIAMI BEACH, FL 33139-6860

RICARDO FONDO &W MARGARITA
50 NW 204 ST #9
MIAMI, FL 33169-2603

RICARDO I VILLAREAL
221 COLLINS AVE #8
MIAMI BEACH, FL 33139

RICHARD A CANTOR & CHARLES L GRIZZLE
JTRS
2326 CALIFORNIA ST NW
WASHINGTON, DC 20008

RICHARD FONDO &W MARGARITA
50 NW 204 ST #9
MIAMI, FL 33169-2603

RICHARD JOHN GIACCO JR DOROTHY
MEREDITH KELLER
2215 W 17 STREET
WILMINGTON, DE 19806

RICHARD KNIGHT
110 WASHINGTON AVE #2211
MIAMI BEACH, FL 33139

RICHARD M WHITE & RICHARD M CARROLL
50 LEXINGTON AVE #7D
NEW YORK, NY 10010

RICHARDO I KILPATRICK &W CAROLE C
1970 OAK POINTE DRIVE
ROCHESTER HILLS, MI 48306-1508

RICHARDO KILPATRICK CAROLE KILPATRICK
1970 OAK POINTE DR
ROCHESTER HILLS, MI 48306

RIV GROUP LLC
855 STILLWATER DR
MIAMI BEACH, FL 33141

ROBERT A PECK TRS DESCENDANTS
SEPARATE TRUST JUDITH POLLACK TRS
PO BOX 718
PORTLAND, ME 04104

ROBERT C WILBURN PATRICIA E WILBURN
110 WASHINGTON AVE #1711
MIAMI BEACH, FL 33139

ROBERT CURRAN
74 NE 40 ST
MIAMI, FL 33137

ROBERT LOMBARDI
6040 NW 67 CT
PARKLAND, FL 33067

ROBERT MAZEROLLE TERESA DI CAIRANO
110 WASHINGTON AVE 2418
MIAMI BEACH, FL 33139

ROBERT S BETTER LISA C BETTER
110 WASHINGTON AVE #1716
MIAMI BEACH, FL 33139

ROBERTO LUZ DE BARROS BARRETO FLAVA
G PENA DE BARROS BARRETO
110 WASHINGTON AVE #2403
MIAMI BEACH, FL 33139

ROCHELLE FILKER ANDREOTTI ANDERSON
SCOTT BARNES
110 WASHINGTON AVE UNIT 1416
MIAMI BEACH, FL 33139

RONALD J RICK DANIEL J RICK
101 COLLINS AVE # 3
MIAMI BEACH, FL 33139

RONALD W BOYCE &W KATHRYN B
266 OCEAN DR #7H
MIAMI BEACH, FL 33139-7114

RONDA L BAKER
110 WASHINGTON AVE #2610
MIAMI BEACH, FL 33139-7240

ROSELEINE MOUSSIGNAC
228 WASHINGTON AVE #7
MIAMI BEACH, FL 33139

RREALTY LLC
11027 NW 122 ST
MEDLEY, FL 33178

SADDIK REVOCABLE LIVING TRUST
555 CRESTLAKE DR
SAN FRANCISCO, CA 94132

SAINT TERESA OF AVILA 2 LLC
1000 WEST AVE #320
MIAMI BEACH, FL 33139

SAMAR SLEIMAN
221 MERIDIAN AVE 201
MIAMI BEACH, FL 33138

SAMUEL FARKAS &W MAGDA
220 COLLINS AVE #1-A
MIAMI BEACH, FL 33139

SANDY PROPERTY II LLC
PO BOX 1543
WEST PALM BEACH, FL 33402

SASHA KLEIN
228 WASHINGTON AVE # 5
MIAMI BEACH, FL 33139

SASHA KLEIN
228 WASHINGTON AVE # 8
MIAMI BEACH, FL 33139

SCOTT A FISHER
942 S PEARL ST 101
DENVER, CO 80209

SCOTT HAMPTON
100 COLLINS AVE 307
MIAMI BEACH, FL 33139

SEAN A SCOTT
225 COLLINS AVE 7L
MIAMI BEACH, FL 33139

SEATILE INTERNATIONAL LLC
225 COLLINS AVE #4I
MIAMI BEACH, FL 33139

SECOND AND FOURTH LLC
270 W 19 STREET 7A
NEW YORK, NY 10011

SERGE SAFAR
PO BOX 45
NEWTON CENTER, MA 02459

SERGEY PISKLAKOV
225 CENTRAL PARK WEST # 617
NEW YORK, NY 10024

SEVER ANTON ANDREEA ANTON
501 HOLLOW CREEK RD
WIND POINT, WI 53402

SEVERINE A PARRY
240 COLLINS AVE #2B
MIAMI BEACH, FL 33139-7126

SHANAZ SHAKOORI
3131 SOUTH RIDGE ROAD
AKRON, OH 44333

SHIMRIT WOLF C/O WENDY MCKINNEY
DANIEL WOLF
3101 INGERSOLL AVE
DES MOINES, IA 50312

SIGITA AUSRA
220 COLLINS AVE #1B
MIAMI BEACH, FL 33139

SILVIA T DUARTE
110 WASHINGTON AVE 2522
MIAMI BEACH, FL 33139

SMITH COOPER HOLDINGS LLC
516 RUE ST PHILIP
NEW ORLEANS, LA 70116

SOFIELIFE LLC
110 WASHINGTON AVE # 1524
MIAMI BEACH, FL 33139

SOPHIE PATRICIA GUERRERO JEAN
PHILLIPPE GUERRERO
110 WASHINGTON AVE #1808
MIAMI BEACH, FL 33139

SOROUGH NIKNIA TRS THE NIKNIA FAMILY
LIVING TRUST POURAN NIKNIA TRS
110 WASHINGTON AVE #1413
MIAMI BEACH, FL 33139

SOUTH 8 THIRTY NINE LLC
17844 SW 83RD CT
PALMETTO BAY, FL 33157

SOUTH BEACH FLA LLC
110 WASHINGTON AVE APT 1719
MIAMI BEACH, FL 33139

SOUTH PNT ASSET MGMT INC
1819 WEST AVE #BAY 1
MIAMI BEACH, FL 33139-1480

SOUTH5 LLC C/O FEILDSTONE
200 S BISCAYNE BLVD 3600
MIAMI BEACH, FL 33139

SPYRIDON KOUTSOURIS
110 WASHINGTON AVE #1709
MIAMI BEACH, FL 33139-7224

STANLEY J ARONOFF & W JANET C 2200 U S
BANK TOWER
425 WALNUT ST
CINCINNATI, OH 45202

STANLEY WERTHEM & W MARY
110 WASHINGTON AVE #1319
MIAMI BEACH, FL 33139-7222

STEVE BOVA & W NICOLE LECHEVALIER
20505 E COUNTRY CLUB DR #139
AVENTURA, FL 33180-3037

STEVE CALEGNI TRS STEVE CALEGNI AND
LOUISE CALEGNI JOINT TRUST
220 COLLINS AVE 4B
MIAMI BEACH, FL 33139

STEVEN CIFRANIC
3482 W 146 ST
CLEVELAND, OH 44111

STEVEN MICHAEL GILLON
110 WASHINGTON AVE UNIT 1724
MIAMI BEACH, FL 33139

SUDHAKAR D DESHMUKAH NEELA S
DESHMUKAH
2810 SHERIDAN PL
EVANSTON, IL 60201

SUSANA MEJIA
228 WASHINGTON AVE #6
MIAMI BEACH, FL 33179

SUZANNE KRISZTINA LORINEZ JTRS KALMAN
F LORINCZ JTRS
408 MIDDLE VALLEY LANE
WOODSTOCK, GA 30189

TATIANA F DJUROMSCAIA
1930 LAKEPORT WAY
RESTON, VA 20191

TEO MAMMUCARI
110 WASHINGTON AVE # 1512
MIAMI BEACH, FL 33139

THE HOUSING AUTHORITY/MIAMI BEACH
200 ALTON RD
MIAMI BEACH, FL 33139-6742

THOMAS A CAFFREY &W ANDREA CARDONA
400 S POINTE DR #2109
MIAMI BEACH, FL 33139-7361

THOMAS J AFRICANO &W LESLIE B
AFRICANO
226 OCEAN DR # 6GH
MIAMI BEACH, FL 33139-7448

THOMAS P SPAHR
1800 OLD MEADOW RD #1702
MCLEAN, VA 22102

TOUFIE MAZZAWI RIMA MAZZAWI
9000 SW 140 ST
MIAMI, FL 33176-7109

TRK AP LLC
PO BOX 2727
ORLEANS, MA 02653

TRYUMPH CYCLON LLC
74 NE 40 ST
MIAMI, FL 33137

TWOFIFTY COLLINS LLC
3443 NE 166 ST
NO MIAMI BEACH, FL 33160-3845

URGUT LLC
4780 PINE TREE DR #2
MIAMI BEACH, FL 33140

VALERIA QUAGLIATA
110 WASHINGTON AVE UNIT 1518
MIAMI BEACH, FL 33139

VALERY SIGAL
225 COLLINS AVE 7K
MIAMI BEACH, FL 33139-7156

VAROUJAN ARTINIAN JTRS ANKIN ARTINIAN
JTRS VIKEN GARABED ARTINIAN JTRS
225 COLLINS AVE # 5K
MIAM BEACH, FL 33139

VERONICA A DEBURRO
110 WASHINGTON AVE #1608
MIAMI BEACH, FL 33139

VICTOR A SMITH
101 COLLINS AVE #12
MIAMI BEACH, FL 33139-7241

VINCENT A GUIDO
110 WASHINGTON AVE 1310
MIAMI BEACH, FL 33139-7222

VINICIUS SOUZA & PATRICIA REZENDE
FONSECA JTRS
9432 BYRON AVE
MIAMI, FL 33154-2440

VIVIANE D ASCOLA
110 WASHINGTON AVE #2618
MIAMI BEACH, FL 33139

WALTER O'LEARY
110 WASHINGTON AVE #2213
MIAMI BEACH, FL 33139

WALTER SCARFO
220 WASHINTON AVE UNIT 3D
MIAMI BEACH, FL 33139-7157

WANDA O ROURKE
110 WASHINGTON AVE # 1624
MIAMI BEACH, FL 33139

WASHINGTON 234 LLC
2001 TYLER ST STE 5
HOLLYWOOD, FL 33020

WILLIAM A APONTE
221 MERIDIAN AVE #511
MIAMI BEACH, FL 33139

WILLIAM B MEDELLIN
240 COLLINS AVE UNIT 3F
MIAMI BEACH, FL 33139-7178

WILLIAM FIORE &W LINDA FIORE
627 FOREST AVE
WESTFIELD, NJ 07090

WILLIAM GREG EASTWOOD JUDIT JAKAB
110 WASHINGTON AVE #1619
MIAMI BEACH, FL 33139

WILLIAM J FEENEY JR & W VICKI
220 WASHINGTON AVE 5B
MIAMI BEACH, FL 33139-7158

WILLIAM J REYNOLDS
221 MERIDIAN AVE #414
MIAMI BEACH, FL 33139-7071

WILLIAM REDDING JTRS PAMELA REDDING
JTRS
90 WHITE OAK DR
SOUTHINGTON, CT 06489

WISE BROWN HOLDING LLC
7100 SW 99 AVE STE 201
MIAMI, FL 33173-4668

WOHLZUFRIEDEN LLC
221 MERIDIAN AVE
MIAMI BEACH, FL 33139

YANTRA 119 LLC
119 WASHINGTON AVE
MIAMI BEACH, FL 33139

ZAEV A WULFFHART & DEBORAH I
WULFFHART & ET AL JEFFREY IVON
WULFFHART
110 WASHINGTON AVE UNIT 2617
