

ASSESSMENT REPORT MIRACLE MILE STREETSCAPE IMPROVEMENTS

June 2014

Prepared for:

City of Coral Gables, Florida

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June 10, 2014

1.0 Introduction

1.1 Purpose of this Report

The City of Coral Gables, Florida (“City”) is proposing a streetscape improvement project for Miracle Mile (“Project”). The Project will create a unique place – a civic promenade – that will become a focal point for the Region. The Project is a redesigned experience for the most prominent public space in the heart of the City. This will include widening of the pedestrian area utilizing high quality materials and finishes, installing extensive gardens and landscaping, setting the stage for incorporation of public art, providing decorative streetlighting and wayfinding, as well as improving drainage and creating new and cohesive surfaces from one side of the street to the other.

Stantec performed an analysis of the scope of the Project and estimated its cost at \$15,694,098¹. The City plans to fund this improvement program with grant money from Miami-Dade County and by issuing its Series 2014 Capital Improvement Revenue Bonds A and B (“Bonds”). The debt service on the Bonds will be paid in part by the City (50%) and in part by special assessments (50%) imposed on properties receiving special benefit from the Project. As described in more detail below, the properties that would receive a special benefit from the Project (“Benefiting Properties”) include: (a) properties directly fronting on Miracle Mile and (b) properties adjacent to the fronting properties contained within the same block (“Adjacent Properties”). This report describes how the improvement program will be funded and the methodology by which the special assessments are allocated to those properties receiving special benefits from the improvements.

1.2 Requirements of a Valid Assessment Methodology

Valid special assessments under Florida law require two things. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed.

¹ Stantec (February 2014), “Streetscape Improvement Program for Miracle Mile and Giralda”, amended to increase contingency from 7% to 10%.

If these two characteristics of valid special assessments are adhered to, Florida law provides wide latitude to legislative bodies, such as the City, in approving special assessments. Indeed, Florida courts have found that mathematical perfection is probably impossible, but if reasonable people disagree the assessment would be valid. Only if the City was to act in an arbitrary, capricious or grossly unfair fashion would their assessment method be invalid.

1.3 Special Benefits and General Benefits

Public improvements create both: (1) special benefits to the properties fronting Miracle Mile and to the adjacent properties within the same block and (2) general benefits to other properties in the City and County. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to the Benefiting Properties. In recognition of these general benefits the City will pay 50% of the Project cost.

There is no doubt that the general public will benefit from the proposed streetscape project. However, the Benefiting Properties receive special benefits that are different in type and in magnitude from the more general benefits. The Benefiting Properties are proximate to the Project improvements and are directly enhanced by the Project. The Florida case law on special assessments has identified criteria for determining special benefit including: (a) increased market value, (b) lower insurance costs, and (c) increased use and enjoyment. As discussed below, the Project will have a significant, positive, impact on the use and enjoyment on the Benefiting Properties, and the Project will increase their values well in excess of the special assessments that would be imposed to pay for a portion of the cost of the improvements.

2.0 Cost of the Miracle Mile Streetscape Project

2.1 Cost of the Project and Credits from Grants

Exhibit 1 summarizes the Project cost and how the City plans to use a grant from Miami-Dade County to reduce these costs. The City is planning two streetscape projects: (a) Miracle Mile and (b) Giralda. The City plans to divide the County grant proportionately to each project based on its cost.

Exhibit 1. Miracle Mile & Giralda Ave. Streetscape Project Cost and Grants

<i>Project</i>	<i>Total</i>	<i>Credit</i>	<i>Net Cost</i>
Miracle Mile	\$15,694,098	\$953,634	\$14,740,464
Giralda	\$3,560,763	\$216,366	\$3,344,397
	=====	=====	=====
Total	\$19,254,861	\$1,170,000	\$18,084,861

Therefore after the grant from the County is credited, the Miracle Mile Project has a net cost of \$14,740,464. As described next, the City plans to issue its Series 2014 A and B Bonds to fund this cost.

2.2 Financing Plan for the Project

The City plans to issue its Series 2014 A and B Capital Improvement Revenue Bonds in the amount of \$15,205,000 to fund the Project cost net of the grant. Bond repayment will consist of two years of interest only with 20-years of principal and interest payments. Exhibit 2 outlines the uses of the Bond funds.

Exhibit 2. City of Coral Gables Series 2014 A and B Capital Improvement Revenue Bonds

<i>Category</i>	<i>Amount</i>
Construction Cost	\$14,740,464
Original Issue Discount	\$82,533
Underwriter's Discount	\$146,750
Cost of Issuance	\$235,253
	=====
Total Par	\$15,205,000

Source: PFM, City Financial Advisor

The City's Financial Advisor, Public Financial Management, Inc. ("PFM") has estimated the size and structure of the bond financing needed to raise the \$14,740,464 Project cost. The Series 2014 A & B Bonds include a tax exempt bond of \$14,675,000 and a taxable bond of \$530,000, respectively. The taxable bond will fund certain Project improvements that may not qualify for tax exempt financing.

The construction fund directly funds the Project cost. Since these funds will be spent quickly and the investment rate on short term funds is very low, it is assumed here that there will be no significant interest earnings on unexpended construction funds. PFM has determined that no debt service reserve fund, which is typical in municipal bond structures, will be needed for this financing. The City will fund interest costs for a two year period. Therefore, there are no costs for capitalized interest included in the bond sizing.

The underwriter's discount is estimated at 1.0% based on current market conditions as determined by PFM. This allowance pays the underwriter for taking the risks involved in purchasing the City's Bonds. The cost of issuance pays for the trustee, financial advisor, and other costs associated with issuing the Bonds.

PFM estimates that the average coupon rate on the bonds will be 4.9%. The principal and interest payments will have an annual maximum annual amount of \$1,215,976. The City of Coral Gables plans to assume responsibility for 50% of the bond debt. Therefore, of the \$15,205,000 in Series 2014 A & B Bonds the City will be obligated to fund \$7,602,500.

The balance will be assessed against the specially benefiting properties fronting Miracle Mile and the Adjacent Properties. The annual maximum debt service of \$1,215,976 will also be divided between the City and Benefiting Properties with each paying maximum annual assessments (before administrative charges) of \$607,988.

The next section of this report describes the proposed method to allocate the portion of the Series 2014 A & B Bonds, totaling \$7,602,500, among the Benefiting Properties based on the benefits that each receives. As a result of the allocation of the Bonds, these properties will be obligated to make payments over a 20-year period to pay off the lien of the Series 2014 A & B Bonds. The City will pay the first two years of interest only.

3.0 Assessment Methodology

3.1 Overview

The Miracle Mile assessment area contains a combination of developed properties, including residential, commercial and mixed use, as well as some government property. The contribution from government property being used for a governmental or non-profit purpose will come from the City's 50% contribution of the Project costs.

