



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 14, 2024

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

Re: Property owners within 375 feet of:

SUBJECT: 100 21 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3226-001-0040

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 file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **195, including 5 international**

IKHTIYAR AKHUNDOV
BALAJAKHANIM ISMAYILOVA
SALYAN HIGHWAY
BAKU AZ1083
AZERBAIJAN

MARIUSZ PODPORA
AURELIA PODPORA
4 PENTLAND PL
ETOBICOKE ON M9B 5M5
CANADA

MICHAEL J CORMACK
455 FRONT ST EAST #5115
TORONTO ON M5E 0E7
CANADA

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

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

101 PC HOLDINGS LLC
C/O SUZANNE GARCIA FALCON
9549 BAY DR
SURFSIDE, FL 33154

2108 101 SETAI LLC
34 PHEASANT RUN
OLD WESTBURY, NY 11568

2206 SETAI MB LLC
510 LAUREL AVE
WILMETTE, IL 60901

2308 6 LLC
RN 2308 LLC
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

237 PARKING LLC
237 20TH STREET GARAGE LLC
237 20 ST
MIAMI BEACH, FL 33139

2608 SETAI LLC
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

2703 SETAI HOLDINGS LLC
101 20 ST TH B
MIAMI BEACH, FL 33139

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

3801 INVESTMENTS LLC
C/O BILLIE J ELLIS JR
301 COMMERCE ST STE 3150
FORT WORTH, TX 76102

405 BOULAN LLC
201 E 36 ST #15E
NEW YORK, NY 10016

473 NAKASH LLC
C/O DITTO APPAREL
229 WEBB SMITH DR
COLFAX, LA 71417

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

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

ALEXANDRE DE MOURA
JOSEPHINE DE MOURA
101 20 ST 2007
MIAMI BEACH, FL 33139

ALFONSO XIII LLC
C/O DUVAL AND STACHENFELD LLP
555 MADISON AVE 6FL
NEW YORK, NY 10022

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

ANDRE ALTHOLZ
NAOMI ALTHOLZ
101 20 ST UNIT 2307
MIAMI BEACH, FL 33139

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

AVIARY INVESTMENTS LLC
300 S POINTE DR 3905
MIAMI BEACH, FL 33139

BHI MIAMI LIMITED
1521 ALTON RD 403
MIAMI BEACH, FL 33139

BLOFELD LLC
1390 BRICKELL AVE
MIAMI, FL 33131

BLUMARK US CORP
3370 MARY ST
MIAMI, FL 33133

BOP2 INVESTMENT LLC
4000 HOLLYWOOD BLVD 285-S
HOLLYWOOD, FL 33021

BOULAN 306 LLC
7 TANGLEWOOD RD
PLEASANTVILLE, NY 10570

BOULAN 309 LLC
9 TRAPPINGWAY
PLEASANTVILLE, NY 10570

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

BOULAN SUITES LLC
220 21 ST 312
MIAMI BEACH, FL 33139

BOULAN SUITES LLC
309 23 ST 320
MIAMI BEACH, FL 33139

BOULAN SUITES LLC
336 21 ST
MIAMI BEACH, FL 33139

CAMBRIA PROPERTIES 3008 LLC
8626 WESTPARK DR
HOUSTON, TX 77063

CAMBRIA PROPERTIES LLC
8626 WESTPARK DR
HOUSTON, TX 77063

CAPRI 101 PH LLC
101 20 ST PH B
MIAMI BEACH, FL 33139

CARL S ROSENDORF TRS
CARL S ROSENDORF REVOCABLE TRUST
101 20 ST UNIT 2603
MIAMI BEACH, FL 33139

CATD HOLDING INC
11601 WILSHIRE BLVD STE 2180
LOS ANGELES, CA 90025-1757

CHRONOS AND CHAIROS LLC
101 20 ST 2503
MIAMI BEACH, FL 33139

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

CLOSE REAL ESTATE HOLDINGS LLC
101 20 ST UNIT 1904
MIAMI BEACH, FL 33139

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

CORONA ON THE BEACH LLC
1 CENTRAL PARK WEST APT #40A
NEW YORK, NY 10023

DANIEL KEY TURNER III
101 20 ST 3606
MIAMI BEACH, FL 33139