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
ANAMARIA FERRAO HOLM	SHIS QL 14 CONJUNTO 5 CASA 17	BRASILIA 71640055			BRAZIL
CHRISTIAN CHABOUND & CLAUDE CHABOUND CO TRS	50 RUE SAINT FERDINAND	PARIS, 75017			FRANCE
CHRISTOPHER M MISERESKY	13 BERRYMAN ST	TORONTO ONTARIO M5R 3M1			CANADA
CLAUDIO SALINI	VIA DI PORTA	SANSEBASTIANO 16 ROME			ITALY
DAR HOLDINGS CORP	44 AVENUE DE IENA	PARIS 75106			FRANCE
DARREN WRIGHT KILMENY BECKERING VINCKERS	PO BOX 5578	KINGSTON ACT 2604			AUSTRALIA
DAVID TOMLIN TRS JAWAD KASSAB TRS	290 RIVERSIDE DRIVE	TORONTO ONTARIO M6S 4B1			CANADA
ERALDO DELLA SANTA	VICOLO DELLE MURA 8	PORDENONE 33170			ITALY
FERNANDO SCHADAN	LARREA 154	BUENOS AIRES1030			ARGENTINA
FLOREAGLE LLC	218 BIS BOULEVARD PEREIRE	PARIS 75017			FRANCE
GIOVANNI GIORDANO	MOLES HOUSE LEIGH PLACE KT11 2HL	COBHAM SURREY			UNITED KINGDOM
LOUIS REZNICK	81 RONAL AVE	TORONTO M6E 4M9			CANADA
LOUIS REZNICK TRS	40 MADISON AVE	TORONTO			CANADA
LUIS F MOLINA &W CLARA GOMEZ	URBANIZACION EL TREBAL CASA #8	MANIZALES			COLOMBIA
MARIA MARLENE BORGES MARTINS C/O CECILIA DAROS CASAGRANDE	ED LUCIO CAVALER APT 1701 CRICIUMA	SANTA CATARINA 88802 400			BRAZIL
MARTIN VERSCHOOR VALERIE ANNE VERSCHOOR	237 OEGSTGEESTERWEG 2231 AV	RIJNSBURG			NETHERLANDS
NICLAS ERIKSSON	FORTROLIGHETEN 41	GOTEBORG 41270			SWEDEN
ONE TWENTY ONE COLLINS INC	1229 ST CLAIR AVE WEST	TORONTO M6E 1B5			CANADA
PATRICK DE NAS DE TOURRIS	100 BOULEVARD GALLIENI	ISSY LES MOULINEAUX 92130			FRANCE
RAJIV P NOTANI	APT 201 KG COURT 8-11-1 AKSAKA MINATO-KU	TOKYO 151-0063			JAPAN
RYAN L LETCHWORTH	FLAT 3 3 MERCER ST	LONDON WC2H 2QN			UNITED KINGDOM
SAN GABRIEL VEN UNO LLC	CARRETERA PERIMENTAL ZONA INDUSTRIAL	ESTADO GUARICO			VENEZUELA
SERGIO SESSA CARLOS M KARGAUER	BOLLINI 2269	BUENOS AIRES 1425			ARGENTINA
SHAWN SOHL C/O ACCURATE FASTENERS LTD	550 APPLEWOOD CRESCENT	CONCORD ONTARIO L4K 4B4			CANADA
STEPHEN KOSTERS CAROL FRIEDMAN	98 LA PORTE DOLLARD DES ORMEAUX	H9A 3H5 QC			CANADA
STEPHEN KOSTERS CAROL KOSTERS	98 LAPORTE DOLLARD DES ORMEAUX	QUEBEC H9A 3H5			CANADA
STEVE COUTURE SYLVAIN COUTURE	45 CHARLES ST EAST #2915	TORONTO, ONTARIO M4Y 0B8			CANADA
UNTARIO SB LP	573 KING ST E 102	ONTARIO, M5A 1M5			CANADA
100 COLLINS PH4 LLC	157 COLLINS AVE 2 FLOOR	MIAMI BEACH	FL	33139	USA
100 COLLINS REALTY LLC	300 SOUTH POINTE DR STE 3305	MIAMI BEACH	FL	33139-7350	USA
110 CU 1 WASHINGTON LLC	110 WASHINGTON AVE #CU-1	MIAMI BEACH	FL	33139-7221	USA
110 WASHINGTON SOFI LLC	110 WASHINGTON AVE #1513	MIAMI BEACH	FL	33139	USA
157 COLLINS AVE LLC	157 COLLINS AVE 2ND FL	MIAMI BEACH	FL	33139	USA
205 COLLINS LLC	110 WASHINGTON AVE APT 1317	MIAMI BEACH	FL	33139	USA
205 COLLINS LLC	205 COLLNIS AVE	MIAMI BEACH	FL	33139	USA
220 10 B LLC	220 COLLINS AVE 10B	MIAMI BEACH	FL	33139	USA
220 10A LLC	50 WEST MASHTA DR UNIT 3	KEY BISCAYNE	FL	33149	USA
220 2B LLC	220 COLLINS AVE 2B	MIAMI BEACH	FL	33139	USA
220 3A LLC	50 W MASHTA DR STE 3	KEY BISCAYNE	FL	33149	USA
220 4A LLC	50 W MASHTA DR 3A	KEY BISCAYNE	FL	33149	USA
220 5B LLC	50 W MASHTA DR STE 3	KEY BISCAYNE	FL	33149	USA
220 8A LLC	220 COLLINS AVE 8A	MIAMI BEACH	FL	33139	USA
220 8B LLC	220 COLLINS AVE 8B	MIAMI BEACH	FL	33139	USA
220 9A LLC	220 COLLINS AVE	MIAMI BEACH	FL	33139	USA
220 9B LLC	220 COLLINS AVE 9B	MIAMI BEACH	FL	33139	USA
220 COLLINS AVENUE 6B LLC	1296 ADAMS RD	BENSALEM	PA	19020	USA
221 COLLINS LLC	205 COLLINS AVE	MIAMI BEACH	FL	33139	USA

221 MERIDIAN LLC	450 NW 27 ST	MIAMI	FL	33131	USA
235 SOBE HOSPITALITY LLC	920 COLLINS AVE	MIAMI BEACH	FL	33139	USA
3I OCEAN PLACE CONDO LLC	450 ALTON RD 3506	MIAMI BEACH	FL	33139	USA
720 PROPERTY LLC	370 MIRACLE MILE	CORAL GABLES	FL	33134	USA
806 PORTOFINO LLC	300 S POINTE DR #806	MIAMI BEACH	FL	33139	USA
ABRAHAM GROSZ & TOBIAS GROSZ	558 BEDFORD AVE #5B	BROOKLYN	NY	11249	USA
ADEL MEKHAIL INGRID MEKHAIL	81 KENT LANE	TRUMBULL	CT	06611	USA
AGENOR RODRIGUES CHAVES NETO	110 WASHINGTON AVE #1504	MIAMI BEACH	FL	33139	USA
AHMED HASSAN ANKOUNI SOUZAN ANKOUNI	22184 LONG BLVD	DEARBORN	MI	48124	USA
AIKA LLC	3370 MARY ST	MIAMI	FL	33133	USA
ALAN B ROSENFELD FRANCES W ROSENFELD	110 WASHINGTON AVE 1305	MIAMI BEACH	FL	33139-7222	USA
ALEJANDRO CASTRO	110 WASHINGTON AVE APT 1314	MIAMI BEACH	FL	33139-7222	USA
ALEJANDRO J GONZALEZ	101 COLLINS AVE APT #21	MIAMI BEACH	FL	33139-7245	USA
ALESSIA MERIGGI	66 W FLAGLER ST 1002	MIAMI	FL	33130	USA
ALEX MORIZIO	110 WASHINGTON AVE 1515	MIAMI BEACH	FL	33139	USA
ALEXANDER BRAGIN BELLA BRAGIN	110 WASHINGTON AVE #1415	MIAMI BEACH	FL	33139	USA
ALEXANDER MILZ	240 COLLINS AVE 3C	MIAMI BEACH	FL	33139	USA
ALEXIS VALDEZ	392 5TH ST	BROOKLYN	NY	11215-2807	USA
ALEXUNO LLC	6701 SUNSET DR STE 100	MIAMI	FL	33143	USA
ALFONSO MARROQUIN	7239 NW 3 ST	MIAMI	FL	33126-4209	USA
ALFONSO VICTOR GARCIA JTRS DELIA GARCIA JTRS VICTORIA GARCIA JTRS	4660 SW 14 ST	MIAMI	FL	33134	USA
ALFRED PETIT ALEJANDRA PETIT	220 WASHINGTON AVE #4A	MIAMI BEACH	FL	33139	USA
ALICE DELGADO TRS	20950 SW 210 ST	MIAMI	FL	33187	USA
ALICIA CERVERA TRS ALICIA CERVERA SR REVOCABLE TRUST JAVIER CERVERA TRS	1492 S MIAMI AVENUE	MIAMI	FL	33130	USA
ALISON B SMALL TRS ALISON B SMALL	110 WASHINGTON AVE APT #2619	MIAMI BEACH	FL	33139	USA
ALLEGRA AND MIA CORP	221 MERIDIAN AVE UNIT 413 A	MIAMI BEACH	FL	33139	USA
ALLISON SAFAR	110 WASHINGTON AVE #2602	MIAMI BEACH	FL	33139	USA
AMERICO BETTONI ALLESANDRA BETTONI	403 GULF DRIVE SOUTH	BRADENTON BEACH	FL	34217	USA
ANA B PORTUONDO	600 NE 36 ST STE 822	MIAMI	FL	33137	USA
ANA MARIA DIAZ	PO BOX 347496	CORAL GABLES	FL	33234-7496	USA
ANABELLE PALACIOS	9840 SW 6 ST	MIAMI	FL	33174-1911	USA
ANDREA CARNEVALI C/O ANTONIA VALLA	333 BUSH ST STE# 2020	SAN FRANCISCO	CA	94104	USA
ANDREW COHEN	110 WASHINGTON AVE 1514	MIAMI BEACH	FL	33139-7225	USA
ANDREW E LIAKOPOULOS	110 WASHINGTON AVE #1620	MIAMI BEACH	FL	33139	USA
ANDREW F CRISCUOLO & W CYNIA	1095 JENNIFER OAKS DR	ALPHARETTA	GA	30004	USA
ANDREW STERN TRS	1841 WILLINGTON RD	LOS ANGELES	CA	90019	USA
ANGELA M WINKOWSKI & WILLIAM D WINKOWSKI & W GLORIA	110 WASHINGTON AVE #2504	MIAMI BEACH	FL	33139	USA
ANGELO PASCALE	110 WASHINGTON AVE 1503	MIAMI BEACH	FL	33139	USA
ANN DIAZ	240 COLLINS AVE UNIT 2A	MIAMI BEACH	FL	33139-7126	USA
ANNA MARIA MUSUMECI	221 MERIDAN AVE UNIT 412	MIAMI BEACH	FL	33139-7071	USA
ANTHONY J VERDERAME & W ALENA A VERDERAME	6 FARM LANE	LOCUST VALLEY	NY	11560	USA
ANTHONY MATTINA	619 MAXWLL AVE	ROYAL OAK	MI	48067	USA
ANTONIO ANGUIANO & JUAN B MARTINEZ JR	110 WASHINGTON AVE #1612	MIAMI BEACH	FL	33139-7225	USA
ANTONIO ANGUIANO & JUAN B MARTINEZ JR JTRS	110 WASHINGTON AVE #1814	MIAMI BEACH	FL	33139-7233	USA
ANTONIO ARMERO & W ANTONIA	805 NW 134 PL	MIAMI	FL	33182-2261	USA
ANTONIO G GRANA RIGOBERTO COLOM PATRICIA ORNELLAS	1218 POLK ST	HOLLYWOOD	FL	33019	USA
AQUARIUS 2009A LLC	6345 COLLINS AVE	MIAMI BEACH	FL	33141	USA
ARKHE LLC C/O PIQUET LAW FIRM	801 BRICKELL AVENUE #1610	MIAMI	FL	33131	USA