Due to the diverse land use characteristics of the properties and the potential for the Project to enhance the value of such properties in varying degrees, this Project does not lend itself to the typical apportionment approach of allocating the Project costs based solely on the frontage of the properties abutting Miracle Mile. Additionally, it's important to recognize that the amount of benefit provided to properties will likely vary based upon the building size. Consequently, a combined apportionment methodology taking into account front footage, building size, and market value was considered the most equitable and reasonable apportionment methodology to account for the numerous benefits provided to the various classes of properties in differing amounts.

3.2 Methodology to Allocate the Cost of the Project to Benefiting Properties

It is fair, reasonable and proportionate to the special benefit received, to apportion approximately 1/3 of the cost of the Project based upon front footage on Miracle Mile because the various roadway, drainage, parking and pedestrian improvements will be constructed along the entire length of Miracle Mile within the Project area. Additionally, it is fair and reasonable and proportionate to the special benefit received to apportion the remaining 2/3 of the cost of the Project equally between building adjusted square footage and market value of the property because certain Project components, such as neighborhood identity and character, street lighting improvements, improved utilities, and the numerous aesthetic and beautification improvements will enhance and preserve property market value and provide benefits to those properties without direct frontage on Miracle Mile.

In this case a three factor method is proposed as the most equitable way to apportion the costs of the Project to Benefiting Properties. The first factor is front footage on Miracle Mile. The amount of front feet a property has along the Mile has a clear and logical relationship to the special benefits that a property receives from the improvements. Front feet were measured using our geographic information system since the Property Appraiser did not have front feet records for all of the subject properties.

The second factor is building size. A larger building generally receives more benefit than does a smaller building, even if both buildings have the same front feet on the Mile. The larger building will generate more income than the smaller building all other things being equal. The building size used is adjusted building square feet. This is the standard unit of measure that the property appraiser reports.

The Property Appraiser uses three measurements of building size: gross building square feet, adjusted building square feet, and living square feet. In the case of commercial buildings, living or heated square feet is not available. For the subject properties the three types of building square feet were the same for every property except for four of them, and those differences were inconsequential. From the Property Appraiser, the following are the definitions for each of the three types of measurements:

"Building Gross Area" is the sum total of all measured areas within the subject property. This includes garages, patios, mezzanines, interior offices and all other areas maintained in the Property Appraiser's record.

"Building Adjusted Area" is the Property Appraiser's office internal unit of measure used for calculating the area's value. It is the Actual Area adjusted to reflect approximate market costs.

"Building Livable Area" for residential properties the Livable Area represents the space used for habitation purposes. Typically livable area will have access to electricity, plumbing and oftentimes air conditioning. It may include hallways, closets, bathrooms, storage and other areas outside the main living structure. It does not include garages, carports, and patios. On commercial properties, where livable is not applicable, this will mirror the Actual Area.

The third factor is market value. Generally, a more valuable building will receive more benefit in terms of increased market value than would a less valuable building if both buildings receive the same percentage improvement in market value caused by the Project. At the same percentage increase, the more valuable building receives a larger dollar increase in its market value. Market value was taken directly from the Property Appraiser. Each of the three factors is weighted evenly in the methodology proposed here, because this is the most equitable approach.

The next step in calculating the assessments is to determine how much additional special benefit the properties with frontage on Miracle Mile receive over and beyond the benefit received by the Adjacent Properties a half block off Miracle Mile. In order to solve this issue, an econometric model was created to determine how much value is derived from having frontage directly on Miracle Mile. This econometric model (multiple regression analysis) was able to identify the value attributed to frontage as opposed to value attributed merely by square footage and number of floors contained in a particular building.

This model used 198 data points of properties located on or near Miracle Mile. The variables used to calculate a property's value included building adjusted square feet, front feet on Miracle Mile, and whether or not the building was greater than 1 story and also located on Miracle Mile. Exhibit #3 presents the regression results. The statistics are listed below and show a very statistically significant model that explains 90% of the price variability using variables that are each highly significant. The extremely low p-values for each variable are interpreted as there being a nearly zero percent chance that the variables are not significant.

Exhibit 3. Regression Analysis Results

<i>Regression Statistics</i>	
Multiple R	0.95
R Square	0.89
Adjusted R Square	0.89
Observations	198.00

ANOVA					
	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>
Regression	3	4.11452E+15	1.37151E+15	544.562778	3.43298E-94
Residual	195	4.91116E+14	2.51854E+12		
Total	198	4.60563E+15			

	<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>	<i>P-value</i>
Intercept	0	#N/A	#N/A	#N/A
Miracle Mile Frontage	681,329	167517.3679	4.067211783	6.90213E-05
Adj. BLDG_SQFT	108	2.778991337	38.95198683	6.13385E-94
Frontage & >1 Story	755,928	344155.8381	2.19646944	0.029237335

The coefficients calculated by the regression analysis for each variable can be used to predict the value for each property in our data set. The formula for calculating the value of a property containing a 1-story building located on Miracle Mile is as follows:

$$\text{Value} = \$681,329 + \$108 * \text{Ave. Adj. Sq. Ft. of Building}$$

For our data set of 198 properties, the average adj. building square footage is 9,540 sq. ft. Therefore, the average value of a building located on Miracle Mile containing 1 story is \$1,711,649.

$$\text{Average Property Value with Frontage} = \$1,711,649 = \$681,329 + \$108 * 9,540$$

An average value can also be calculated for those properties not having frontage on Miracle Mile using the same formula. Since these properties do not have frontage on Miracle Mile, the \$681,329 representing frontage value is not used. The average value for a property without direct frontage is \$1,030,320.

Average Property Value without Frontage = \$1,030,320 = 0 + \$108 * 9,540

This analysis shows that the average property with frontage on Miracle Mile is worth 66% more than a property without frontage. However, the actual figure is most likely higher since the formula used to calculate the value of a property with frontage only examined those parcels containing buildings of 1-story or less.² Looking back at the regression results shows that buildings greater than 1-story added an additional \$755,928 to their property values should they have frontage on Miracle Mile. Therefore, it is correct to say that Miracle Mile frontage adds at least 66% more to the value of a property than if it does not contain frontage on Miracle Mile. For the purposes of this analysis we round to 70%.

Exhibit #4 shows the parcels on the Mile and the Adjacent Parcels.

Exhibit 4. Miracle Mile Project Area

Miracle Mile Project Area



² Data limitations prevented reliable estimates for multistory buildings.

3.3 Allocating the Cost of the Project to Fronting and Adjacent Properties

As noted above, the specially benefiting properties (those fronting Miracle Mile and the Adjacent Properties) are only allocated 50% of the total cost of the Project. The City will bear the balance of the Project cost.