DARBLAY INVESTMENTS LIMITED
C/O THE ONE LEGAL
PO BOX 141107
CORAL GABLES, FL 33134

DAVID BLOOM
DAVID C BLOOM REVOCABLE TRUST
101 20 ST #3307
MIAMI BEACH, FL 33139

DAVID W NIEMIEC &W MELANIE M
1 EAST END AVE
NEW YORK, NY 10075

DCB SETAI INVESTMENTS LLC
101 20 ST UNIT 3307
MIAMI BEACH, FL 33139

DECEBAL LLC
101 20 ST 2807
MIAMI BEACH, FL 33139

DECEBAL LLC
3750 LAS VEGAS BLVD 5 4706
LAS VEGAS, NV 89158

DENNIS H LEEBOW
31099 CHAGRIN BLVD #150
CLEVELAND, OH 44124

DESIGN ITALIANO LLC
1643 BRICKELL AVE #2902
MIAMI, FL 33129

DF INVESTMENTS OF ILLINOIS LLC
840 LAKE SHORE DR UNIT 2402
CHICAGO, IL 60611

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

DON GREGORY NEEB TRS
DON GREGORY NEEB REV TR
101 20 ST 3102
MIAMI BEACH, FL 33139

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

DTD 3509 LLC
C/O ROBERT ALLEN LAW PA
1441 BRICKELL AVE STE 1400
MIAMI, FL 33131

DURGA EDSON TRS
10 NORDEN LANE
HUNTINGTON STATION, NY 11746

DURGA G EDSON TRS
10 NORDEN LANE
HUNTINGTON STATION, NY 11746

FIRE FLY 310 INC
1395 BRICKELL AVE 14 FLOOR
MIAMI, FL 33131

FLPH LLC
C/O SUZANNA GARCIA-FALCON
101 20 ST PH VILLA A
MIAMI BEACH, FL 33139

FOGLIA PROPERTIES LLC
1 ALHAMBRA PLZ FLOOR PH
CORAL GABLES, FL 33134

FORREST ACKERMAN TRS
FORREST ACKERMAN TRUST
101 20 ST 2706
MIAMI BEACH, FL 33139

FREDDY REAL ESTATE INC
C/O CINOTTI LLP
11 BROADWAY STE 368
NEW YORK, NY 10004

GARDENIA 2 INC
66 WHITE ST 501
NEW YORK, NY 10013

GBRE MIAMI 21ST STREET LLC
220 21 ST 502
MIAMI BEACH, FL 33139

GERSON GOMES TRS
GERSON GOMES REVOCABLE TRUST
PO BOX 580007
FLUSHING, NY 11358

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

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

GRAUS INTERNATIONAL CORP
C/O THE ONE LEGAL
PO BOX 141107
CORAL GABLES, FL 33114

GRAUS INTERNATIONAL CORP
C/O THE ONE LEGAL
PO BOX 141107
CORAL GABLES, FL 33134

GRAUS INTERNATIONAL CORP
PO BOX 431288
SOUTH MIAMI, FL 33243

GREYSTONE TERRA FIRMA LLC
2900 MCKINNON ST STE 1101
DALLAS, TX 75201

HANS BRULAND
JOSIE BRULAND
851 NE 1 AVE #2709
MIAMI, FL 33132

HPT IHG-2 PROPERTIES TRUST
C/O THE RMR GROUP
TWO NEWTON PL 255 WASHINGTON ST STE 300
NEWTON, MA 02458

HUNTER GELLIN
225 EAST 34 ST #15H
NEW YORK, NY 10016

IKHTIYAR AKHUNDOV
101 20 ST UNIT 2802
MIAMI BEACH, FL 33139

IOANNIS SOTIROPOULOS
EFTHYMOS PALIOURAS
220 MIRACLE MILE 203
CORAL GABLES, FL 33134

JAMES MCROBERTS
101 20 ST UNIT 3208
MIAMI BEACH, FL 33139

JAYA PARADISE LLC
20803 BISCAYNE BLVD 440
AVENTURA, FL 33180

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

JHC REAL ESTATE HOLDINGS I LLC
C/O TANTON & COMPANY
ONE NO BREAKER ROW APT 423
PALM BEACH, FL 33480

JK CREW LLC
43 WEST 13 ST APT #2
NEW YORK, NY 10011

JOEL WEINSHANKER
603 SWEETLAND AVE
HILLSIDE, NJ 07205

JOLIA LLC
9323 S MADISON ST
BURR RIDGE, IL 60527

JOLIA LLC
C/O RICHARD P BREGER P A
9323 S MADISON STR
WILLOWBROOK, IL 60527

JOSEPH ABBOUD
SOO ABBOUD
726 CONESTOGA RD
BRYN MAWR, PA 19010

JOSEPH NAKASH
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

JOSEPH SALVATORE WRIGHT
220 21 ST 212
MIAMI BEACH, FL 33139

JOSEPH ZARETT
520 S 19 ST
PHILADELPHIA, PA 19146

JVN HOLDINGS INC
3556 FLAMINGO DR
MIAMI BEACH, FL 33140

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

KIRILL GONCHARENKO
287 AMALFI DR
SANTA MONICA, CA 90402-1125

LAFONDA KEELS