ARNALDO MANCEBO	110 WASHINGTON AVE #1713	MIAMI BEACH	FL	33139	USA
ARNALDO QUAGLIATA	110 WASHINGTON AVE #1606	MIAMI BEACH	FL	33139	USA
ARP 2015 LLC	3 ISLAND AVE 10J	MIAMI BEACH	FL	33139	USA
ARYAN RASHED MOHAMMAD RASHED	110 WASHINGTON AVE STE 2603	MIAMI BEACH	FL	33139	USA
ASTOLFO INC	800 BRICKELL AVE #701	MIAMI	FL	33131	USA
ATHENA FLORIDA INVESTMENTS LLC	110 WASHINGTON AVE APT 2506	MIAMI BEACH	FL	33139	USA
AURORA RODRIGUEZ	221 MERIDIAN AVE #207	MIAMI BEACH	FL	33139-7003	USA
AVDJW INVESTMENTS INC	110 WASHINGTON AVE #1408	MIAMI BEACH	FL	33139	USA
BALDOMERO LOPEZ & ELSA M SUAREZ	8979 SW 28 ST	MIAMI	FL	33165-3213	USA
BARRY SANDS TRS LAND TRUST PURSUANT TO F S 687 07	470 NE 123 ST	NORTH MIAMI	FL	33161	USA
BDH REALTY LP C/O ALAN S HELFER CPA	1850 K ST NW #675	WASHINGTON	DC	20006	USA
BEACH REAL ESTATE CORP C/O MICHAEL VIERA PA	4770 BISCAYNE BLVD 900	MIAMI	FL	33137	USA
BEATRIZ SCHIESARI	110 WASHINGTON AVE UNIT 2616	MIAMI BEACH	FL	33139	USA
BERNARD HAYOT	100 COLLINS AVE #308	MIAMI BEACH	FL	33139-7207	USA
BERNARDO GARCIA	110 WASHINGTON AVE# 1823	MIAMI BEACH	FL	33139-7233	USA
BERTA NUNEZ	228 WASHINGTON AVE #1	MIAMI BEACH	FL	33139-7131	USA
BEVERLY WILSON JTRS SHARON MANZANO JTRS	4338 CHESAPEAKE ST NW	WASHINGTON	DC	20016	USA
BEVERLYSKARETMIAMI INC	650 WEST AVE 1703	MIAMI BEACH	FL	33139	USA
BHUPEN J PATEL &W RAKSHA PATEL	7337 WATER SILK DR	PINELLAS PARK	FL	33782	USA
BLANCA BARO	221 MERIDIAN AVE UNIT 213	MIAMI BEACH	FL	33139-7004	USA
BLUE LINE EQUITY PARTNERS LLC	1615 H ST NW	WASHINGTON	DC	20062	USA
BOWIE COMMER FLA CORP C/O ROJAS & STANHAM LLP	1000 BRICKELL AVE #215	MIAMI	FL	33131	USA
BRIAN BELLEROSE	225 OCEAN DR #3K	MIAMI BEACH	FL	33139	USA
BRIAN MCCAULLEY	63 FLUSHING AVE UNIT# 141 BLD# 120	BROOKLYN	NY	11205	USA
CABANA BOY LLC	12 SOUTHGATE AVE	ANNAPOLIS	MD	21401	USA
CARLOS DE LA TORRE	228 WASHINGTON AVE #4	MIAMI BEACH	FL	33139-7131	USA
CARLOS J PELAEZ CARRILLO BEATRIZ ALONSO EXPOSITO	243 MERIDIAN AVE #212	MIAMI BEACH	FL	33139	USA
CARLOS J PELAEZ CARRILLO JTRS MARIA DE LOS A C RODRIGUEZ JTRS	243 MERIDIAN AVE # 212	MIAMI BEACH	FL	33139	USA
CARMEN N DELGADO	221 MERIDIAN AVE UNIT 510	MIAMI BEACH	FL	33139-7087	USA
CAROLE MOORE	110 WASHINGTON AVE #1522	MIAMI BEACH	FL	33139-7225	USA
CAROLINE L BACEVICIUS JTRS RIMAS BACEVICIUS JTRS	8244 W 164 CT	TINLEY PARK	IL	60477	USA
CAROLLE EL NAFFY	5134 FISHER ISLAND DR	MIAMI BEACH	FL	33109	USA
CAROLYN FREVELETTI TRS JAMIE SUSAN FREVELETTI TRS	221 COLLINS AVE #9	MIAMI BEACH	FL	33139	USA
CAROLYN FREVELETTI TRS JAMIE SUSAN FREVELETTI TRS CAROLYN FREVELETTI	221 COLLINS AVE #9	MIAMI BEACH	FL	33139	USA
CAROLYN KIENSTRA	110 WASHINGTON AVE 1618	MIAMI BEACH	FL	33139	USA
CASSIE RESNICK	208 JEFFERSON AVE APT 114	MIAMI BEACH	FL	33139-7023	USA
CAVANAUGH CHARTERS INC	16885 DALLAS PARKWAY	ADDISON	TX	75001	USA
CHARLES A WISNIEWSKI TRS CHARLES A WISNIEWSKI FAMILY TRUST	33012 W FALLING CREEK ST	LEWES	DE	19958	USA
CHARLES GAUTIER SHARON GAUTIER	110 WASHINGTON AVE 1414	MIAMI BEACH	FL	33139	USA
CHARLYN MARSHALL	235 PARK AVE S FL#9	NEW YORK	NY	10003	USA
CHRIS L WARNING LINDA M WARNING	24633 103 ST	NAPERVILLE	IL	60654	USA
CHRISTINE N CASANOVA	101 COLLINS AVE #5	MIAMI BEACH	FL	33139	USA
CHRISTINE RUSSO &H MIGUEL YANEZ	454 MANHATTAN AVE 3-L	NEW YORK	NY	10026	USA
CHRISTOPHE ARMENGOL	110 WASHINGTON AVE #2321	MIAMI BEACH	FL	33139-7238	USA
CHRISTOPHER B SIMPSON	225 COLLINS AVE #6I	MIAMI BEACH	FL	33139-7141	USA
CHRISTOPHER CARTER BROWDER	110 WASHINGTON AVE APT 1406	MIAMI BEACH	FL	33139	USA
CHRISTOPHER DAWES	101 COLLINS AVE #25	MIAMI BEACH	FL	33139-7246	USA
CHRISTOPHER SANCHEZ	110 WASHINGTON AVE 1411	MIAMI BEACH	FL	33139	USA

CINDY DIBIASI	110 WASHINGTON AVE 1819	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAM 240 COLLINS CORP	145 JEFFERSON AVE #423	MIAMI BEACH	FL	33139	USA
CLIFF HOUSE PROPERTIES LLC	575 MADISON AVE 10FLR	NEW YORK	NY	10022	USA
CLOE FLORIDA CORP	221 MERIDIAN AVE #501	MIAMI BEACH	FL	33139	USA
COLLIN BURNS JANET SHIM	92 ANGUS RD NORTH	GREENWICH	CT	06831	USA
CONRAD ZIEMBINSKI JOANNA ZIEMBINSKI LAURA JARAMILLO	221 MERIDIAN AVE # 202	MIAMI BEACH	FL	33139	USA
CORRADO RIZZA	110 WASHINGTON AVE #1816	MIAMI BEACH	FL	33139	USA
COSMO 2306 LLC	110 WASHINGTON AVE 2306	MIAMI BEACH	FL	33139	USA
COSMO 2404 LLC	498 SW 6 STREET OFFICE NO 1	MIAMI	FL	33130	USA
COSMO 34 LLC	110 WASHINGTON AVE #CU4	MIAMI BEACH	FL	33139	USA
COSMOPOLITAN RE LLC	110 WASHINGTON AVE 1622	MIAMI BEACH	FL	33139	USA
COSMOPOLITAN RESIDENCES ON SOUTH BEACH CONDO ASSN INC	110 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
COURTS AT SOUTH BEACH LTD C/O COSMOPOLITAN RES SO BCH ASSN	110 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CRISTI L STIERS	110 WASHINGTON AVE 1521	MIAMI BEACH	FL	33139	USA
CRISTINA FERNANDEZ	221 MERIDIAN AVE UNIT 409	MIAMI BEACH	FL	33139-7071	USA
DANIEL A MULVEY &W JOSEFINA MULVEY	3001 CATHEDRAL AVE NW	WASHINGTON	DC	20008	USA
DANIEL B HOWARD	240 COLLINS AVE #7A	MIAMI BEACH	FL	33139-7181	USA
DANIEL INVESTMENT USA LLC	100 COLLINS AVE UNIT 209	MIAMI BEACH	FL	33139	USA
DANIELLE DAM	110 WASHINGTON AVE 1519	MIAMI BEACH	FL	33139	USA
DANILO & ENRICO BORRELLI JTRS	888 BISCAYNE BLVD APT 3711	MIAMI	FL	33132	USA
DARACH J CHAPMAN	3300 GRANADA BLVD	MIAMI	FL	33134	USA
DARRIN A COLEGRAVE PAULA A COLEGRAVE	110 WASHINGTON AVE 1813	MIAMI BEACH	FL	33139	USA
DARYL G HENDRICKS MICHELE A HERMAN HENDRICKS	110 WASHINGTON AVE 2315	MIAMI	FL	33139-0000	USA
DAVID BERG &W JODY S BERG	11915 PARK HEIGHTS AVE	OWINGS MILLS	MD	21117	USA
DAVID FOGIELGARN &W CATHY FOGIELGARN	11 ROSERY LANE	BELLEAIR	FL	33756	USA
DAVID HILLMAN	107 W DELAWARE PL #D	CHICAGO	IL	60610	USA
DAVID JONES	739 2 ST #4	MIAMI BEACH	FL	33139-7069	USA
DAVID S BONILLA	433 DORADO BEACH EAST	DORADO	PR	00646	USA
DAVID T WISE JR &W JANE A WISE	8275 SW 64 ST	MIAMI	FL	33143-2527	USA
DAVID T WISE JR &W JANE ANN K WISE JTRS	8275 SW 64 ST	MIAMI	FL	33143	USA
DAVID W SWIM TRS DAVID W SWIM REVOCABLE TRUST DAVID W SWIM	110 WASHINGTON AVE #2422	MIAMI BEACH	FL	33139	USA
DAVID Y PATLAK &W MARYANNE	221 COLLINS AVE #1	MIAMI BEACH	FL	33139-7120	USA
DENNIS KABASAN SONIA R DE OLIVEIRA KABASAN	42 TORRINGTON AVENUE	FLETCHER	NC	28732	USA
DEVIN BOUTON	1769 ARTHUR KILL RD	STATEN ISLAND	NY	10312	USA
DIAMA 10 LLC	9130 S DADELAND BLVD STE 1509	MIAMI	FL	33156-7850	USA
DIANE PEARL	5920 SW 93 PLACE	MIAMI	FL	33173	USA
DONALD VINES &W MARYANN	110 WASHINGTON AVE 1420	MIAMI BEACH	FL	33139-7223	USA
DOUGLAS SMITH	707 2 ST #4	MIAMI BEACH	FL	33139	USA
DOUGLAS W FRIEDRICH	110 WASHINGTON AVE #2314	MIAMI BEACH	FL	33139-7238	USA
ECHOES OF SOUTH FLORIDA CORP JTRS LUCA FIDENZIO JTRS	240 COLLINS AVENUE #5C	MIAMI BEACH	FL	33139	USA
EDUARDO MANEIRA ROSARA MANEIRA	110 WASHINGTON AVE APT #2601	MIAMI BEACH	FL	33139	USA
EDUARDO PEREIRA	221 MERIDIAN AVE UNIT 209	MIAMI BEACH	FL	33139	USA
EDWARD SCOTT PEREIRA	225 COLLINS AVE #5J	MIAMI BEACH	FL	33139	USA
ELAINE ANDRAE CORRIGAN TRS	6304 TAHOE DR	LOS ANGELES	CA	90068	USA
ELAINE LEARY LE REM VANESSA J UZAN	110 WASHINGTON AVE #1611	MIAMI BEACH	FL	33139	USA
ELEANOR HONIG &H WILLIAM	56-37 231 ST	BAYSIDE	NY	11364	USA
ELLEN CAVACINI	110 WASHINGTON AVE # 1722	MIAMI BEACH	FL	33139	USA