The proposed method to equitably allocate the costs of the Project to the Benefiting Properties first divides the Project costs to be borne by the Benefiting Properties based on whether they directly front Miracle Mile or are Adjacent Properties. Based on the econometric analysis described above, 70% of the 50% total Project cost is allocated to the directly fronting properties and 30% to the Adjacent Properties. The remaining 50% of the Project cost is borne by the City. Therefore, the fronting parcels are collectively allocated 35% of the total Project cost (ie. 50% to the City and 50% to the Benefiting Properties of which 70% is allocated to the fronting properties producing a net share of 35% of the cost). The Adjacent Properties are collectively allocated 15% of the total Project cost (ie. 50% to the City and of the 50% allocated to the Benefiting Properties 30% of the 50% share is allocated to the Adjacent Properties for a net cost of 15% of the Project cost).

Next, the costs for the fronting properties are further subdivided among those properties using the three factor formula summarized below.

- | | |
|----------------------------|-------------------------------------|
| 1) Front Footage – | 1/3 of Project Cost or Debt Service |
| 2) Adj. Building Sq. Ft. – | 1/3 of Project Cost or Debt Service |
| 3) Market Value – | 1/3 of Project Cost or Debt Service |

A further explanation of the calculations is given as follows:

- 1) Front Footage – $\text{Parcel's Front Feet} / \text{Total Front Feet in Assessment District} * \% \text{ Charged to Front Feet}$
- 2) Total Sq. Ft. – $\text{Parcel's adj. sq. ft. of Building} / \text{Total adj. sq. ft. of Building in the Assessment District} * \% \text{ Charged to Total adj. Sq. Ft.}$
- 3) Market Value – $\text{Parcel's Value} / \text{Total Value in the Assessment District} * \% \text{ Charged to Total Value}$

There is a residential condominium building included in the benefit area. For the condominium building the front footage was split evenly among all the condo units.

Finally, this same process is repeated for the Adjacent properties. They were allocated 30% of the 50% Project cost for a net total of 15%. This 15% share of the total Project cost is then allocated among the Adjacent Properties using the same three factor formula described above, except that there is no frontage allocation for the Adjacent Properties. Therefore, the allocation among the Adjacent Properties is 50% building size and 50% market value.

Appendix #1 contains the preliminary assessment roll. The City plans to collect the special assessments via the uniform method (ie. by including the assessments on the property tax bills rendered by the County's Property Appraiser and collected by the County's Tax Collector).

In addition to the cost of annual debt service, the estimated annual assessments include an administrative charge. The administrative charge provides an allowance for the early payment of assessments and for the payment of the fees imposed by the Assessor and Collector for their services. The administrative charges total 10%.

3.4 Alternative Allocation Methodology – Allocation to Fronting Properties Only

The proposed methodology allocates 50% of the Project cost to properties fronting Miracle Mile and to Adjacent properties. This is a fair and equitable allocation and is recommended as the fairest method for cost allocation. However, as an alternative only the directly fronting properties could be considered to receive special benefit from the Project. Appendix #2 provides an alternative allocation assessment roll allocating costs using the three part methodology described above, but this time only to the directly fronting properties.

4.0 Analysis of Special Benefit

As noted above, special benefit can be measured in terms of: (a) increased market value, (b) lower insurance costs, and/or (c) increased use and enjoyment. In this case, the Project will provide a special benefit to all properties located within the Miracle Mile assessment area by protecting and enhancing the value, use, enjoyment and attractiveness and viability of such property by improving and enhancing: (1) the boundaries, character and neighborhood identity of the Miracle Mile assessment area; (2) the safety and overall aesthetics of the Miracle Mile assessment area; (3) utility services, reliability and safety for those properties within the Miracle Mile assessment area; (4) establishing improved ingress and egress for pedestrian and vehicles within the Miracle Mile assessment area which will increase the commercial attractiveness and development potential; and (5) storm water drainage within the Miracle Mile assessment area, which assists in reducing flooding and responsibly managing the burden of storm water produced by developed properties.

Looking at just one component of the Miracle Mile Streetscape Project – landscaping -- there is literature demonstrating increases in property values and rental rates from the provision of street trees. Donovan and Butry quantified the effect of street trees on the sales prices and time on market for properties in Portland, Oregon.³ They found that street trees increased property values by an average of \$8,870. Larger trees added on average \$12,828 in value to the adjacent property. They used a sophisticated regression methodology based on hedonic price index theory which is well respected in the real estate research profession.

Donovan and Butry also studied the impact of trees on rental rates. They found that street trees in public rights of way generated a significant rental premium for the adjacent properties.⁴

The Project includes a large number of new trees along with extensive hardscape improvements all designed to make the area more attractive. These recent professional studies support the conclusion that the Project will generate special benefits for the adjacent properties on Miracle Mile. Based on the size and number of trees alone, the Project can be reasonably expected to generate a special benefit in excess of \$4,000,000. The additional streetscape elements are reasonably expected to generate additional benefits of more than \$4,000,000 thereby creating special benefits in excess of the allocated Project cost of \$7,362,500. Furthermore, there is no doubt that the streetscape project will enhance the use and enjoyment of the Benefiting Properties thereby adding an additional element of special benefit.

There is also evidence of increased retail sales after streetscape projects are completed.⁵ In several surveys, merchants who operate businesses in streetscaped areas agree, and reported that the projects increased their profits.⁶ Consumers seem to react to urban streetscapes by viewing stores and

³ Donovan, Geoffrey and David Butry (2010), "Trees in the City: Valuing Street Trees in Portland, Oregon", Landscape and Urban Planning, Volume 94, pages 77-83.

⁴ Donovan, Geoffrey and David Butry (2011), "The Effect of Urban Trees on the Rental Value of Single-Family Homes in Portland, Oregon", Urban Forestry and Urban Greening, Volume 10, pages 163-168.

⁵ See, for example, the case studies of Transportation Research Board. 2006. *Linking Transportation and Land Use*. Transportation Research Circular, Number E-C100.; National Complete Streets Coalition. 2013. "The Many Benefits of Complete Streets."; Bleier, A, K Ferrier, A Hamilton, G Konar, B Peterson, D Sorenson, and S Torma. 2012. *Implementing Complete Streets in the San Diego Region*. American Planning Association, WalkSanDiego.

⁶ Drennen, E. 2003. *Economic Effects of Traffic Calming on Urban Small Businesses*. Department of Public Administration, San Francisco State University.; Forkes, J and NS Lea. 2010. *Bike Lanes, On-Street Parking and Business - Year 2 Report: A Study of Bloor Street in Toronto's Bloor West Village*. Clean Air Partnership.

products more positively, traveling and staying longer at stores, and by being willing to pay more for parking and products.⁷

There is also strong evidence that streetscape and other redevelopment projects increase property values by significant multiples of their cost. A recent study by Redevelopment Management Associates, Inc. found that for seven community redevelopment areas in Broward County their incremental tax revenues increased by nearly three times the cost of the redevelopment projects between 2008 and 2013, a period of severe real estate market distress.⁸ This demonstrates the significant positive impact on property values generated by the public investment in redevelopment.