JERMALL KEELS
101 20 ST UNIT 2201
MIAMI BEACH, FL 33139

LAS CATONAS CORP
2875 NE 191 ST #801
AVENTURA, FL 33180

LEN BOULAN 207 LLC
38 E 32 ST 603
NEW YORK, NY 10016

LEN BOULAN 406 LLC
38 E 32 ST
NEW YORK, NY 10016

LEN BOULAN 411 LLC
38 E 32 ST #603
NEW YORK, NY 10016

LENNOX LEISURE INC
1200 BRICKELL AVE STE 507
MIAMI, FL 33131

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

LESTER N CONEY TRS
LESTER N CONEY REVOCABLE TRUST
101 20 ST UNIT 2801
MIAMI BEACH, FL 33139

LOLEA LLC
C O PSBM AB
234 PARK AVE SOUTH 9TH
NEW YORK, NY 10003

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

MANGO TREE PROPERTIES FLORIDA LLC
101 20 ST 1705
MIAMI BEACH, FL 33139

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

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

MC ESTATE AMERICA CORP
1680 MICHIGAN AVE 700
MIAMI BEACH, FL 33139

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

MIAFF SOUTH BEACH LLC
2550 PACIFIC AVE STE 1600
DALLAS, TX 75226

MIAMIBOU LLC
1675 BROADWAY 20 FL
NEW YORK, NY 10019

MICHAEL STANTON
SAREX ASSOCIATES LP
4 GONCZY RD
WESTPORT, CT 06880

MICHEL A NEDERLOF
101 20 ST 1907
MIAMI BEACH, FL 33139

NAKASH 203 NEW BRUNSWICK LLC
1400 BROADWAY
NEW YORK, NY 10018

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

NAKASH HOLDING LLC
C/O DITTO APPAREL
PO BOX 226 229 WEBB SMITH DR
COLFAX, LA 71417

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

NAKASH PROPERTIES LLC
1400 BROADWAY
NEW YORK, NY 10018

NAKASH SETAI 1802 LLC
1400 BROADWAY 15 FL
NEW YORK, NY 10018

NEW LAND INVESTMENTS LLC
3411 SILVERSIDE RD RODNEY BLDG #104
WILMINGTON, DE 19810

NISSAN BOURY
180 EAST 79 ST APT #8A
NEW YORK, NY 10021

NIVA HOLDING LLC
C/O MICHAEL A SILVA ESQ
355 ALHAMBRA CIR 1550
CORAL GABLES, FL 33134

NORTH PACIFIC ALPHA PARTNERS
2 LLC
1908 COLLINS AVE
MIAMI BEACH, FL 33139

NP SETAI UNIT 1903 LLC
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

NYFLAPT LLC
38 E 32 ST #603
NEW YORK, NY 10016

ONE INVESTMENTS LLC
PO BOX 460545
FT LAUDERDALE, FL 33346

PETER ROSTEN
JOANNE ROSTEN
220 21 ST APT 504
MIAMI BEACH, FL 33139

PHILIP E TESEO SR TRS
THE L AND P LIVING TRUST
LAURETTA M TESEO TRS
1120 SATINLEAF ST
HOLLYWOOD, FL 33019

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

PRINCESS SERENITY LLC
2666 TIGARTAIL AVE #106
COCONUT GROVE, FL 33133

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

RAYMOND ABOODY
LINDA ABOODY
16 THE LOCH
ROSLYN ESTATES, NY 11576

RDS BOULAN LLC
38 W 32 ST STE 603
NEW YORK, NY 10001

REDMARK US CORP
3370 MARY ST
MIAMI, FL 33133

REGAL 2000 COLLINS RETAIL
HOLDINGS LLC
C/O REGAL ACQUISITIONS
295 FIFTH AVE STE 1012
NEW YORK, NY 10016

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

RICHARD A SMITH TRS
RICHARD A SMITH 2022 REV TR
JONATHAN B SMITH TRS
101 20 ST UNIT 2506
MIAMI BEACH, FL 33139

RICHARD SEMENTILLI
220 21 ST UNIT 401
MIAMI BEACH, FL 33139

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

RNT REAL ESTATE HOLDING LLC
7 TRAPPING WAY
PLEASANTVILLE, NY 10570

ROBERT FETTY &W AMELIA TIERNEY
C/O PERRY D REED
1223 JUDSON RD
LONGVIEW, TX 75606

ROBERT K FUTTERMAN
15 PAUMANOK RD
SAG HARBOR, NY 11963

ROD FELDMAN TRS
1965 WOODSIDE RD
YARDLEY, PA 19067

RONALD ABOODY
MARK SHEMEL
959 SCIOTO DR
FRANKLIN LAKES, NJ 07417

RONNIE W SUDMAN