ELLIOT B RICHMAN	110 WASHINGTON AVE 1822	MIAMI BEACH	FL	33139	USA
ELSA LAVIN JTRS FRANK A LAVIN JR JTRS	110 WASHINGTON AVE #1303	MIAMI BEACH	FL	33139	USA
ELVIRA GARICA DEL BUSTO CESAR GARICA DEL BUSTO	9639 NW 47 TER	DORAL	FL	33178	USA
EMANUELE CORVO	450 WEST 17TH ST #603	NEW YORK	NY	10011	USA
EMILY ANDRIS & LOUIS M ANDRIS JR	8621 SW 161 TER	PALMETTO BAY	FL	33157	USA
EMINA RAJKOVIC GOLDBERG	1 HOLLOW LN STE 307	NEW HYDE PARK	NY	11042	USA
EMMA ELMAS	400 S POINTE DR 2104	MIAMI BEACH	FL	33139	USA
ENLACE N & C LLC	110 WASHINGTON AVE #1324	MIAMI BEACH	FL	33139-7221	USA
ENRIQUE G VILATO & W SILVIA P VILATO	225 COLLINS AVE #8J	MIAMI BEACH	FL	33139-7156	USA
ENTRUST GROUP INC FBO ASGAR RAHMAN IRA #57-00665	555 12 ST #1250	OAKLAND	CA	94607	USA
ERIC SUTTON	240 COLLINS AVE 5G	MIAMI BEACH	FL	33139	USA
ERIK M HERZFIELD	110 WASHINGTON AVE #2413	MIAMI BEACH	FL	33139	USA
ERNESTO ENRIQUEZ	101 COLLINS AVE #15	MIAMI BEACH	FL	33139-7245	USA
ESTHER FEINGOLD TRS	120 GAVILAN AVE	COCO PLUM CORAL GABLES	FL	33143-6557	USA
EUGENE LEFKOWITZ JUDITH LEFKOWITZ	240 COLLINS AVE UNIT 4-A	MIAMI BEACH	FL	33139-7179	USA
EURO SUNBELT PROPERTIES LLC	100 COLLINS AVE # 210	MIAMI BEACH	FL	33139	USA
EURO SUNBELT PROPERTIES LLC	605 LINCOLN RD #301	MIAMI BEACH	FL	33139	USA
EURO SUNBELT PROPERTIES LLC	605 LINCOLN RD 301	MIAMI BEACH	FL	33139	USA
FABIO R SALAZAR	5975 FRESH POND ROAD	MASPETH	NY	11378	USA
FAKAFLO CORP	20295 NE 29 PL 100A	AVENTURA	FL	33180	USA
FERNANDO F CRUZ	221 MERIDIAN AVE UNIT 302	MIAMI BEACH	FL	33139-7005	USA
FERNANDO FUENTES MAYRA FUENTES	110 WASHINGTON AVE # 1718	MIAMI BEACH	FL	33139	USA
FLORENTINO NILOOBAN JOHN MARAVEGIAS NICK KONIARIS	1 SUMMERHILL CT	PLATTSBURGH	NY	12901	USA
FRED D SCIAMMAS TRUST 2000 FRED D SCIAMMAS (BEN)	110 WASHINGTON AVE #2607	MIAMI BEACH	FL	33139-7240	USA
FREDERICK GREEN BERG	240 COLLINS AVE UNIT 6-A	MIAMI BEACH	FL	33139-7181	USA
GARDEN PRODUCTIONS HOLDINGS INC	40 SW 13 ST STE 804	MIAMI	FL	33130	USA
GENNELL A JEFFERSON	1310 W FLETCHER ST #1E	CHICAGO	IL	60657	USA
GENOA CLUB MIAMI BEACH LLC	1800 SUNSET HARBOR DR # 213	MIAMI BEACH	FL	33139	USA
GEORG KIRCHGAESSER CATHERINE M LAPADULA KIRCHGAESSER	110 WASHINGTON AVE #1615	MIAMI BEACH	FL	33139	USA
GEORGE MEYER LINDA A MEYER	404 CENTRAL AVE	POINT PLEASANT BEACH	NJ	08742-3201	USA
GEORGE H BEUCHERT III	243 MERIDIAN AVE #111	MIAMI BEACH	FL	33139-7096	USA
GEORGE STEVEN WILLOUGHBY KAREN D WILLOUGHBY	110 WASHINGTON AVE 1317	MIAMI BEACH	FL	33139	USA
GERALD JONAS	3939 W MCKINLEY AVE	MILWAUKEE	WI	53208	USA
GERALD L POSNER & W TRISHA	110 WASHINGTON AVE #2401	MIAMI BEACH	FL	33119-0000	USA
GHEN SUGIMOTO	110 WASHINGTON AVE 1213	MIAMI BEACH	FL	33139-7222	USA
GIANFRANCO CARRETTI GIANFRANCO CARRETTI	243 MERIDIAN AVE #211	MIAMI BEACH	FL	33139	USA
GIL BLANKESPOOR & W ELIZABETH	2003 LAKEPORT WAY	RESTON	VA	20191	USA
GINA M WILSHER	27782 HORSESHOE BND	SAN JUAN CAPISTRANO	CA	92675-1521	USA
GIOVANNI MATERASSI & W SUSANNA FABRIS	6303 BLUE LAGOON DR #200	MIAMI	FL	33126	USA
GLADYS MILIAN	220 WASHINGTON AVE #4-C	MIAMI BEACH	FL	33139	USA
GLORIA FIORAVANTI	110 WASHINGTON AVE #1511	MIAMI BEACH	FL	33139	USA
GOVERI LLC	110 WASHINGTON AVE 1517	MIAMI BEACH	FL	33139	USA
GRACIELA CABEZAS	1241 Pine St	Oakland	CA	94607-1460	USA
GREGORY MORRIS TRUSTEE OCEAN PLACE 226 REVOC LIVING TRU	PMB #204 480 6TH AVE	NEW YORK	NY	10011	USA
GREGORY STOSKOPF	500 WEST 43 STREET APT 35B	NEW YORK	NY	10036	USA
GUILLERMO G GARAU-MEDINA LIZ LOPEZ	110 WASHINGTON AVE #1308	MIAMI BEACH	FL	33139	USA
GUILLERMO R CUEVAS	221 MERIDAN AVE UNIT 411	MIAMI BEACH	FL	33139-7071	USA
HASMIT POPAT	18834 STONE OAK PKWY # 103	SAN ANTONIO	TX	78258	USA

HASMIT R POPAT	18834 STONE OAK PKWY UNIT 103	SAN ANTONIO	TX	78258	USA
HECTOR M RAMOS	9150 LIME BAY BLVD B9 APT211	FORT LAUDERDALE	FL	33321	USA
HUBERT A MITTNECKER	586 W MERRILL ST	BIRMINGHAM	MI	48009	USA
HUBERT MITTNECKER QIAOYU HU	586 W MERRILL ST UNIT 3	BIRMINGHAM	MI	48009	USA
IAN SCOTT	240 COLLINS AVE APT 2E	MIAMI BEACH	FL	33139-7126	USA
IBIZA 2 INC	74 NE 40 ST	MIAMI	FL	33137	USA
IDALIS ALAVAREZ	1790 S TREASURE DR 2A	MIAMI	FL	33141	USA
IGOR K KOTLIAR	100 COLLINS AVE #310	MIAMI BEACH	FL	33139	USA
ILAN ALLAN FEINGOLD TRS ESTHER M FEINGOLD IRREVOC TRUST	120 GAVILAN AVE	CORAL GABLES	FL	33143	USA
ILEANE SPINNER	2 GRACE CT #5B	BROOKLYN	NY	11201	USA
INSPIRATION BED & BREAKFAST AND HEALTH SPA	233 1 ST	MIAMI BEACH	FL	33139-7354	USA
INVERSIONES COSMO CU5 LLC	175 SW 7 ST #1523	MIAMI	FL	33130	USA
INVERSUR LLC	1210 NE 96 ST	MIAMI SHORES	FL	33138	USA
ION V PANCU & W MIHAELA PANCU	20 COLUMBIA AVE	CLIFFSIDE PARK	NJ	07010	USA
IPF US CONDO LLC	205 COLLINS AVE	MIAMI BEACH	FL	33139	USA
IRON STRATEGIES LLC	243 MERIDIAN AVE UNIT 215	MIAMI BEACH	FL	33139	USA
IRVING SHECHTMAN	4401 COLLINS AVE #2-1412	MIAMI BEACH	FL	33140	USA
ISAO KUDO	221 MERIDIAN AVE # 310	MIAMI BEACH	FL	33139-7088	USA
ITZHAK TABAK JENNIFER TABAK	45 PICKETT PL	NEW ALBANY	OH	43054-8415	USA
IVAN TORO	801 W DILIDO DR	MIAMI BEACH	FL	33139	USA
J MICHAEL PROPERTIES II LLC	13900 NOEL ROAD UNIT #4	DALLAS	TX	75240	USA
JACKY WERTA	10275 COLLINS AVE APT 422	MIAMI BEACH	FL	33154-1461	USA
JAMES RENDAN ONEIL	101 COLLINS AVE UNIT 17	MIAMI BEACH	FL	33139-7245	USA
JAMES S KIZER ERIKA ANGULO	202 WASHINGTON AVE #14	MIAMI BEACH	FL	33139	USA
JAMIE STEIN & W ANA P DE FARIA	930 BAY DR 14	MIAMI BEACH	FL	33141	USA
JAN GRAD & W DANUTA	2724 NE 21 TERR APT 2	FT LAUDERDALE	FL	33306	USA
JANET BROWN	220 COLLINS AVE UNIT 6A	MIAMI BEACH	FL	33139-7125	USA
JASWINDER SANDHU	110 WASHINGTON AVE APT 2409	MIAMI BEACH	FL	33139-7239	USA
JEAN M SYLLA	100 COLLINS AVE #217	MIAMI BEACH	FL	33139-7207	USA
JENS HENRIKSEN	301 JEFFERSON AVE #4A	MIAMI BEACH	FL	33139	USA
JERRY HARPER & ROSE HARPER	110 WASHINGTON AVE #1704	MIAMI BEACH	FL	33139	USA
JESSICA D BOVA	110 WASHINGTON AVE #1621	MIAMI BEACH	FL	33139	USA
JILL H EPSTEIN TRS JILL H EPSTEIN TR RICHARD EPSTEIN TRS	505 TREMONT ST 602	BOSTON	MA	02216	USA
JIMMY ROCK AND ROLL INC	220 COLLINS AVE #7B	MIAMI BEACH	FL	33139	USA
JJCU 6 LLC	500 SOUTH POINTE DR STE 210	MIAMI BEACH	FL	33139-7317	USA
JMS FAMILY INVESTMENT LLC	110 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
JOAQUIN CORTIZO	739 2 ST #8	MIAMI BEACH	FL	33139-7069	USA
JOHANN SAN CRISTOBAL	709 2 ST 5	MIAMI BEACH	FL	33139-7042	USA
JOHN D RELIC	226 OCEAN DR 4D	MIAMI BEACH	FL	33139	USA
JOHN DOBSON	140 CHRISTIE HILL RD	DARIEN	CT	06820	USA
JOHN HOPKINS	110 WASHINGTON AVE APT 2521	MIAMI BEACH	FL	33139-7240	USA
JOHN LATELLA JTRS EDUARDO PRATES DE SOUZA JTRS	110 WASHINGTON AVE #2416	MIAMI BEACH	FL	33139	USA
JOHN MARAVEGIAS NICK KONIARIS FLORENTINO NILOOBAN	225 COLLINS AVE #5L	MIAMI BEACH	FL	33139	USA
JOHN MCCLUSKEY & W NANCY MCCLUSKEY	PO BOX 2764	DUXBURY	MA	02331	USA
JOHN PAGOUMIAN SVETLANA SUTOVA PAGOUMIAN	110 WASHINGTON AVE 2621	MIAMI BEACH	FL	33139	USA
JOHN SEITZ	8 GREENE ST APT 6	NEW YORK	NY	10013-5802	USA
JOHN W CALDWELL ADRIANA CALDWELL	18910 WENTWORTH DR	MIAMI	FL	33015	USA
JOHNNY MONTOYA	100 COLLINS AVE #313	MIAMI BEACH	FL	33139	USA