Finally, it is useful to note that the average annual special assessment for properties fronting Miracle Mile would be \$0.63 per square foot and \$0.27 per square foot for Adjacent Properties. Therefore, in light of the literature cited above and the relatively modest levels of annual assessment per square foot of building space it is reasonable to conclude that the benefits of the Project will be far greater than its costs to the individual property owner.

Exhibit #5 presents the proposed preliminary assessment roll for the Project based on the recommended assessment of properties fronting Miracle Mile and the Adjacent Properties. Exhibit #6 provides the alternative assessments should the Commission decide to allocate the cost of the Project to the fronting parcels only.

⁷ Wolf, KL. 2005. "Business District Streetscapes, Trees, and Consumer Response." *Journal of Forestry* 103 (8): 396-400.

⁸ Redevelopment Management Associates, Inc. (February 2013), "CRA Impact Study", Florida Redevelopment Association.

**Exhibit #5 Preliminary Assessment Roll Miracle Mile Project
Fronting and Adjacent Properties**

<i>PIN</i>	<i>NAME</i>	<i>Market Value</i>	<i>Adj. Bld. SF</i>	<i>FF</i>	<i>Market Value Ass.</i>	<i>Adj. Building SF Ass.</i>	<i>Front Feet Ass.</i>	<i>Annual Ass.</i>	<i>Admin. Fee</i>	<i>Total Annual Ass.</i>	<i>Total Par Debt Ass.</i>
0341080063720	IRENE IDA SANDS	\$2,099,160	6,076	49.38	\$1,480	\$1,162	\$1,467	\$4,109	\$411	\$4,520	\$51,381
0341170050312	JACKSON RIP HOLMES	\$1,030,680	2,908	25.11	\$727	\$556	\$746	\$2,029	\$203	\$2,232	\$25,369
0341170050820	ARRIBA INVESTMENTS INC	\$954,160	3,603	60.83	\$673	\$689	\$1,807	\$3,169	\$317	\$3,486	\$39,623
0341170050830	M O M REALTY CORP % P DAVIS	\$737,400	1,662	26.16	\$520	\$318	\$777	\$1,615	\$161	\$1,776	\$20,193
0341080063500	THOMAS CAMPANIELLO	\$2,094,695	5,379	51.48	\$1,477	\$1,029	\$1,529	\$4,035	\$403	\$4,438	\$50,455
0341080063510	GEORGETTE ARNOLD REVOCABLE TRUST	\$748,450	1,821	23.34	\$528	\$348	\$693	\$1,569	\$157	\$1,726	\$19,623
0341080063520	1220 BROADWAY LLC	\$1,380,120	3,324	24.93	\$973	\$636	\$740	\$2,349	\$235	\$2,584	\$29,378
0341080063521	1220 BROADWAY LLC	\$719,880	2,037	26.35	\$508	\$390	\$783	\$1,680	\$168	\$1,848	\$21,006
0341080063530	CORAL GABLES ENTERPRISES LLC	\$3,500,000	10,364	99.40	\$2,468	\$1,982	\$2,952	\$7,403	\$740	\$8,143	\$92,566
0341080063540	THE HELEN P STEVENS FAMILY	\$1,643,250	4,284	50.48	\$1,159	\$819	\$1,499	\$3,478	\$348	\$3,825	\$43,484
0341080063550	345 MM LLC	\$1,950,000	4,680	54.38	\$1,375	\$895	\$1,615	\$3,885	\$389	\$4,274	\$48,584
0341080063560	HELEN KATHERINE LIMMIATIS TRS	\$1,827,150	5,547	49.70	\$1,289	\$1,061	\$1,476	\$3,826	\$383	\$4,208	\$47,836
0341080063580	MOORMAN PROPERTIES I LLC	\$2,136,100	5,940	49.52	\$1,506	\$1,136	\$1,471	\$4,113	\$411	\$4,525	\$51,434
0341080063581	G C M M INC	\$1,424,050	3,604	49.13	\$1,004	\$689	\$1,459	\$3,153	\$315	\$3,468	\$39,423
0341080063590	MIRACLE MILE PLAZA INC	\$1,657,340	6,238	133.30	\$1,169	\$1,193	\$3,959	\$6,321	\$632	\$6,953	\$79,041
0341080063710	TOBA MEISELMAN TRS	\$3,084,690	8,365	71.27	\$2,175	\$1,600	\$2,117	\$5,892	\$589	\$6,481	\$73,676
0341080063730	ODESSA INV INC	\$4,120,480	11,688	102.00	\$2,906	\$2,235	\$3,030	\$8,171	\$817	\$8,988	\$102,170
0341080063740	ALEE INC	\$1,586,400	3,837	46.57	\$1,119	\$734	\$1,383	\$3,236	\$324	\$3,559	\$40,461
0341080063750	ROBERT GALLAGHER JR &W ELISABETH	\$1,480,240	4,476	26.20	\$1,044	\$856	\$778	\$2,678	\$268	\$2,946	\$33,488
0341080063761	ROBERT J FEWELL TR	\$2,274,230	6,993	49.25	\$1,604	\$1,337	\$1,463	\$4,404	\$440	\$4,844	\$55,070
0341080063770	GABLES MIRACLE MILE LLC	\$2,944,920	7,283	74.89	\$2,077	\$1,393	\$2,224	\$5,694	\$569	\$6,263	\$71,200
0341080063780	NORMAS MIRACLE LLC	\$1,928,800	4,770	50.12	\$1,360	\$912	\$1,489	\$3,761	\$376	\$4,137	\$47,031
0341080063790	277 279 BUILDING LLC	\$1,299,060	3,794	24.24	\$916	\$726	\$720	\$2,362	\$236	\$2,598	\$29,531
0341080063800	LILIAN M PENA	\$1,293,780	3,772	26.88	\$912	\$721	\$798	\$2,432	\$243	\$2,675	\$30,413
0341080063810	MIRACLE PLAZA INC	\$3,000,000	23,115	78.61	\$2,116	\$4,421	\$2,335	\$8,871	\$887	\$9,758	\$110,929
0341080073690	MIRACLE MILE LLC	\$2,420,820	7,143	47.29	\$1,707	\$1,366	\$1,405	\$4,478	\$448	\$4,926	\$55,993
0341080073700	GABLES MIRACLE MILE LLC	\$2,302,130	6,753	50.19	\$1,623	\$1,292	\$1,491	\$4,406	\$441	\$4,846	\$55,091
0341080073710	MARSHALL D KAPLAN &	\$2,221,590	6,367	45.71	\$1,567	\$1,218	\$1,358	\$4,142	\$414	\$4,556	\$51,794