620 NEWPORT CENTER DR 11 FLOOR
NEYPOT BEACH, CA 92660

SABINE LEONHARD GRIFFIN TRS
RICHARD E GRIFFIN REVOCABLE TRUST
RICHARD E GRIFFIN TRS
50 MEETINGHOUSE RD
BEDFORD, NH 03110

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

SEAN LEOTTA
101 20 ST 2507
MIAMI BEACH, FL 33139

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

SETAI 1415 LLC
C/O DITTO APPAREL
PO BOX 226 229 WEBB SMITH DR
COLFAX, LA 71417

SETAI 1415 LLC
C/O DITTO APPAREL
PO BOX 226 WEBB SMITH DR
COLFAX, LA 71417

SETAI 1808 LLC
1400 BROADWAY 15 FLOOR
NEW YORK, NY 10018

SETAI 2204 LLC
C/O LEVINE AND PARTNERS ET AL
3350 MARY ST
MIAMI, FL 33133

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

SETAI 2408 LLC
9 OLD KINGS HWY SOUTH 4TH FL
DARIEN, CT 06820

SETAI 2602 LLC
101 20 ST UNIT 2602
MIAMI BEACH, FL 33139

SETAI 3107 LLC
1400 BROADWAY 15 FLOOR
NEW YORK, NY 10018

SETAI 3503 LLC
C/O MCDERMOTT WILL AND EMERY LLP
333 SE 2 AVE STE 4500
MIAMI, FL 33131

SETAI 3903 PH LLC
C/O MICHAEL SILVA
355 ALHAMBRA CIR 1550
CORAL GABLES, FL 33134

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

SETAI INVESTMENT HOLDINGS LLC
C/O THE ONE LEGAL
PO BOX 431288
SOUTH MIAMI, FL 33243

SETAI MIAMI 3304 LLC
1 DALTON ST UNIT 2705
BOSTON, MA 02115

SETAI MIAMI BEACH 2907 LLC
C/O WELLS AND WELLS P A
540 BILTMORE WAY
CORAL GABLES, FL 33134

SETAI THC LLC
101 20 ST UNIT THC
MIAMI BEACH, FL 33139

SETAI UNIT 1801 LLC
229 WEBB SMITH DR
COLFAX, LA 71417

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

SETAI UNIT 2304 LLC
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

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

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

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

SETMI31 LLC
150 BROADWAY 4 FLR
NEW YORK, NY 10038

SHA 3004 LLC
NBR SETAI 3004 LLC
1400 BROADWAY 15 FL
NEW YORK, NY 10018

SHORE CLUB TRUSTEE LLC TRS
C/O THE WITKOFF GROUP LLC
SHORE CLUB LAND TR
4400 BISCAYNE BLVD STE 900
MIAMI, FL 33137

SKL HOUSING LLC
1863 BRIDGEWATER DR
LAKE MARY, FL 32746

SKYEBLU PROPERTIES LLC
101 20 ST 3005
MIAMI BEACH, FL 33139

SOFTVISION SRL INC
3750 LAS VEGAS BLVD S 4706
LAS VEGAS, NV 89158

SOUTH BCH SETAI 3301 LLC
PO BOX 9463
NAPLES, FL 34101

SOUTH BEACH BOULAN 507 LLC
2750 NE 185 ST 204
AVENTURA, FL 33180

SREEDHAR CHINTAMANENI
260 MADISON RD
SCARSDALE, NY 10583

STEPHEN SOLOWAY
PO BOX 2697
VINELAND, NJ 08362-2697

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

STEVEN HAZAN
101 20 ST #2102
MIAMI BEACH, FL 33139

STP SETAI LLC
590 MADISON AVE 21ST FLR
NEW YORK, NY 10022

SYNDECO INVEST CORP
2455 E SUNRISE BLVD #504
FORT LAUDERDALE, FL 33304

THIRD CHARM LLC
5499 NW 42 AVE
BOCA RATON, FL 33496

TWO W UNIT LLC
101 20 ST 2508
MIAMI BEACH, FL 33139

TYNESIDE PROPERTIES LIMITED
C/O THE ONE LEGAL
PO BOX 141107
CORAL GABLES, FL 33134

TYNESIDE PROPERTIES LTD
C/O THE ONE LEGAL
PO BOX 141107
CORAL GABLES, FL 33114

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

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

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

VTHC SETAI LLC
1323 E 34 ST
TULSA, OK 74105

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

WHAT A VIEW LLC
C/O FABIENNE D STRUELL
9454 WILSHIRE BLVD PH
BEVERLY HILLS, CA 90212

WILLIAM J TEUBER JR TRS