JONAS KRISCIUNAS LE REM KESTUTIS KRISCIUNAS	221 MERIDIAN AVE 311	MIAMI BEACH	FL	33139	USA
JONATHAN S GELLMAN	333 RIVER ST APT 609	HOBOKEN	NJ	07030-5862	USA
JOONOK YANG	110 WASHINGTON AVE #1215	MIAMI BEACH	FL	33139-7222	USA
JORGE A MEJIA	90 ALTON RD #2905	MIAMI BEACH	FL	33139-7119	USA
JORGE H ARIVIELLO LUZ A VARON	5837 NW 112 CT	DORAL	FL	33178	USA
JORGE H ARIVIELLO LUZ A VARON	110 WASHINGTON AVE APT 2517	MIAMI BEACH	FL	33139-7240	USA
JOSE A PETIT TRS JOSE A PETIT AND GLADIYS PETIT TRUST	8015 SW 134 CT	MIAMI	FL	33183	USA
JOSE A PETIT TRS REVOCABLE INTERVIVOS TRUST OF OF JOSE A PETIT AND GLADYS PETIT	8015 SW 134 CT	MIAMI	FL	33183	USA
JOSE ADORNO	739 2 ST APT #6	MIAMI BEACH	FL	33139	USA
JOSE M MUNOZ &W MONICA ESPINOSA	110 WASHINGTON AVE #1412	MIAMI BEACH	FL	33139-7223	USA
JOSE MANUEL TOMAS	110 WASHINGTON AVE #1313	MIAMI BEACH	FL	33139	USA
JOSE MARCUS C DE MENEZES ANA MARIE REGINA DE MENEZES	8011 SANDBURG CT	DUNN LORING	VA	22027	USA
JOSE O TRIANA	3495 W 1 AVE	HIALEAH	FL	33012	USA
JOSEPH A LAPADULA &W ANA L	441 GERONA AVE	MIAMI	FL	33146-2807	USA
JOSEPH FERREIRA	530 OCEAN DR. UNIT 206	MIAMI BEACH	FL	33139	USA
JOSEPHINE WOOD	226 OCEAN DR #3-B	MIAMI BEACH	FL	33139	USA
JOSHUA BURMAN	110 WASHINGTON AVE #1610	MIAMI BEACH	FL	33139	USA
JUAN CARLOS CHAOUI	4233 NW 3 ST	MIAMI	FL	33126-5422	USA
KAINE 136 LLC	2650 BISCAYNE BLVD	MIAMI	FL	33137	USA
KAINE PARKING 125 LLC	2650 BISCAYNE BLVD	MIAMI	FL	33137	USA
KAINE PARKING 125 LLC LAWRENCE F KAINÉ	2650 BISCAYNE BLVD	MIAMI	FL	33137	USA
KARIN A Aaftink Van Gool TRS	PO BOX 8392	BRECKENRIDGE	CO	80424	USA
KARINA CONDE PA	221 MERIDIAN AVENUE #413	MIAMI BEACH	FL	33139	USA
KARL H SMITH	885 AVE OF THE AMERICAS #47B	NEW YORK	NY	10001	USA
KARLOS ANDRE BRAGGS	20533 BISCAYNE BLVD #163	AVENTURA	FL	33180	USA
KATHRYN STEIGERWALD COLLEEN HOLLOWAY	110 WASHINGTON AVE 1323	MIAMI BEACH	FL	33139	USA
KEITH AUSTIN MCQUILLEN	243 MERIDIAN AVE #112	MIAMI BEACH	FL	33139	USA
KENNETH R MANGONE STEVE J CASTELLA	6248 EMERALDWOOD PL	DALLAS	TX	75254	USA
KENNETH SILVER &W CAROL SILVER	110 WASHINGTON AVE #2320	MIAMI BEACH	FL	33139-7238	USA
KENT L KAROSEN BRIAN B HAUSERMAN	110 WASHINGTON AVE 1321	MIAMI BEACH	FL	33139	USA
KERDOS LLC	1150 SW 22 ST	MIAMI	FL	33129	USA
KEVIN F HOBBS TRS	47 HILLS POINT RD	WESTPORT	CT	06880	USA
KEVIN J GRAVELINE	11096 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412-2480	USA
KONSTANTINE CHERNUKHA GALINA CHERNUKHA	110 WASHINGTON AVE #1405	MIAMI BEACH	FL	33139	USA
KURT SCHENK TRUDI SCHENK	110 WASHINGTON AVE #1616	MIAMI BEACH	FL	33139	USA
LAIZ PAIVA	801 N VENETIAN DR #906	MIAMI	FL	33139-1068	USA
LARRY GILBERG ANNA GILBERG	7 ALVISO CT	PACIFICA	CA	94044	USA
LAUREN CARRA	110 WASHINGTON AVE #1712	MIAMI BEACH	FL	33139	USA
LAURENT BACZYNSKYJ	110 WASHINGTON AVE 2309	MIAMI BEACH	FL	33139	USA
LAWRENCE F KAINÉ	1717 N BAYSHORE DR UNIT 2032	MIAMI	FL	33132-1156	USA
LAZARO E MARTINEZ & GILZA M FORT	161 WESTWARD DR	MIAMI SPRINGS	FL	33166-5257	USA
LEE SCHNEIDER	20 N CLARK ST STE 2700	CHICAGO	IL	60602	USA
LEONARDO REPLE MANTOVANELLI NEIDE TOMAZI	7480 SW 132 ST	MIAMI	FL	33156	USA
LHM ENTERP COSMOPOLITAN LLC	7400 W FLAGLER ST	MIAMI	FL	33144	USA
LIBARDO TELLEZ &W AMALIA	2101 BRICKELL AVE UNIT 1112	MIAMI	FL	33129-2114	USA
LINDA S JEVAHIRIAN	22821 VIOLET ST	FARMINGTON	MI	48336	USA
LISA NAPOLITANO	500 W 23RD ST APT#10E	NEW YORK	NY	10011	USA
LOGTOWN PROPERTIES LLC	2130 FERNCLIFF RD	CHARLOTTE	NC	28211	USA

LORRAINE RINALDO	110 WASHINGTON AVE #1311	MIAMI BEACH	FL	33139	USA
LUCA PARLANTI	105 DUANE ST APT 36D	NEW YORK	NY	10007	USA
LUCIANA FIORAVANTI	125 JEFFERSON AVE #142	MIAMI BEACH	FL	33139	USA
LUCIANA LOPES DO NASCIMENTO	110 WASHINGTON AVE 1510	MIAMI BEACH	FL	33139	USA
LUCIO CATONE	110 WASHINGTON AVE #1605	MIAMI BEACH	FL	33139-7225	USA
LUIS C PADILLA	101 COLLINS AVE UNIT 4	MIAMI BEACH	FL	33139-7231	USA
LUIS E TOLLINCH PETER R MEYER	119 FULTON ST APT 12	NEW YORK	NY	10038-2729	USA
LUIS PADILLA &W ZAIDA	101 COLLINS AVE #10	MIAMI BEACH	FL	33139-7241	USA
LUIS PADILLA &W ZAIDA	101 COLLINS AVE #24	MIAMI BEACH	FL	33139-7246	USA
M J A TRUST LLC	5231 CAMP DAGGETT RD	BOYNE CITY	MI	49712-9365	USA
MAC 100 LLC	300 S POINTE DR STE 3305	MIAMI BEACH	FL	33139-7350	USA
MAC 101 COLLINS LLC	157 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MAC 225 LLC	157 COLLINS AVE 2ND FL	MIAMI BEACH	FL	33139-7242	USA
MAHYAR TAHBAZ	601 NE 36 ST STE 708	MIAMI	FL	33137	USA
MALGORZATA CHOJNACKI	221 MERIDIAN AVE UNIT 502	MIAMI BEACH	FL	33139-7072	USA
MANUEL RAVELO	221 MERIDIAN AVE UNIT 210	MIAMI BEACH	FL	33139-7004	USA
MANUELA CHIONG & DIANA C HUNT JTRS	220 WASHINGTON AVE #5C	MIAMI BEACH	FL	33139	USA
MARC ARTHUR MENASE LAETITIA CHEKROUN MENASE	110 WASHINGTON AVE #2518	MIAMI BEACH	FL	33139	USA
MARC GELLMAN TRS MARC GELLMAN LIVING TRUST	1125 MAXWELL LN	HOBOKEN	NJ	07030	USA
MARCELO BASTOS CASTILLO BRANCO	110 WASHINGTON AVE #1509	MIAMI BEACH	FL	33139-7223	USA
MARCOS LOPEZ AROCHA &W MARIA ALEMAN LOPEZ	3230 NW 126 AVE	SUNRISE	FL	33323	USA
MARGARET CARUTHERS	34 BERRY ST #4T	BROOKLYN	NY	11249	USA
MARGOT HOUSE LLC	3370 MARY STREET	MIAMI	FL	33133	USA
MARIA C GARNICA	110 WASHINGTON AVE 1419	MIAMI BEACH	FL	33139	USA
MARIA J LARA	110 WASHINGTON AVE 2311	MIAMI BEACH	FL	33139	USA
MARIA P ROSERO	110 WASHINGTON AVE #1502	MIAMI BEACH	FL	33139	USA
MARIA TERESA RAMIREZ LOPEZ	110 WASHINGTON AVE #2608	MIAMI BEACH	FL	33139	USA
MARIA V SURIDIS	221 MERIDIAN AVE #401	MIAMI BEACH	FL	33139	USA
MARILYN JORGE	221 MERIDIAN AVE #410	MIAMI BEACH	FL	33139	USA
MARINA A MALLMANN	210 WASHINGTON AVE # 10	MIAMI BEACH	FL	33139	USA
MARINA SHAP C/O MARINA SHAP	2843 S BAYSHORE DR #16B	MIAMI	FL	33133	USA
MARIO MIGLIETTA	110 WASHINGTON AVE APT 2507	MIAMI BEACH	FL	33139-7239	USA
MARK G NOLLER	225 COLLINS AVE 7J	MIAMI BEACH	FL	33139	USA
MARK L SHYMAN TRS MARK L SHYMAN TRUST	110 WASHINGTON AVE # 1821	MIAMI BEACH	FL	33139	USA
MATTHEW J FEELEY	110 WASHINGTON AVE #1320	MIAMI BEACH	FL	33139-7222	USA
MATTINA VENTURES LLC	922 QUARY	ROCHESTER HILLS	MI	48306	USA
MD LLC	465 OCEAN DR #722	MIAMI BEACH	FL	33139-6626	USA
MEDARDO MILIAN (JR)	220 WASHINGTON AVE #4D	MIAMI BEACH	FL	33139-7155	USA
MERCURY 211 LLC	4380 N BAY RD	MIAMI BEACH	FL	33140	USA
MERCURY 214 LLC	1600 NW 165 ST	NORTH MIAMI BEACH	FL	33169	USA
MERCURY 215 LLC	1600 NW 165 ST	NORTH MIAMI BEACH	FL	33169	USA
MERCURY 300 LLC	4380 N BAY RD	MIAMI BEACH	FL	33140	USA
MERCURY 303 LLC	1600 NW 165 ST	NORTH MIAMI BEACH	FL	33169	USA
MERCURY HOTEL GROUP LLC	100 COLLINS AVE #15	MIAMI BEACH	FL	33139	USA
MERCURY HOTEL GROUP LLC	100 COLLINS AVE CU 15	MIAMI BEACH	FL	33139	USA
MERIDIAN 506 LLC	5820 SW 73 AVE	MIAMI	FL	33143	USA
MERIDIAN AVENUE CORP	220 71 ST #213	MIAMI	FL	33141	USA
MICHAEL BARRINEAU	110 WASHINGTON AVE UNIT 1613	MIAMI BEACH	FL	33139	USA