PIN	NAME	Market Value	Adj. Bld. SF	FF	Market Value Ass.	Adj. Building SF Ass.	Front Feet Ass.	Annual Ass.	Admin. Fee	Total Annual Ass.	Total Par Debt Ass.
0341080073720	M O M REALTY CORP	\$1,847,800	4,884	47.30	\$1,303	\$934	\$1,405	\$3,642	\$364	\$4,006	\$45,541
0341080073730	GABLES MIRACLE MILE LLC	\$2,363,310	6,676	52.00	\$1,667	\$1,277	\$1,545	\$4,488	\$449	\$4,937	\$56,118
0341080073740	VASILIKI COUYUTAS	\$869,400	2,202	22.42	\$613	\$421	\$666	\$1,700	\$170	\$1,870	\$21,259
0341080073750	KETTAL NORTH AMERICA INC	\$2,349,892	7,928	51.12	\$1,657	\$1,516	\$1,518	\$4,692	\$469	\$5,161	\$58,667
0341080073760	BLANCK TRUST LTD PARTNERSHIP	\$1,125,840	3,001	25.30	\$794	\$574	\$751	\$2,119	\$212	\$2,331	\$26,501
0341080073790	BENITA ABLIN GILLER LE	\$3,231,690	9,097	69.43	\$2,279	\$1,740	\$2,062	\$6,081	\$608	\$6,689	\$76,039
0341080080023	CAVA INVESTMENTS LTD	\$5,084,340	14,749	63.90	\$3,585	\$2,821	\$1,898	\$8,304	\$830	\$9,135	\$103,839
0341080080030	HELEN KING TELLEKAMP TR	\$1,983,556	4,548	168.62	\$1,399	\$870	\$5,008	\$7,277	\$728	\$8,005	\$90,994
0341170050130	ALAN SUSAN CORPORATION &	\$836,800	2,009	27.26	\$590	\$384	\$810	\$1,784	\$178	\$1,962	\$22,308
0341170050010	BERNICE SEAMAN TRUSTEE	\$1,412,252	3,143	85.35	\$996	\$601	\$2,535	\$4,132	\$413	\$4,545	\$51,669
0341170050020	SAMTER REALTY CO LLC	\$2,124,897	4,782	115.51	\$1,498	\$915	\$3,431	\$5,844	\$584	\$6,428	\$73,075
0341170050030	370 PROPERTY LLC	\$1,130,280	2,897	25.06	\$797	\$554	\$744	\$2,095	\$210	\$2,305	\$26,202
0341170050040	MIRACLE MILE PROPERTY LTD	\$1,058,520	2,598	24.59	\$746	\$497	\$730	\$1,974	\$197	\$2,171	\$24,680
0341170050140	WILL OF MILDRED W BROWN LLC	\$2,264,190	6,639	46.17	\$1,597	\$1,270	\$1,371	\$4,238	\$424	\$4,662	\$52,991
0341170050050	GABLES MIRACLE MILE LLC	\$1,038,120	2,513	23.01	\$732	\$481	\$683	\$1,896	\$190	\$2,086	\$23,710
0341170050060	THE HELEN P STEVENS FAMILY	\$1,116,120	2,838	26.63	\$787	\$543	\$791	\$2,121	\$212	\$2,333	\$26,520
0341170050070	GABLES MIRACLE MILE LLC	\$4,275,960	12,076	97.10	\$3,015	\$2,310	\$2,884	\$8,209	\$821	\$9,030	\$102,649
0341170050090	WILL OF MILDRED W BROWN LLC	\$3,219,630	9,099	74.40	\$2,270	\$1,740	\$2,210	\$6,221	\$622	\$6,843	\$77,784
0341170050100	LRE PROPERTIES LLC	\$2,050,000	7,778	51.39	\$1,446	\$1,488	\$1,526	\$4,460	\$446	\$4,906	\$55,764
0341170050110	MMMM LLC	\$1,441,000	5,030	26.16	\$1,016	\$962	\$777	\$2,755	\$276	\$3,031	\$34,452
0341170050120	JOSE J BOLADO TRS	\$850,200	2,076	23.01	\$600	\$397	\$683	\$1,680	\$168	\$1,848	\$21,008
0341170050280	THE CITY OF CORAL GABLES	\$1,197,600	3,924	57.28	\$845	\$750	\$1,701	\$3,296	\$330	\$3,626	\$41,219
0341170050291	CITY OF CORAL GABLES LESSOR	\$940,000	3,147	13.40	\$663	\$602	\$398	\$1,663	\$166	\$1,829	\$20,792
0341170050300	MIRACLE MILE S LLC	\$3,180,450	9,145	73.12	\$2,243	\$1,749	\$2,172	\$6,164	\$616	\$6,780	\$77,073
0341170050310	MIRACLE MILE S LLC	\$1,108,080	2,867	40.28	\$781	\$548	\$1,196	\$2,526	\$253	\$2,779	\$31,588
0341170050315	JEANIE HOLMES TR	\$2,194,290	6,449	48.90	\$1,547	\$1,233	\$1,452	\$4,233	\$423	\$4,657	\$52,934
0341170050320	GABLES MIRACLE MILE LLC	\$1,118,880	2,912	25.78	\$789	\$557	\$766	\$2,112	\$211	\$2,323	\$26,405
0341170050330	BALOGH BROTHERS LLC	\$2,390,430	7,383	49.64	\$1,686	\$1,412	\$1,474	\$4,572	\$457	\$5,029	\$57,172