WILLIAM J TEUBER JR REVOCABLE TR
101 20 ST 2406
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
IKHTIYAR AKHUNDOV BALAJAKHANIM ISMAYILOVA	SALYAN HIGHWAY	BAKU AZ1083			AZERBAIJAN
MARIUSZ PODPORA AURELIA PODPORA	4 PENTLAND PL	ETOBICOKE ON M9B 5M5			CANADA
MICHAEL J CORMACK	455 FRONT ST EAST #5115	TORONTO ON M5E 0E7			CANADA
SETAI 2904 CORP	RUBEN DARIO 281-1402 COL. BOSQUE	DE CHAPULTEPEC 11580			MEXICO
VADE RETRO INC C/O FIDSERVE SA	RUE DU PURGATOIRE 3 PO BOX 3156	1211 GENEVA 3			SWITZERLAND
101 PC HOLDINGS LLC C/O SUZANNE GARCIA FALCON	9549 BAY DR	SURFSIDE	FL	33154	USA
2108 101 SETAI LLC	34 PHEASANT RUN	OLD WESTBURY	NY	11568	USA
2206 SETAI MB LLC	510 LAUREL AVE	WILMETTE	IL	60901	USA
2308 6 LLC RN 2308 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
237 PARKING LLC 237 20TH STREET GARAGE LLC	237 20 ST	MIAMI BEACH	FL	33139	USA
2608 SETAI LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
2703 SETAI HOLDINGS LLC	101 20 ST TH B	MIAMI BEACH	FL	33139	USA
2705 SETAI INVEST LLC	305 E 51 ST 4D	NEW YORK	NY	10022	USA
3801 INVESTMENTS LLC C/O BILLIE J ELLIS JR	301 COMMERCE ST STE 3150	FORT WORTH	TX	76102	USA
405 BOULAN LLC	201 E 36 ST #15E	NEW YORK	NY	10016	USA
473 NAKASH LLC C/O DITTO APPAREL	229 WEBB SMITH DR	COLFAX	LA	71417	USA
ALBERT N BRUNO &W DENISE BRUNO	101 20 ST #3002	MIAMI BEACH	FL	33139-1903	USA
ALEXANDER YAKUBOV	1521 ALTON RD #725	MIAMI BEACH	FL	33139	USA
ALEXANDRE DE MOURA JOSEPHINE DE MOURA	101 20 ST 2007	MIAMI BEACH	FL	33139	USA
ALFONSO XIII LLC C/O DUVAL AND STACHENFELD LLP	555 MADISON AVE 6FL	NEW YORK	NY	10022	USA
ALI K FARD	101 20 ST #3105	MIAMI BEACH	FL	33139-1903	USA
ANDRE ALTHOLZ NAOMI ALTHOLZ	101 20 ST UNIT 2307	MIAMI BEACH	FL	33139	USA
ARTI MEDIA HOLDINGS LLC C/O JAY PHILLIP PARKER P A	1691 MICHIGAN AVE #320	MIAMI BEACH	FL	33139	USA
AVIARY INVESTMENTS LLC	300 S POINTE DR 3905	MIAMI BEACH	FL	33139	USA
BHI MIAMI LIMITED	1521 ALTON RD 403	MIAMI BEACH	FL	33139	USA
BLOFELD LLC	1390 BRICKELL AVE	MIAMI	FL	33131	USA
BLUMARK US CORP	3370 MARY ST	MIAMI	FL	33133	USA
BOP2 INVESTMENT LLC	4000 HOLLYWOOD BLVD 285-S	HOLLYWOOD	FL	33021	USA
BOULAN 306 LLC	7 TANGLEWOOD RD	PLEASANTVILLE	NY	10570	USA
BOULAN 309 LLC	9 TRAPPINGWAY	PLEASANTVILLE	NY	10570	USA
BOULAN HOTEL LLC C/O SHEMEL ACQUISITIONS	38 W 32 ST 603	NEW YORK	NY	10001	USA
BOULAN SUITES LLC	220 21 ST 312	MIAMI BEACH	FL	33139	USA
BOULAN SUITES LLC	309 23 ST 320	MIAMI BEACH	FL	33139	USA
BOULAN SUITES LLC	336 21 ST	MIAMI BEACH	FL	33139	USA
CAMBRIA PROPERTIES 3008 LLC	8626 WESTPARK DR	HOUSTON	TX	77063	USA
CAMBRIA PROPERTIES LLC	8626 WESTPARK DR	HOUSTON	TX	77063	USA
CAPRI 101 PH LLC	101 20 ST PH B	MIAMI BEACH	FL	33139	USA
CARL S ROSENDORF TRS CARL S ROSENDORF REVOCABLE TRUST	101 20 ST UNIT 2603	MIAMI BEACH	FL	33139	USA
CATD HOLDING INC	11601 WILSHIRE BLVD STE 2180	LOS ANGELES	CA	90025-1757	USA
CHRONOS AND CHAIROS LLC	101 20 ST 2503	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CTR DR	MIAMI BEACH	FL	33139	USA
CLOSE REAL ESTATE HOLDINGS LLC	101 20 ST UNIT 1904	MIAMI BEACH	FL	33139	USA
COLLINS PARK HOTEL LLC	236 21 ST	MIAMI BEACH	FL	33139-1702	USA
CORONA ON THE BEACH LLC	1 CENTRAL PARK WEST APT #40A	NEW YORK	NY	10023	USA
DANIEL KEY TURNER III	101 20 ST 3606	MIAMI BEACH	FL	33139	USA
DARBLAY INVESTMENTS LIMITED C/O THE ONE LEGAL	PO BOX 141107	CORAL GABLES	FL	33134	USA