MICHAEL CHIPKO & MATTHEW PURKO	101 COLLINS AVE #14	MIAMI BEACH	FL	33139-7241	USA
MICHAEL COLLARO DENISE COLLARO	310 WORTHINGTON AVE	SPRING LAKE	NJ	07762	USA
MICHAEL E AGUILAR	41-19 60 ST #3-A	WOODSIDE	NY	11377	USA
MICHAEL NARULA & SATPAL SINGH	101 COLLINS AVE #8	MIAMI BEACH	FL	33139-7241	USA
MICHAEL RYAN & CATHERINE GOTAY JTRS	111 CHIPPEWA RD	YONKERS	NY	10710	USA
MIDI 1702 INC	800 BRICKELL AVE STE 701	MIAMI	FL	33131	USA
MIGUEL EDUARDO PONCE	739 2 ST 1	MIAMI BEACH	FL	33139	USA
MIGUEL NOBILE	465 OCEAN DR #1123	MIAMI BEACH	FL	33139-6628	USA
MIKE HEZEMANS	100 WEST AVENUE UNIT #617	MIAMI BEACH	FL	33139	USA
MILAGROSA D'JESUS GUERRA	533 MERIDIAN AVE #7	MIAMI BEACH	FL	33139	USA
MINALGA ROMAS	220 COLLINS AVE #2-A	MIAMI BEACH	FL	33139	USA
MIRIAM COLON	739 2ND ST APT 3	MIAMI BEACH	FL	33139	USA
MIRIAM HERNANDEZ	4600 SW 94 AVE	MIAMI	FL	33165-5846	USA
MITCHELL R BERLIN MILAN D LINT	31 PROSPECT PARK W	BROOKLYN	NY	11215-2307	USA
MOBILE ARTS INC	212 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MODIMIDA LLC C/O HOWARD CHASE REAL ESTATE	1354 WASHINGTON AVE #220	MIAMI BEACH	FL	33139	USA
MOUSTAFA M SOLIMAN TRS LYNN SKZYNEAR TRS	2203 MASSACHUSETTS AVE NORTHWEST	WASHINGTON	DC	20008	USA
MUR INVEST GRP INC C/O P&B SERVICES INC	13205 SW 137 AVE STE 122	MIAMI	FL	33186-5334	USA
MUR INVEST GRP INC C/O P&B SERVICES OF MIAMI INC	13205 SW 137 AVE SUITE 122	MIAMI	FL	33186-5334	USA
MYRET LLC C/O TURNER & ASSOCIATES LLP	200 S BISCAYNE BLVD # 1770	MIAMI	FL	33131	USA
NABOLEX LLC	5600 COLLINS AVE #11M	MIAMI BEACH	FL	33140	USA
NAHI MUFARRIGE SONIA MUFARRIGE	4208 CASE ST	HOUSTON	TX	77005	USA
NATALIE TORRES	206 WASHINGTON AVE 12	MIAMI BEACH	FL	33139-7116	USA
NATHAN BROWNING	248 WASHINGTON AVE #2	MIAMI BEACH	FL	33139	USA
NATHAN BROWNING	248 WASHINGTON AVE #1	MIAMI BEACH	FL	33139-7104	USA
NICHOLAS KONIARIS JOHN MARAVEGIAS	226 OCEAN DR # 5D	MIAMI BEACH	FL	33139	USA
NICK SERIANNI	110 WASHINGTON AVENUE #1811	MIAMI BEACH	FL	33139	USA
NIKOLETTA SZILVIA KALLOS MONIKA HENRIETTA KALLOS	110 WASHINGTON AVE 1421	MIAMI BEACH	FL	33139	USA
NILS GORAN ALBINSSON	4281 EXPRESSLANE #3302	SARASOTA	FL	34238	USA
NIRIT WELKOVITZ	3802 NE 207 ST APT 1804	AVENTURA	FL	33180-3853	USA
NOEL NUNEZ	228 WASHINGTON AVE #3	MIAMI BEACH	FL	33139-7131	USA
OCEAN HOUSE LLC	48 WALL ST 11TH FLR	NEW YORK	NY	10005	USA
OCEAN PLACE 3J LLC	1000 SOUTH POINT DR #2101	MIAMI BEACH	FL	33139	USA
ODYSSEUS LLC	1338 CLARET CT	FT MEYERS	FL	33919	USA
OFIR KAHATI	1096 PEARL ST	NORTH WOODMERE	NY	11581	USA
OLGA AMAYA	220 WASHINGTON AVE #3C	MIAMI BEACH	FL	33139-7157	USA
ORLANDO M FORTUN &W ISIS	8260 NW 171 ST	MIAMI	FL	33015-3738	USA
OSCAR SANCHEZ &W LIDA RODRIGUEZ TASEFF	110 WASHINGTON AVE 2606	MIAMI BEACH	FL	33139-7240	USA
PAMELA JENNIFER MCGOWAN	204 WASHINGTON AVE #13	MIAMI BEACH	FL	33139	USA
PAOLO GANDOLFI	127 RIVERSIDE DR	NEW YORK	NY	10024	USA
PARADISE POINT ENTERPRISES INC	161 SW 6 TERR	BOCA RATON	FL	33486	USA
PAUL A FELFLE &W SANDRA VELEZ	226 OCEAN DR #4C	MIAMI BEACH	FL	33139-7449	USA
PAUL A GISCARD	110 WASHINGTON AVE #1409	MIAMI BEACH	FL	33139-7223	USA
PAUL A LEVINSON PATRICIA K LEVINSON	315 E NEW ENGLAND AVE 6	WINTER PARK	FL	32789	USA
PAUL BREZINSKY	221 MERIDIAN PLAZA #307	MIAMI BEACH	FL	33139	USA
PAUL D GEORGE	31170 COUNTRY RIDGE CIRCLE	FARMINGTON HILLS	MI	48331	USA
PAUL F GEITNER RAFAEL DE BUSTAMANTE TELLO	957 EAGLE RUN DRIVE	CENTERVILLE	OH	45459	USA
PAUL LARDI	801 N VENETIAN DR #906	MIAMI BEACH	FL	33139	USA