PIN	NAME	Market Value	Adj. Bld. SF	FF	Market Value Ass.	Adj. Building SF Ass.	Front Feet Ass.	Annual Ass.	Admin. Fee	Total Annual Ass.	Total Par Debt Ass.
0341170050340	WILL OF MILDRED W BROWN LLC	\$810,810	1,861	19.85	\$572	\$356	\$590	\$1,517	\$152	\$1,669	\$18,973
0341170050350	GABLES MIRACLE MILE LLC	\$8,310,550	47,100	204.70	\$5,861	\$9,008	\$6,080	\$20,949	\$2,095	\$23,043	\$261,948
0341170050471	THE PONCE DE LEON PARTNERSHIP	\$1,875,580	7,453	48.34	\$1,323	\$1,425	\$1,436	\$4,184	\$418	\$4,602	\$52,316
0341170050480	MCBRIDE FAM LTD PARTNERSHIP	\$4,300,000	34,077	202.82	\$3,032	\$6,517	\$6,024	\$15,574	\$1,557	\$17,131	\$194,740
0341170050520	MIRMAC PARTNERS LLC	\$858,735	-	52.41	\$606	\$0	\$1,557	\$2,162	\$216	\$2,379	\$27,038
0341170050530	GABLES MIRACLE MILE LLC	\$1,032,840	2,616	26.32	\$728	\$500	\$782	\$2,010	\$201	\$2,211	\$25,139
0341170050540	GLORIA B SILVER & LEO SILVER TRS	\$2,816,880	9,378	49.97	\$1,986	\$1,794	\$1,484	\$5,264	\$526	\$5,791	\$65,826
0341170050550	ANGELO VITUCCI TRS	\$2,137,680	5,532	49.33	\$1,507	\$1,058	\$1,465	\$4,031	\$403	\$4,434	\$50,401
0341170050560	116 MIRACLE MILE LLC	\$663,166	6,526	24.90	\$468	\$1,248	\$740	\$2,455	\$246	\$2,701	\$30,703
0341170050790	MIRACLE CENTER	\$3,609,330	9,473	100.55	\$2,545	\$1,812	\$2,987	\$7,344	\$734	\$8,078	\$91,827
0341170050800	80 82 MIRACLE MILE LLC	\$773,600	1,843	22.68	\$546	\$352	\$674	\$1,572	\$157	\$1,729	\$19,653
0341170050810	HYERDALE ASSOCIATES LLC	\$794,600	1,948	27.42	\$560	\$373	\$814	\$1,747	\$175	\$1,922	\$21,849
0341170050840	BARRY A EICHENBAUM	\$516,640	1,109	16.04	\$364	\$212	\$476	\$1,053	\$105	\$1,158	\$13,165
0341170050850	C & S INVESTMENT CORP	\$2,546,190	6,339	76.59	\$1,796	\$1,212	\$2,275	\$5,283	\$528	\$5,811	\$66,058
0341170050860	THOMAS C MAYES JR	\$1,533,400	3,617	45.54	\$1,081	\$692	\$1,353	\$3,126	\$313	\$3,438	\$39,085
0341170050870	SANDS INVESTMENTS LLC	\$1,571,400	3,807	49.00	\$1,108	\$728	\$1,455	\$3,292	\$329	\$3,621	\$41,160
0341170050880	MIRACLE REAL ESTATE LTD	\$3,049,290	8,799	76.27	\$2,150	\$1,683	\$2,265	\$6,099	\$610	\$6,708	\$76,259
0341170060010	NNN TRS INC	\$4,700,000	30,005	157.00	\$3,314	\$5,738	\$4,663	\$13,716	\$1,372	\$15,088	\$171,512
0341170050570	SOUTHEAST STB PORFOLIO LLC	\$4,604,261	36,782	98.63	\$3,247	\$7,035	\$2,930	\$13,211	\$1,321	\$14,532	\$165,195
0341080890010	PRIM BAC COLONNADE LLC	\$47,000,000	205,295	207.00	\$33,144	\$39,263	\$6,148	\$78,555	\$7,856	\$86,411	\$982,285
0341080890020	CG HOTEL COLONNADE LLC	\$22,000,000	100,000	0.00	\$16,524	\$11,955	\$0	\$28,479	\$2,848	\$31,327	\$356,116
0341081002330	CF MIRACLE MILE LLC	\$207,060	838	0.00	\$156	\$100	\$0	\$256	\$26	\$281	\$3,197
0341081000020	HENRY C JOVA	\$223,760	1,114	0.00	\$168	\$133	\$0	\$301	\$30	\$331	\$3,767
0341081000320	ALINA FALCON TRS	\$257,860	1,179	0.00	\$194	\$141	\$0	\$335	\$33	\$368	\$4,184
0341081001770	PROSPECT ARAGON LLC	\$262,640	1,114	0.00	\$197	\$133	\$0	\$330	\$33	\$363	\$4,132
0341081002320	CF MIRACLE MILE LLC	\$215,070	870	0.00	\$162	\$104	\$0	\$266	\$27	\$292	\$3,321
0341081000390	MOCOROA U S PROPERTIES INC	\$381,060	1,654	0.00	\$286	\$198	\$0	\$484	\$48	\$532	\$6,052
0341081000350	ANGEL A VEGA &W ROSA M VEGA	\$358,140	1,654	0.00	\$269	\$198	\$0	\$467	\$47	\$513	\$5,836

PIN	NAME	Market Value	Adj. Bld. SF	FF	Market Value Ass.	Adj. Building SF Ass.	Front Feet Ass.	Annual Ass.	Admin. Fee	Total Annual Ass.	Total Par Debt Ass.
0341081001320	CARLOS M DEEB	\$282,750	1,394	0.00	\$212	\$167	\$0	\$379	\$38	\$417	\$4,740
0341081000100	CARLOS A BURNEO	\$149,700	798	0.00	\$112	\$95	\$0	\$208	\$21	\$229	\$2,599
0341081001380	CELINA M. HERNANDEZ TRS	\$381,060	1,654	0.00	\$286	\$198	\$0	\$484	\$48	\$532	\$6,052
0341081000030	BE BE A3 LLC	\$229,200	1,114	0.00	\$172	\$133	\$0	\$305	\$31	\$336	\$3,818
0341081002370	CF MIRACLE MILE LLC	\$492,410	1,992	0.00	\$370	\$238	\$0	\$608	\$61	\$669	\$7,603
0341081000040	JOHN CHWAT	\$234,660	1,114	0.00	\$176	\$133	\$0	\$309	\$31	\$340	\$3,869
0341081002440	CF MIRACLE MILE LLC	\$164,480	665	0.00	\$124	\$80	\$0	\$203	\$20	\$223	\$2,539
0341081000300	1008 INVESTMENTS CORP	\$246,950	1,179	0.00	\$185	\$141	\$0	\$326	\$33	\$359	\$4,082
0341081000370	AMERICAN HOME MTG SERVICING INC	\$369,590	1,654	0.00	\$278	\$198	\$0	\$475	\$48	\$523	\$5,944
0341081002420	CF MIRACLE MILE LLC	\$93,570	379	0.00	\$70	\$45	\$0	\$116	\$12	\$127	\$1,445
0341081000400	RAFAEL BURGOS TRS	\$386,790	1,654	0.00	\$291	\$198	\$0	\$488	\$49	\$537	\$6,105
0341081002410	CF MIRACLE MILE LLC	\$198,910	805	0.00	\$149	\$96	\$0	\$246	\$25	\$270	\$3,072
0341081000410	ALINA FALCON TRS	\$392,540	1,654	0.00	\$295	\$198	\$0	\$493	\$49	\$542	\$6,159
0341081000440	RAMIREZ FAMILY TRS	\$249,130	1,394	0.00	\$187	\$167	\$0	\$354	\$35	\$389	\$4,424
0341081002480	CF MIRACLE MILE LLC	\$435,840	1,763	0.00	\$327	\$211	\$0	\$538	\$54	\$592	\$6,729
0341081000570	BARBARA E SMITH TRS	\$240,120	1,139	0.00	\$180	\$136	\$0	\$317	\$32	\$348	\$3,958
0341081002390	CF MIRACLE MILE LLC	\$99,440	402	0.00	\$75	\$48	\$0	\$123	\$12	\$135	\$1,535
0341081000590	AUNARIO RAMON TIRADO PENA	\$251,040	1,139	0.00	\$189	\$136	\$0	\$325	\$32	\$357	\$4,060
0341081000840	ANGEL R CHINEA TRS	\$257,180	1,251	0.00	\$193	\$150	\$0	\$343	\$34	\$377	\$4,286
0341081000670	JUDITH E DEL NERO	\$162,020	753	0.00	\$122	\$90	\$0	\$212	\$21	\$233	\$2,647
0341081000090	FELIPE F FERNANDEZ	\$144,520	798	0.00	\$109	\$95	\$0	\$204	\$20	\$224	\$2,550
0341081000680	RICHARD LAWRENCE WINTER TRS	\$167,210	753	0.00	\$126	\$90	\$0	\$216	\$22	\$237	\$2,696
0341081001900	CF MIRACLE MILE LLC	\$526,900	1,938	0.00	\$396	\$232	\$0	\$627	\$63	\$690	\$7,846
0341081000700	1008 INVESTMENTS CORP	\$177,570	753	0.00	\$133	\$90	\$0	\$223	\$22	\$246	\$2,793
0341081001630	ADOLFO PASTRAN	\$154,900	798	0.00	\$116	\$95	\$0	\$212	\$21	\$233	\$2,648
0341081000780	HAYDEE PICHARDO CONCEPCION	\$172,380	753	0.00	\$129	\$90	\$0	\$219	\$22	\$241	\$2,745
0341081002400	CF MIRACLE MILE LLC	\$99,440	402	0.00	\$75	\$48	\$0	\$123	\$12	\$135	\$1,535
0341081000810	710 ARAGON LLC	\$240,810	1,251	0.00	\$181	\$150	\$0	\$330	\$33	\$363	\$4,132