DAVID BLOOM DAVID C BLOOM REVOCABLE TRUST	101 20 ST #3307	MIAMI BEACH	FL	33139	USA
DAVID W NIEMIEC &W MELANIE M	1 EAST END AVE	NEW YORK	NY	10075	USA
DCB SETAI INVESTMENTS LLC	101 20 ST UNIT 3307	MIAMI BEACH	FL	33139	USA
DECEBAL LLC	101 20 ST 2807	MIAMI BEACH	FL	33139	USA
DECEBAL LLC	3750 LAS VEGAS BLVD 5 4706	LAS VEGAS	NV	89158	USA
DENNIS H LEEBOW	31099 CHAGRIN BLVD #150	CLEVELAND	OH	44124	USA
DESIGN ITALIANO LLC	1643 BRICKELL AVE #2902	MIAMI	FL	33129	USA
DF INVESTMENTS OF ILLINOIS LLC	840 LAKE SHORE DR UNIT 2402	CHICAGO	IL	60611	USA
DIANE CHANG TRS PATRICK WIESEL TRS CHANG FAMILY 2012 IRREVOCABLE TR	256 S COLUMBIA AVE	COLUMBUS	OH	43209	USA
DON GREGORY NEEB TRS DON GREGORY NEEB REV TR	101 20 ST 3102	MIAMI BEACH	FL	33139	USA
DOV GOLDSTEIN &W SUSANNA GOLDSTEIN	24 CENTRAL PARK SOUTH #18E	NEW YORK	NY	10019	USA
DTD 3509 LLC C/O ROBERT ALLEN LAW PA	1441 BRICKELL AVE STE 1400	MIAMI	FL	33131	USA
DURGA EDSON TRS	10 NORDEN LANE	HUNTINGTON STATION	NY	11746	USA
DURGA G EDSON TRS	10 NORDEN LANE	HUNTINGTON STATION	NY	11746	USA
FIRE FLY 310 INC	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
FLPH LLC C/O SUZANNA GARCIA-FALCON	101 20 ST PH VILLA A	MIAMI BEACH	FL	33139	USA
FOGLIA PROPERTIES LLC	1 ALHAMBRA PLZ FLOOR PH	CORAL GABLES	FL	33134	USA
FORREST ACKERMAN TRS FORREST ACKERMAN TRUST	101 20 ST 2706	MIAMI BEACH	FL	33139	USA
FREDDY REAL ESTATE INC C/O CINOTTI LLP	11 BROADWAY STE 368	NEW YORK	NY	10004	USA
GARDENIA 2 INC	66 WHITE ST 501	NEW YORK	NY	10013	USA
GBRE MIAMI 21ST STREET LLC	220 21 ST 502	MIAMI BEACH	FL	33139	USA
GERSON GOMES TRS GERSON GOMES REVOCABLE TRUST	PO BOX 580007	FLUSHING	NY	11358	USA
GERTRAUD E KIRCHMAYER	101 20 ST UNIT 3204	MIAMI BEACH	FL	33139	USA
GLENN R HEAD	101 20 ST #3201	MIAMI BEACH	FL	33139-1903	USA
GRAUS INTERNATIONAL CORP C/O THE ONE LEGAL	PO BOX 141107	CORAL GABLES	FL	33114	USA
GRAUS INTERNATIONAL CORP C/O THE ONE LEGAL	PO BOX 141107	CORAL GABLES	FL	33134	USA
GRAUS INTERNATIONAL CORP	PO BOX 431288	SOUTH MIAMI	FL	33243	USA
GREYSTONE TERRA FIRMA LLC	2900 MCKINNON ST STE 1101	DALLAS	TX	75201	USA
HANS BRULAND JOSIE BRULAND	851 NE 1 AVE #2709	MIAMI	FL	33132	USA
HPT IHG-2 PROPERTIES TRUST C/O THE RMR GROUP	TWO NEWTON PL 255 WASHINGTON ST STE 300	NEWTON	MA	02458	USA
HUNTER GELLIN	225 EAST 34 ST #15H	NEW YORK	NY	10016	USA
IKHTIYAR AKHUNDOV	101 20 ST UNIT 2802	MIAMI BEACH	FL	33139	USA
IOANNIS SOTIROPOULOS EFTHYMIOS PALIOURAS	220 MIRACLE MILE 203	CORAL GABLES	FL	33134	USA
JAMES MCROBERTS	101 20 ST UNIT 3208	MIAMI BEACH	FL	33139	USA
JAYA PARADISE LLC	20803 BISCAYNE BLVD 440	AVENTURA	FL	33180	USA
JEFFREY T APTER	256 BUNN DR STE 6	PRINCETON	NJ	08540	USA
JHC REAL ESTATE HOLDINGS I LLC C/O TANTON & COMPANY	ONE NO BREAKER ROW APT 423	PALM BEACH	FL	33480	USA
JK CREW LLC	43 WEST 13 ST APT #2	NEW YORK	NY	10011	USA
JOEL WEINSHANKER	603 SWEETLAND AVE	HILLSIDE	NJ	07205	USA
JOLIA LLC	9323 S MADISON ST	BURR RIDGE	IL	60527	USA
JOLIA LLC C/O RICHARD P BREGER P A	9323 S MADISON STR	WILLOWBROOK	IL	60527	USA
JOSEPH ABBODD SOO ABBODD	726 CONESTOGA RD	BRYN MAWR	PA	19010	USA
JOSEPH NAKASH	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
JOSEPH SALVATORE WRIGHT	220 21 ST 212	MIAMI BEACH	FL	33139	USA
JOSEPH ZARETT	520 S 19 ST	PHILADELPHIA	PA	19146	USA
JVN HOLDINGS INC	3556 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
JYANINVEST USA INC C/O HOWARD L GOLDSTEIN CPA	1001 BRICKELL BAY DR STE 1400	MIAMI	FL	33131	USA