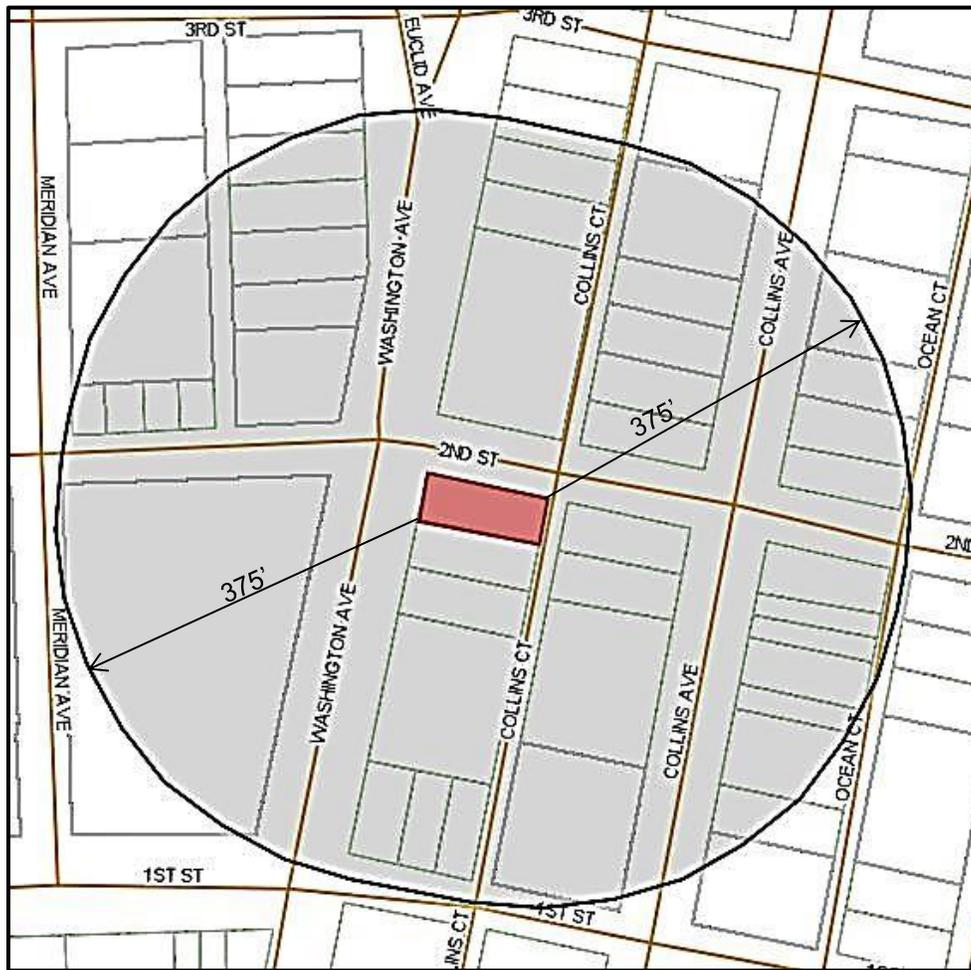
PAUL P KELLY DEBRA A KELLY	110 WASHINGTON AVE 1601	MIAMI BEACH	FL	33139	USA
PAUL PETERS	214-57 33 AVE	BAYSIDE	NY	11360	USA
PEDRO P IGLESIAS	110 WASHINGTON AVE #2316	MIAMI BEACH	FL	33139	USA
PETER CRISTANCHO	1035 N 31 RD	HOLLYWOOD	FL	33021	USA
PETER RAYMOND SCHNEIDER ADRIENNE ARMSTRONG	1345 WOODSIDE DR	MC LEAN	VA	22102	USA
PETRA STEKL FALTYNOVA	110 WASHINGTON AVE #2508	MIAMI BEACH	FL	33139	USA
PINK FLAMINGO 14 LLC	1521 ALTON ROAD #272	MIAMI BEACH	FL	33139-7221	USA
PLES HANDEL GMBH C/O ERWIN SLATIC	336 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
PRADEEP VASWANI	705 2 ST #3	MIAMI BEACH	FL	33139-7042	USA
PREMATESH CHATTOO & RAJESH CHATTOO & VISHAL SOOD	100 COLLINS AVE #203	MIAMI BEACH	FL	33139-7207	USA
PROA LLC	444 BRICKELL AVE #415	MIAMI	FL	33131-2405	USA
QUEEN CITY PROPERTIES HOLDING CO LLC	1620 PLATTE ST B209	DENVER	CO	80202	USA
R J BRADFORD &W PATRICIA SAMUEL BRADFORD SAMUEL BRADFORD	221 MERIDIAN AVE 509	MIAMI BEACH	FL	33139	USA
RAFAEL PALOP	101 COLLINS AVE 7	MIAMI BEACH	FL	33139	USA
RAFAEL PEREZ &W RAMONA	240 COLLINS AVE #2D	MIAMI BEACH	FL	33139-7126	USA
RAFFAELLA CHIANTINI	240 COLLINS AVE #7B	MIAMI BEACH	FL	33139	USA
RAJESH J BORKHATARIA &W ANNE MARIE ISABELLE BROCHARD	110 WASHINGTON AVE #1312	MIAMI BEACH	FL	33139	USA
RAMLE INTERNATIONAL CORP	12855 SW 136 AVE #207	MIAMI	FL	33186-5827	USA
RANDALL D FREED &W ANNA WALKOWSKI	110 WASHIGNTON AVE UNIT 1505	MIAMI BEACH	FL	33139	USA
RED OAK MIAMI LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
REGINA CONTOS	730 3 ST #101	MIAMI BEACH	FL	33139-6860	USA
RICARDO FONDO &W MARGARITA	50 NW 204 ST #9	MIAMI	FL	33169-2603	USA
RICARDO I VILLAREAL	221 COLLINS AVE #8	MIAMI BEACH	FL	33139	USA
RICHARD A CANTOR & CHARLES L GRIZZLE JTRS	2326 CALIFORNIA ST NW	WASHINGTON	DC	20008	USA
RICHARD FONDO &W MARGARITA	50 NW 204 ST #9	MIAMI	FL	33169-2603	USA
RICHARD JOHN GIACCO JR DOROTHY MEREDITH KELLER	2215 W 17 STREET	WILMINGTON	DE	19806	USA
RICHARD KNIGHT	110 WASHINGTON AVE #2211	MIAMI BEACH	FL	33139	USA
RICHARD M WHITE & RICHARD M CARROLL	50 LEXINGTON AVE #7D	NEW YORK	NY	10010	USA
RICHARDO I KILPATRICK &W CAROLE C	1970 OAK POINTE DRIVE	ROCHESTER HILLS	MI	48306-1508	USA
RICHARDO KILPATRICK CAROLE KILPATRICK	1970 OAK POINTE DR	ROCHESTER HILLS	MI	48306	USA
RIV GROUP LLC	855 STILLWATER DR	MIAMI BEACH	FL	33141	USA
ROBERT A PECK TRS DESCENDANTS SEPARATE TRUST JUDITH POLLACK TRS	PO BOX 718	PORTLAND	ME	04104	USA
ROBERT C WILBURN PATRICIA E WILBURN	110 WASHINGTON AVE #1711	MIAMI BEACH	FL	33139	USA
ROBERT CURRAN	74 NE 40 ST	MIAMI	FL	33137	USA
ROBERT LOMBARDI	6040 NW 67 CT	PARKLAND	FL	33067	USA
ROBERT MAZEROLLE TERESA DI CAIRANO	110 WASHINGTON AVE 2418	MIAMI BEACH	FL	33139	USA
ROBERT S BETTER LISA C BETTER	110 WASHINGTON AVE #1716	MIAMI BEACH	FL	33139	USA
ROBERTO LUZ DE BARROS BARRETO FLAVA G PENA DE BARROS BARRETO	110 WASHINGTON AVE #2403	MIAMI BEACH	FL	33139	USA
ROCHELLE FILKER ANDREOTTI ANDERSON SCOTT BARNES	110 WASHINGTON AVE UNIT 1416	MIAMI BEACH	FL	33139	USA
RONALD J RICK DANIEL J RICK	101 COLLINS AVE # 3	MIAMI BEACH	FL	33139	USA
RONALD W BOYCE &W KATHRYN B	266 OCEAN DR #7H	MIAMI BEACH	FL	33139-7114	USA
RONDA L BAKER	110 WASHINGTON AVE #2610	MIAMI BEACH	FL	33139-7240	USA
ROSELEINE MOUSSIGNAC	228 WASHINGTON AVE #7	MIAMI BEACH	FL	33139	USA
RREALTY LLC	11027 NW 122 ST	MEDLEY	FL	33178	USA
SADDIK REVOCABLE LIVING TRUST	555 CRESTLAKE DR	SAN FRANCISCO	CA	94132	USA
SAINT TERESA OF AVILA 2 LLC	1000 WEST AVE #320	MIAMI BEACH	FL	33139	USA
SAMAR SLEIMAN	221 MERIDIAN AVE 201	MIAMI BEACH	FL	33138	USA
SAMUEL FARKAS &W MAGDA	220 COLLINS AVE #1-A	MIAMI BEACH	FL	33139	USA

SANDY PROPERTY II LLC	PO BOX 1543	WEST PALM BEACH	FL	33402	USA
SASHA KLEIN	228 WASHINGTON AVE # 5	MIAMI BEACH	FL	33139	USA
SASHA KLEIN	228 WASHINGTON AVE # 8	MIAMI BEACH	FL	33139	USA
SCOTT A FISHER	942 S PEARL ST 101	DENVER	CO	80209	USA
SCOTT HAMPTON	100 COLLINS AVE 307	MIAMI BEACH	FL	33139	USA
SEAN A SCOTT	225 COLLINS AVE 7L	MIAMI BEACH	FL	33139	USA
SEATILE INTERNATIONAL LLC	225 COLLINS AVE #4I	MIAMI BEACH	FL	33139	USA
SECOND AND FOURTH LLC	270 W 19 STREET 7A	NEW YORK	NY	10011	USA
SERGE SAFAR	PO BOX 45	NEWTON CENTER	MA	02459	USA
SERGEY PISKLAKOV	225 CENTRAL PARK WEST # 617	NEW YORK	NY	10024	USA
SEVER ANTON ANDREEA ANTON	501 HOLLOW CREEK RD	WIND POINT	WI	53402	USA
SEVERINE A PARRY	240 COLLINS AVE #2B	MIAMI BEACH	FL	33139-7126	USA
SHANAZ SHAKOORI	3131 SOUTH RIDGE ROAD	AKRON	OH	44333	USA
SHIMRIT WOLF C/O WENDY MCKINNEY DANIEL WOLF	3101 INGERSOLL AVE	DES MOINES	IA	50312	USA
SIGITA AUSRA	220 COLLINS AVE #1B	MIAMI BEACH	FL	33139	USA
SILVIA T DUARTE	110 WASHINGTON AVE 2522	MIAMI BEACH	FL	33139	USA
SMITH COOPER HOLDINGS LLC	516 RUE ST PHILIP	NEW ORLEANS	LA	70116	USA
SOFIELIFE LLC	110 WASHINGTON AVE # 1524	MIAMI BEACH	FL	33139	USA
SOPHIE PATRICIA GUERRERO JEAN PHILLIPPE GUERRERO	110 WASHINGTON AVE #1808	MIAMI BEACH	FL	33139	USA
SOROUGH NIKNIA TRS THE NIKNIA FAMILY LIVING TRUST POURAN NIKNIA TRS	110 WASHINGTON AVE #1413	MIAMI BEACH	FL	33139	USA
SOUTH 8 THIRTY NINE LLC	17844 SW 83RD CT	PALMETTO BAY	FL	33157	USA
SOUTH BEACH FLA LLC	110 WASHINGTON AVE APT 1719	MIAMI BEACH	FL	33139	USA
SOUTH PNT ASSET MGMT INC	1819 WEST AVE #BAY 1	MIAMI BEACH	FL	33139-1480	USA
SOUTH5 LLC C/O FEILDSTONE	200 S BISCAYNE BLVD 3600	MIAMI BEACH	FL	33139	USA
SPYRIDON KOUTSOURIS	110 WASHINGTON AVE #1709	MIAMI BEACH	FL	33139-7224	USA
STANLEY J ARONOFF &W JANET C 2200 U S BANK TOWER	425 WALNUT ST	CINCINNATI	OH	45202	USA
STANLEY WERTHEM &W MARY	110 WASHINGTON AVE #1319	MIAMI BEACH	FL	33139-7222	USA
STEVE BOVA &W NICOLE LECHEVALIER	20505 E COUNTRY CLUB DR #139	AVENTURA	FL	33180-3037	USA
STEVE CALENGI TRS STEVE CALENGI AND LOUISE CALENGI JOINT TRUST	220 COLLINS AVE 4B	MIAMI BEACH	FL	33139	USA
STEVEN CIFRANIC	3482 W 146 ST	CLEVELAND	OH	44111	USA
STEVEN MICHAEL GILLON	110 WASHINGTON AVE UNIT 1724	MIAMI BEACH	FL	33139	USA
SUDHAKAR D DESHMUKAH NEELA S DESHMUKAH	2810 SHERIDAN PL	EVANSTON	IL	60201	USA
SUSANA MEJIA	228 WASHINGTON AVE #6	MIAMI BEACH	FL	33179	USA
SUZANNE KRISZTINA LORINEZ JTRS KALMAN F LORINCZ JTRS	408 MIDDLE VALLEY LANE	WOODSTOCK	GA	30189	USA
TATIANA F DJUROMSCAIA	1930 LAKEPORT WAY	RESTON	VA	20191	USA
TEO MAMMUCARI	110 WASHINGTON AVE # 1512	MIAMI BEACH	FL	33139	USA
THE HOUSING AUTHORITY/MIAMI BEACH	200 ALTON RD	MIAMI BEACH	FL	33139-6742	USA
THOMAS A CAFFREY &W ANDREA CARDONA	400 S POINTE DR #2109	MIAMI BEACH	FL	33139-7361	USA
THOMAS J AFRICANO &W LESLIE B AFRICANO	226 OCEAN DR # 6GH	MIAMI BEACH	FL	33139-7448	USA
THOMAS P SPAHR	1800 OLD MEADOW RD #1702	MCLEAN	VA	22102	USA
TOUFIE MAZZAWI RIMA MAZZAWI	9000 SW 140 ST	MIAMI	FL	33176-7109	USA
TRK AP LLC	PO BOX 2727	ORLEANS	MA	02653	USA
TRYUMPH CYCLON LLC	74 NE 40 ST	MIAMI	FL	33137	USA
TWOFIFTY COLLINS LLC	3443 NE 166 ST	NO MIAMI BEACH	FL	33160-3845	USA
URGUT LLC	4780 PINE TREE DR #2	MIAMI BEACH	FL	33140	USA
VALERIA QUAGLIATA	110 WASHINGTON AVE UNIT 1518	MIAMI BEACH	FL	33139	USA
VALERY SIGAL	225 COLLINS AVE 7K	MIAMI BEACH	FL	33139-7156	USA
VAROUJAN ARTINIAN JTRS ANKIN ARTINIAN JTRS VIKEN GARABED ARTINIAN JTRS	225 COLLINS AVE # 5K	MIAM BEACH	FL	33139	USA