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0341081001640	SOFIA CRISTINA MORALES	\$160,070	798	0.00	\$120	\$95	\$0	\$216	\$22	\$237	\$2,696
0341081000830	SILVIA DAVILA	\$251,730	1,251	0.00	\$189	\$150	\$0	\$339	\$34	\$372	\$4,234
0341081001600	ITSME86YETAGAIN LLC	\$180,820	798	0.00	\$136	\$95	\$0	\$231	\$23	\$254	\$2,891
0341081000850	FLORA Y MARTINEZ TRS	\$262,640	1,251	0.00	\$197	\$150	\$0	\$347	\$35	\$382	\$4,337
0341081001610	10 ARAGON AVENUE UNIT 719 LLC	\$144,520	798	0.00	\$109	\$95	\$0	\$204	\$20	\$224	\$2,550
0341081000920	GARY L SCHRODT &	\$251,730	1,251	0.00	\$189	\$150	\$0	\$339	\$34	\$372	\$4,234
0341081001480	NICHOLAS D SIEGFRIED	\$252,410	1,179	0.00	\$190	\$141	\$0	\$331	\$33	\$364	\$4,133
0341081000960	CARLOS M DEEB	\$273,550	1,251	0.00	\$205	\$150	\$0	\$355	\$36	\$391	\$4,439
0341081001710	JEANETTE M FONT	\$229,200	1,114	0.00	\$172	\$133	\$0	\$305	\$31	\$336	\$3,818
0341081001030	RESIDUARY TRUST A	\$162,020	753	0.00	\$122	\$90	\$0	\$212	\$21	\$233	\$2,647
0341081001530	TEN ARAGON CONDO ASSN INC	\$144,520	798	0.00	\$109	\$95	\$0	\$204	\$20	\$224	\$2,550
0341081001110	ARAGON 10 LLC	\$156,820	753	0.00	\$118	\$90	\$0	\$208	\$21	\$229	\$2,599
0341081001580	SUSANA RODRIGUEZ	\$170,440	798	0.00	\$128	\$95	\$0	\$223	\$22	\$246	\$2,794
0341081001120	JOSEPH & LINDA CONTE &	\$162,020	753	0.00	\$122	\$90	\$0	\$212	\$21	\$233	\$2,647
0341081001490	RICHARD MONTES DE OCA	\$257,860	1,179	0.00	\$194	\$141	\$0	\$335	\$33	\$368	\$4,184
0341081001150	SHNITZER INVESTMENTS LLC	\$177,570	753	0.00	\$133	\$90	\$0	\$223	\$22	\$246	\$2,793
0341081001510	JUAN CARLOS PEDIAL	\$268,780	1,179	0.00	\$202	\$141	\$0	\$343	\$34	\$377	\$4,287
0341081001230	LUIS ANGEL RIVERA &	\$256,490	1,139	0.00	\$193	\$136	\$0	\$329	\$33	\$362	\$4,112
0341081001460	AUNARIO TIRADO	\$241,490	1,179	0.00	\$181	\$141	\$0	\$322	\$32	\$355	\$4,031
0341081001260	RASSEL PRIETO TRS	\$253,930	1,394	0.00	\$191	\$167	\$0	\$357	\$36	\$393	\$4,469
0341081001470	JOAQUIN F NEGRETTE	\$246,950	1,179	0.00	\$185	\$141	\$0	\$326	\$33	\$359	\$4,082
0341081001310	ARAGON 1207 LLC	\$277,940	1,394	0.00	\$209	\$167	\$0	\$375	\$38	\$413	\$4,694
0341081001450	ORLANDO J ABELLA &W ILIANA ABELLA	\$236,030	1,179	0.00	\$177	\$141	\$0	\$318	\$32	\$350	\$3,979
0341081001330	RICARDO CORTEZ	\$287,560	1,394	0.00	\$216	\$167	\$0	\$383	\$38	\$421	\$4,785
0341081001300	KATHERINE MCGRANE	\$273,140	1,394	0.00	\$205	\$167	\$0	\$372	\$37	\$409	\$4,649
0341081001500	HAROUNA SOUMAH	\$263,320	1,179	0.00	\$198	\$141	\$0	\$339	\$34	\$373	\$4,236
0341081001350	AMIR EL YORDI	\$363,870	1,654	0.00	\$273	\$198	\$0	\$471	\$47	\$518	\$5,890
0341081001520	CORALCAT CORP	\$139,330	798	0.00	\$105	\$95	\$0	\$200	\$20	\$220	\$2,502