KIRILL GONCHARENKO	287 AMALFI DR	SANTA MONICA	CA	90402-1125	USA
LAFONDA KEELS JERMALL KEELS	101 20 ST UNIT 2201	MIAMI BEACH	FL	33139	USA
LAS CATONAS CORP	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
LEN BOULAN 207 LLC	38 E 32 ST 603	NEW YORK	NY	10016	USA
LEN BOULAN 406 LLC	38 E 32 ST	NEW YORK	NY	10016	USA
LEN BOULAN 411 LLC	38 E 32 ST #603	NEW YORK	NY	10016	USA
LENNOX LEISURE INC	1200 BRICKELL AVE STE 507	MIAMI	FL	33131	USA
LENNOX MIAMI CORP	1881 WASHINGTON AVE APT 8A	MIAMI BEACH	FL	33139-7412	USA
LESTER N CONEY TRS LESTER N CONEY REVOCABLE TRUST	101 20 ST UNIT 2801	MIAMI BEACH	FL	33139	USA
LOEA LLC C O PSBM AB	234 PARK AVE SOUTH 9TH	NEW YORK	NY	10003	USA
MADISON K KARLOCK KENDRA KARLOCK JTRS	995 N VENETIAN DR	MIAMI	FL	33139	USA
MANGO TREE PROPERTIES FLORIDA LLC	101 20 ST 1705	MIAMI BEACH	FL	33139	USA
MARCUS R ROWAN	101 20 ST TH-E	MIAMI BEACH	FL	33139	USA
MARK MILITANA	101 20 ST #3706	MIAMI BEACH	FL	33139-1903	USA
MC ESTATE AMERICA CORP	1680 MICHIGAN AVE 700	MIAMI BEACH	FL	33139	USA
MH HOLDINGS I LLC C/O SUZANNA GARCIA-FALCON	101 20 ST UNIT PH VILLA A	MIAMI BEACH	FL	33139	USA
MIAFF SOUTH BEACH LLC	2550 PACIFIC AVE STE 1600	DALLAS	TX	75226	USA
MIAMIBOU LLC	1675 BROADWAY 20 FL	NEW YORK	NY	10019	USA
MICHAEL STANTON SAREX ASSOCIATES LP	4 GONCZY RD	WESTPORT	CT	06880	USA
MICHEL A NEDERLOF	101 20 ST 1907	MIAMI BEACH	FL	33139	USA
NAKASH 203 NEW BRUNSWICK LLC	1400 BROADWAY	NEW YORK	NY	10018	USA
NAKASH FLORIDA PROPERTIES LLC C/O JORDACHE	1400 BROADWAY	NEW YORK	NY	10018	USA
NAKASH HOLDING LLC C/O DITTO APPAREL	PO BOX 226 229 WEBB SMITH DR	COLFAX	LA	71417	USA
NAKASH MIAMI CONDO INVEST LLC C/O DITTO APPAREL	229 WEBB SMITH DR	COLFAX	LA	71417	USA
NAKASH PROPERTIES LLC	1400 BROADWAY	NEW YORK	NY	10018	USA
NAKASH SETAI 1802 LLC	1400 BROADWAY 15 FL	NEW YORK	NY	10018	USA
NEW LAND INVESTMENTS LLC	3411 SILVERSIDE RD RODNEY BLDG #104	WILMINGTON	DE	19810	USA
NISSAN BOURY	180 EAST 79 ST APT #8A	NEW YORK	NY	10021	USA
NIVA HOLDING LLC C/O MICHAEL A SILVA ESQ	355 ALHAMBRA CIR 1550	CORAL GABLES	FL	33134	USA
NORTH PACIFIC ALPHA PARTNERS 2 LLC	1908 COLLINS AVE	MIAMI BEACH	FL	33139	USA
NP SETAI UNIT 1903 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
NYFLAPT LLC	38 E 32 ST #603	NEW YORK	NY	10016	USA
ONE INVESTMENTS LLC	PO BOX 460545	FT LAUDERDALE	FL	33346	USA
PETER ROSTEN JOANNE ROSTEN	220 21 ST APT 504	MIAMI BEACH	FL	33139	USA
PHILIP E TESEO SR TRS THE L AND P LIVING TRUST LAURETTA M TESEO TRS	1120 SATINLEAF ST	HOLLYWOOD	FL	33019	USA
PLEASANT PLACE SOUTH III LLC C/O ANGELO GORDON & CO	245 PARK AVE 27 FLOOR	NEW YORK	NY	10167	USA
PRINCESS SERENITY LLC	2666 TIGARTAIL AVE #106	COCONUT GROVE	FL	33133	USA
RAM K SHRIVASTAVA &W SARASWATI P SHRIVASTAVA	101 20 ST #2006	MIAMI BEACH	FL	33139-1903	USA
RAYMOND ABOODY LINDA ABOODY	16 THE LOCH	ROSLYN ESTATES	NY	11576	USA
RDS BOULAN LLC	38 W 32 ST STE 603	NEW YORK	NY	10001	USA
REDMARK US CORP	3370 MARY ST	MIAMI	FL	33133	USA
REGAL 2000 COLLINS RETAIL HOLDINGS LLC C/O REGAL ACQUISITIONS	295 FIFTH AVE STE 1012	NEW YORK	NY	10016	USA
RICCARDO CAPUA C/O FOWLER WHITE BURNETT PA NATASHA VICTORIA ZAMBRANO GALARZA	1395 BRICKELL AVENUE #14 FL	MIAMI	FL	33131	USA
RICHARD A SMITH TRS RICHARD A SMITH 2022 REV TR JONATHAN B SMITH TRS	101 20 ST UNIT 2506	MIAMI BEACH	FL	33139	USA
RICHARD SEMENTILLI	220 21 ST UNIT 401	MIAMI BEACH	FL	33139	USA
RIFFEL FLORIDA PROPERTIES LLC ATTN EDGARDO E DIAZ	101 20 ST #3206	MIAMI BEACH	FL	33139	USA
RNT REAL ESTATE HOLDING LLC	7 TRAPPING WAY	PLEASANTVILLE	NY	10570	USA