VERONICA A DEBURRO	110 WASHINGTON AVE #1608	MIAMI BEACH	FL	33139	USA
VICTOR A SMITH	101 COLLINS AVE #12	MIAMI BEACH	FL	33139-7241	USA
VINCENT A GUIDO	110 WASHINGTON AVE 1310	MIAMI BEACH	FL	33139-7222	USA
VINICIUS SOUZA & PATRICIA REZENDE FONSECA JTRS	9432 BYRON AVE	MIAMI	FL	33154-2440	USA
VIVIANE D ASCOLA	110 WASHINGTON AVE #2618	MIAMI BEACH	FL	33139	USA
WALTER O'LEARY	110 WASHINGTON AVE #2213	MIAMI BEACH	FL	33139	USA
WALTER SCARFO	220 WASHINGTON AVE UNIT 3D	MIAMI BEACH	FL	33139-7157	USA
WANDA O ROURKE	110 WASHINGTON AVE # 1624	MIAMI BEACH	FL	33139	USA
WASHINGTON 234 LLC	2001 TYLER ST STE 5	HOLLYWOOD	FL	33020	USA
WILLIAM A APONTE	221 MERIDIAN AVE #511	MIAMI BEACH	FL	33139	USA
WILLIAM B MEDELLIN	240 COLLINS AVE UNIT 3F	MIAMI BEACH	FL	33139-7178	USA
WILLIAM FIORE & W LINDA FIORE	627 FOREST AVE	WESTFIELD	NJ	07090	USA
WILLIAM GREG EASTWOOD JUDIT JAKAB	110 WASHINGTON AVE #1619	MIAMI BEACH	FL	33139	USA
WILLIAM J FEENEY JR & W VICKI	220 WASHINGTON AVE 5B	MIAMI BEACH	FL	33139-7158	USA
WILLIAM J REYNOLDS	221 MERIDIAN AVE #414	MIAMI BEACH	FL	33139-7071	USA
WILLIAM REDDING JTRS PAMELA REDDING JTRS	90 WHITE OAK DR	SOUTHINGTON	CT	06489	USA
WISE BROWN HOLDING LLC	7100 SW 99 AVE STE 201	MIAMI	FL	33173-4668	USA
WOHLZUFRIEDEN LLC	221 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
YANTRA 119 LLC	119 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
ZAEV A WULFFHART & DEBORAH I WULFFHART & ET AL JEFFREY IVON WULFFHART	110 WASHINGTON AVE UNIT 2617	MIAMI BEACH	FL	33139	USA

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375' RADIUS MAP



SUBJECT: 224 2 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-003-1250

LEGAL DESCRIPTION: OCEAN BEACH FLA SUB PB 2-38 LOT 16 BLK 9

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: February 11, 2014

FILE NO: 7413

PROPERTY: 224 2nd Street

LEGAL: Lot 16, Block 9, of the Ocean Beach Subdivision, According to the Plat Thereof, as Recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 1 and 2-story buildings and the construction of a new 1-story detached ground level addition, as part of a new restaurant development.

CORRECTED ORDER

(superseding the order recorded in O.R. Book 29046/Pages 1899-1908)

The applicant, 224 Sofi, LLC., filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

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

- A. The subject structures are classified as 'Contributing' in the Miami Beach Historic Properties Database and are located within the Ocean Beach Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'a', 'b' & 'd' in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'b', 'c', 'g', & 'l' in Section 118-564(a)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if the

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT, CITY OF MIAMI BEACH

[Signature] 12/5/14
(Signature of Planning Director or Designee) (Date)

Personally known to me or Produced ID: _____

[Signature]
Notary Public, State of Florida at Large
Printed Name: TERESA MARIA
My Commission Expires: (See)

This document contains 10 pages.

TERESA MARIA
MY COMMISSION # FF 042189
EXPIRES: December 2, 2017
Bonded Thru Budget Notary Services



[Handwritten initials]

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following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The proposed folding wall system shall not be permitted. Any new doors shall consist of swing type doors and be designed in a manner more consistent with the existing building. Final design and details of the east wall including door and window types shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. The non-original enframements shall be removed and the window openings and window configurations on the north and west elevations of the 1-story structure, shall be restored in a manner substantially consistent with the 1937 microfilm plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. Final design and details including material samples for the proposed louvered green wall shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. Final design and details including material samples for the proposed screen located at the north wall of the restroom structure shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - e. Final design and details including material samples for the proposed retractable awning shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - f. The proposed clerestory shall be minimized to the greatest extent possible. Final design and details including material samples for the proposed clerestory shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - g. Final design and details including material samples for the proposed awning structures shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - h. The final location and details of all exterior ramp and railings systems, including materials, dimensions and finishes, shall be provided in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.



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- i. The finish of the low wall facing 2nd Street shall consist of a high quality, non-stucco surface material, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - j. Final details of all exterior surface finishes and materials shall be required, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - k. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required and all new proposed windows shall substantially match the original window configurations, in a manner to be reviewed and approved by staff, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - l. The final design and details of all exterior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the historic structure or the surrounding historic district.
 - m. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, and all kitchen exhaust ducting shall be contained within the building from the first floor through to the roof, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Any rooftop mechanical equipment, structures or screening not shown on the plans approved by the Board may require later Board approval.
 - n. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - o. Prior to the issuance of a Certificate of Occupancy, the Architect for the project architect shall verify, in writing, that the project is consistent with the elevations, floor plans, site plan and landscape plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all



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plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

- a. The proposed Costarican Nightshade Vine shall be replaced by a non-poisonous, non-spiny vine species, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- b. Street trees shall be required along 2nd Street and Washington Avenue, placed with a minimum 36" clear space between the tree trunk and the back of curb, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- c. Silva Cells in tree pits, with the City Standard black and white bound aggregate system and fertilization trench, irrigation, and two (2) up-lights per City standards, shall be required for all street and shade trees, in a manner to be reviewed and approved the Board.
- d. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
- e. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- f. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow prevention devices. Backflow prevention devices shall not be permitted within any required yard or any area fronting a street or sidewalk, unless otherwise permitted by the Land Development Regulations. The location of all backflow prevention devices, and how they are screened from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff. The fire department shall require a post-indicator valve (PIV) visible and accessible from the street.
- g. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-indicator valves (PIV), fire department connections (FDC) and all other related devices and fixtures, which shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.



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- i. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
3. All building signage, with the exception of historic signage, shall be composed of flush mounted, non-plastic, individual letters and shall require a separate permit.
4. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.
5. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
6. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
7. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.
8. The Applicant agrees to the following operational conditions for any and all permitted primary and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations.

a. OUTDOOR CONDITIONS

- i. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced. Owner agrees to include the rules and regulations set forth in these conditions in any lease, contract or assignment.
 - ii. Exterior speakers, except those required to address Building and Life Safety Codes, shall not be attached to the exterior of any building or structure on the property. A distributed sound system may be permitted for ambient, background music, which does not interfere with normal conversation. An acoustic plan certified by an acoustic engineer for the proposed distributed sound system shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - iii. All music played at the establishment, both inside and outside, shall be limited to ambient, background music.

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- iv. The restrictions on DJs, live music and special events at the subject property shall apply.
- v. Accessory outdoor bar counters are prohibited.
- vi. The applicant will prohibit patrons from operating electronic amplification devices on outdoor and open air areas, with the exception of headphones or earphones.
- vii. Owner agrees to install an exhaust system, if required by code, for any kitchen, that will substantially reduce grease and smoke that would otherwise escape to the surrounding area. This may include the installation of a fan in connection with the kitchen exhaust system within the interior of the building in order to reduce noise levels at the exhaust outlet. All duct work shall be chased internally.
- viii. There shall be no service or consumption of alcohol within the outdoor seating area after 2A.M.

b. NOISE CONDITIONS

- i. The Historic Preservation Board (HPB) and the Planning Director shall retain the right to call the owners and/or operators back before the HPB, at the expense of the owners and/or operators, to impose and/or modify any operating conditions, should there be a valid violation (as determined by Code Compliance) about loud, excessive, unnecessary or unusual noise or other conditions of this approval. An adverse adjudication of a violation against the owner or operator is not necessary for the board to have jurisdiction over the matter under this condition. This condition vests jurisdiction independent of any other condition hereof.
- ii. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.

c. OPERATIONAL CONDITIONS

- i. All trash containers shall utilize inflatable or other noise mitigating rubber wheels, or the path for the trash containers shall consist of a suitable finish that reduces noise, in a manner to be reviewed and approved by staff.
- ii. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Doors shall remain closed and secured when not in active use.

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- iii. The trash room shall be located so as to be operationally accessible from Collins Court.
 - iv. Sidewalk café use adjacent to the property shall not be permitted, unless sidewalk cafe permits are issued for other restaurants on the south side of Second Street between Washington Avenue and Collins Avenue
 - v. Any kitchens and other venting shall be chased to the nearest roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.
 - vi. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
9. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:
- a. A traffic and neighborhood impact study shall be conducted as a means to measure a proposed development's impact on transportation and neighborhoods. The study shall address all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, and if required, shall be submitted prior to the issuance of a Building Permit. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. The developer shall refer to the most recent City of Miami Beach's Traffic and Neighborhood Impact Methodology as issued by the Public Works Department.
 - b. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
 - c. Mill/resurface asphalt in rear alley along property, if applicable.
 - d. Provide underground utility service connections and on-site transformer location, if necessary.
 - e. Provide back-flow prevention devices on all water services.
 - f. Provide on-site, self-contained storm water drainage for the proposed development.
 - g. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.

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- h. Payment of City utility impact fees for water meters/services.
 - i. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
 - j. Right-of-way permit must be obtained from Public Works.
 - k. All right-of-way encroachments must be removed.
 - l. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
10. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
 11. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 12. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
 13. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
 14. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-14 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, "224 2nd Street", as prepared by STA Architectural Group dated December 18th, 2013.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Final Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Final Order, have been met.

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The issuance of this Certificate of Appropriateness does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, this Certificate of Appropriateness will expire and become null and void. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), this Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject this Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

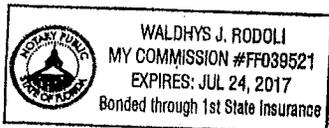
Dated this 5th day of December, 2014.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
DEBORAH TACKETT
PRESERVATION AND DESIGN MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5th day of December 2014 by Thomas R. Mooney, Acting Planning Director, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Waldhys J. Rodoli
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 7/24/17

[Handwritten mark]

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Approved As To Form: _____
Legal Department: *John A. Sant* (*12/3/2014*)

Filed with the Clerk of the Historic Preservation Board on *12-5-14* (*WJR*)
F:\PLAN\HPB\14HPB\Feb 14\7413-Feb14.FOcorrected.docx

E-recording Report of Recorded Documents

Itemized Fee View

Prepared for: Akerman LLP - Miami
 For the period: 12/11/2014
 Account number: FLT38B

Documents Recorded

NAME	TYPE	PG	ENTRY	RECORD DATE	SF	AMT	TOTAL	PROCESSED
Miami-Dade County, FL								
Dec 11, 2014								
Package Name								
224 Sofi, LLC	ORDER	10	E 20140848170.B 29424 P 4632	12/11/2014 09:47 AM EST	Submission Fee	46.50	51.00	12/11/2014
					First Page	40.00	40.00	12/11/2014
					Page Fee	40.00	40.00	12/11/2014
						86.50	91.00	
Totals for Miami-Dade County, FL								
						4.50	91.00	
						4.50	91.00	
						4.50	91.00	

Recording Fee Totals

COUNTY	RECORD DATE	SF	AMT
Miami-Dade County, FL	12/11/2014	4.50	86.50
Totals for Miami-Dade County, FL		4.50	86.50
Total of All Recording Fees		4.50	86.50

Document Count: 1

Questions Contact:

Simplifile Support 1-800-460-5657
 4844 North 300 West, Suite 202
 Provo, UT 84604

MIAMI BEACH

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

Address: 161 Washington Av

Date: 4/13/17

File Number:

BOARD APPLICATION CHECK LIST

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

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

Indicate N/A If Not Applicable

Initials:

MIAMI BEACH

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

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Address:

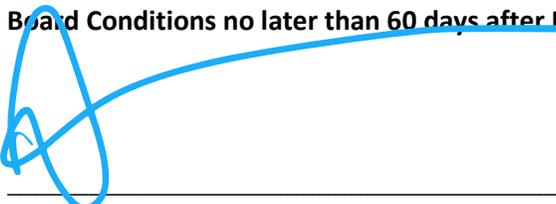
File Number:

46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
	<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
53	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	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package.	X	

NOTES:

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



 APPLICANT'S OR DESIGNEE'S SIGNATURE

4.13.17

 Date

Indicate N/A If Not Applicable


 Initials: _____