ROBERT FETTY &W AMELIA TIERNEY C/O PERRY D REED	1223 JUDSON RD	LONGVIEW	TX	75606	USA
ROBERT K FUTTERMAN	15 PAUMANOK RD	SAG HARBOR	NY	11963	USA
ROD FELDMAN TRS	1965 WOODSIDE RD	YARDLEY	PA	19067	USA
RONALD ABOODY MARK SHEMEL	959 SCIOTO DR	FRANKLIN LAKES	NJ	07417	USA
RONNIE W SUDMAN	620 NEWPORT CENTER DR 11 FLOOR	NEYPORT BEACH	CA	92660	USA
SABINE LEONHARD GRIFFIN TRS RICHARD E GRIFFIN REVOCABLE TRUST RICHARD E GRIFFIN TRS	50 MEETINGHOUSE RD	BEDFORD	NH	03110	USA
SCOTT D DRAGOO &W ROXANNE DRAGOO	101 20 ST #2005	MIAMI BEACH	FL	33139-1903	USA
SEAN LEOTTA	101 20 ST 2507	MIAMI BEACH	FL	33139	USA
SETAI 1415 LLC C/O DITTO APPAREL	PO BOX 226	COLFAX	LA	71417	USA
SETAI 1415 LLC C/O DITTO APPAREL	PO BOX 226 229 WEBB SMITH DR	COLFAX	LA	71417	USA
SETAI 1415 LLC C/O DITTO APPAREL	PO BOX 226 WEBB SMITH DR	COLFAX	LA	71417	USA
SETAI 1808 LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	10018	USA
SETAI 2204 LLC C/O LEVINE AND PARTNERS ET AL	3350 MARY ST	MIAMI	FL	33133	USA
SETAI 2302 LLC	101 20 ST #2302	MIAMI BEACH	FL	33139	USA
SETAI 2408 LLC	9 OLD KINGS HWY SOUTH 4TH FL	DARIEN	CT	06820	USA
SETAI 2602 LLC	101 20 ST UNIT 2602	MIAMI BEACH	FL	33139	USA
SETAI 3107 LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	10018	USA
SETAI 3503 LLC C/O MCDERMOTT WILL AND EMERY LLP	333 SE 2 AVE STE 4500	MIAMI	FL	33131	USA
SETAI 3903 PH LLC C/O MICHAEL SILVA	355 ALHAMBRA CIR 1550	CORAL GABLES	FL	33134	USA
SETAI HOTEL ACQUISITION LLC	1400 BROADWAY 15 FL	NEW YORK	NY	10018	USA
SETAI INVESTMENT HOLDINGS LLC C/O THE ONE LEGAL	PO BOX 431288	SOUTH MIAMI	FL	33243	USA
SETAI MIAMI 3304 LLC	1 DALTON ST UNIT 2705	BOSTON	MA	02115	USA
SETAI MIAMI BEACH 2907 LLC C/O WELLS AND WELLS P A	540 BILTMORE WAY	CORAL GABLES	FL	33134	USA
SETAI THC LLC	101 20 ST UNIT THC	MIAMI BEACH	FL	33139	USA
SETAI UNIT 1801 LLC	229 WEBB SMITH DR	COLFAX	LA	71417	USA
SETAI UNIT 2203 LLC	101 20 ST #2203	MIAMI BEACH	FL	33139-1903	USA
SETAI UNIT 2304 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
SETAI UNIT 2405 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
SETAI UNIT 2908 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
SETAI UNIT 3003 LLC	101 20 ST #3003	MIAMI BEACH	FL	33139-1903	USA
SETMI31 LLC	150 BROADWAY 4 FLR	NEW YORK	NY	10038	USA
SHA 3004 LLC NBR SETAI 3004 LLC	1400 BROADWAY 15 FL	NEW YORK	NY	10018	USA
SHORE CLUB TRUSTEE LLC TRS C/O THE WITKOFF GROUP LLC SHORE CLUB LAND TR	4400 BISCAYNE BLVD STE 900	MIAMI	FL	33137	USA
SKL HOUSING LLC	1863 BRIDGEWATER DR	LAKE MARY	FL	32746	USA
SKYEBLU PROPERTIES LLC	101 20 ST 3005	MIAMI BEACH	FL	33139	USA
SOFTVISION SRL INC	3750 LAS VEGAS BLVD S 4706	LAS VEGAS	NV	89158	USA
SOUTH BCH SETAI 3301 LLC	PO BOX 9463	NAPLES	FL	34101	USA
SOUTH BEACH BOULAN 507 LLC	2750 NE 185 ST 204	AVENTURA	FL	33180	USA
SREEDHAR CHINTAMANENI	260 MADISON RD	SCARSDALE	NY	10583	USA
STEPHEN SOLOWAY	PO BOX 2697	VINELAND	NJ	08362-2697	USA
STEVEN C SIMON	101 20 ST UNIT 3401	MIAMI BEACH	FL	33139	USA
STEVEN HAZAN	101 20 ST #2102	MIAMI BEACH	FL	33139	USA
STP SETAI LLC	590 MADISON AVE 21ST FLR	NEW YORK	NY	10022	USA
SYNDECO INVEST CORP	2455 E SUNRISE BLVD #504	FORT LAUDERDALE	FL	33304	USA
THIRD CHARM LLC	5499 NW 42 AVE	BOCA RATON	FL	33496	USA
TWO W UNIT LLC	101 20 ST 2508	MIAMI BEACH	FL	33139	USA
TYNESIDE PROPERTIES LIMITED C/O THE ONE LEGAL	PO BOX 141107	CORAL GABLES	FL	33134	USA

TYNESIDE PROPERTIES LTD C/O THE ONE LEGAL	PO BOX 141107	CORAL GABLES	FL	33114	USA
UNIVERSAL INVS UN LTD INC	17201 COLLINS AVE APT 3308	SUNNY ISLES BEACH	FL	33160-3488	USA
UP ALL NIGHT SOUTH BEACH LLC C/O MARC BELL	6800 BROKEN SOUND PKWY STE 200	BOCA RATON	FL	33487	USA
VICIT TRADING CORP	101 20 ST #2707	MIAMI BEACH	FL	33139-1903	USA
VTHC SETAI LLC	1323 E 34 ST	TULSA	OK	74105	USA
WEST BENIDORM LLC	101 20 ST #2208	MIAMI BEACH	FL	33139	USA
WHAT A VIEW LLC C/O FABIENNE D STRUELL	9454 WILSHIRE BLVD PH	BEVERLY HILLS	CA	90212	USA
WILLIAM J TEUBER JR TRS WILLIAM J TEUBER JR REVOCABLE TR	101 20 ST 2406	MIAMI BEACH	FL	33139	USA



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375' RADIUS MAP (N.T.S.)



SUBJECT: 100 21 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3226-001-0040