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0341081001410	HENDRIK R WOODS	\$398,260	1,654	0.00	\$299	\$198	\$0	\$497	\$50	\$547	\$6,213
0341081001540	FRANK CRUZ ALVAREZ &	\$149,700	798	0.00	\$112	\$95	\$0	\$208	\$21	\$229	\$2,599
0341081000750	ALFONSO G FERNANDEZ &W MARIA B &	\$156,820	753	0.00	\$118	\$90	\$0	\$208	\$21	\$229	\$2,599
0341081001550	WOODBYS FAMILY MANAGEMENT CO LLC	\$154,900	798	0.00	\$116	\$95	\$0	\$212	\$21	\$233	\$2,648
0341081000150	JORGE BESU	\$175,630	798	0.00	\$132	\$95	\$0	\$227	\$23	\$250	\$2,842
0341081001680	CARMEN LISETTE CAMPOS	\$180,820	798	0.00	\$136	\$95	\$0	\$231	\$23	\$254	\$2,891
0341081000640	MICHAEL E GARCIA & ALAN N GARCIA	\$146,460	753	0.00	\$110	\$90	\$0	\$200	\$20	\$220	\$2,501
0341081001760	ARAGON BAY PROPERTIES LLC	\$256,490	1,114	0.00	\$193	\$133	\$0	\$326	\$33	\$358	\$4,074
0341081000460	NELSON GARCIA &W ANEYDA GARCIA	\$258,730	1,394	0.00	\$194	\$167	\$0	\$361	\$36	\$397	\$4,514
0341081000790	SARA OCASIO	\$186,910	753	0.00	\$140	\$90	\$0	\$230	\$23	\$253	\$2,881
0341081000130	JARRETT YANOFF	\$165,260	798	0.00	\$124	\$95	\$0	\$220	\$22	\$241	\$2,745
0341081000010	PETER BARRETT	\$218,300	1,114	0.00	\$164	\$133	\$0	\$297	\$30	\$327	\$3,716
0341081000620	MICHAEL FERNANDEZ	\$136,080	753	0.00	\$102	\$90	\$0	\$192	\$19	\$211	\$2,404
0341081000070	PETER BARRETT	\$251,040	1,114	0.00	\$189	\$133	\$0	\$322	\$32	\$354	\$4,023
0341081000060	DAVID SMITH	\$245,580	1,114	0.00	\$184	\$133	\$0	\$318	\$32	\$349	\$3,972
0341081000120	JOHN W COONEY	\$160,070	798	0.00	\$120	\$95	\$0	\$216	\$22	\$237	\$2,696
0341081000140	HILDA S RONDON	\$170,440	798	0.00	\$128	\$95	\$0	\$223	\$22	\$246	\$2,794
0341081000110	MIGUEL SANDOVAL	\$154,900	798	0.00	\$116	\$95	\$0	\$212	\$21	\$233	\$2,648
0341081000080	DELFIN E OCHOA &W MARILYN E	\$256,490	1,114	0.00	\$193	\$133	\$0	\$326	\$33	\$358	\$4,074
0341081000180	MICHELLE VAZQUEZ	\$144,520	798	0.00	\$109	\$95	\$0	\$204	\$20	\$224	\$2,550
0341081000160	DANIEL R M PRIESTLEY &W	\$180,820	798	0.00	\$136	\$95	\$0	\$231	\$23	\$254	\$2,891
0341081000610	WILLIAM RAMIREZ BRACHO &W	\$261,960	1,139	0.00	\$197	\$136	\$0	\$333	\$33	\$366	\$4,163
0341081000230	MARCO TAGLIETTI &W	\$170,440	798	0.00	\$128	\$95	\$0	\$223	\$22	\$246	\$2,794
0341081000200	GEORG GINA FARAH	\$154,900	798	0.00	\$116	\$95	\$0	\$212	\$21	\$233	\$2,648
0341081000360	TEN ARAGON CONDOMINIUM ASSN INC	\$363,870	1,654	0.00	\$273	\$198	\$0	\$471	\$47	\$518	\$5,890
0341081000190	MIGUEL SANDOVAL	\$149,700	798	0.00	\$112	\$95	\$0	\$208	\$21	\$229	\$2,599
0341081000240	COLLEEN CAMPBELL	\$175,630	798	0.00	\$132	\$95	\$0	\$227	\$23	\$250	\$2,842
0341081000220	JOSE V ZERPA	\$165,260	798	0.00	\$124	\$95	\$0	\$220	\$22	\$241	\$2,745

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0341081000210	DARIO AVAND &W	\$160,070	798	0.00	\$120	\$95	\$0	\$216	\$22	\$237	\$2,696
0341081000280	SERGIO R SEVILLA &W DONNA SEVILLA	\$236,030	1,179	0.00	\$177	\$141	\$0	\$318	\$32	\$350	\$3,979
0341081000340	OSCAR LANDY RODRIGUEZ	\$268,780	1,179	0.00	\$202	\$141	\$0	\$343	\$34	\$377	\$4,287
0341081000270	SHAHRDAD NOWROUZI &W SUSAN	\$230,580	1,179	0.00	\$173	\$141	\$0	\$314	\$31	\$346	\$3,928
0341081000260	EDWARD H URQUIDI	\$225,120	1,179	0.00	\$169	\$141	\$0	\$310	\$31	\$341	\$3,877
0341081000250	BRUCE M BARONE &W NANCY L BARONE	\$180,820	798	0.00	\$136	\$95	\$0	\$231	\$23	\$254	\$2,891
0341081000770	JUAN CARLOS VERGARA	\$167,210	753	0.00	\$126	\$90	\$0	\$216	\$22	\$237	\$2,696
0341081000290	PETER CASTELLAR HANSEN &W	\$241,490	1,179	0.00	\$181	\$141	\$0	\$322	\$32	\$355	\$4,031
0341081000330	RANDALL K ROGER &W	\$263,320	1,179	0.00	\$198	\$141	\$0	\$339	\$34	\$373	\$4,236
0341081000310	JORDAN J ARBIT &W SHARON D ARBIT	\$252,410	1,179	0.00	\$190	\$141	\$0	\$331	\$33	\$364	\$4,133
0341081000760	MARGARET WATSON	\$162,020	753	0.00	\$122	\$90	\$0	\$212	\$21	\$233	\$2,647
0341081000600	VLADIMIR ZHAMGOTSEV &W	\$256,490	1,139	0.00	\$193	\$136	\$0	\$329	\$33	\$362	\$4,112
0341081000420	OLD DOMINION L P	\$398,260	1,654	0.00	\$299	\$198	\$0	\$497	\$50	\$547	\$6,213
0341081000380	ALISIER HOLDING LTD	\$375,340	1,654	0.00	\$282	\$198	\$0	\$480	\$48	\$528	\$5,998
0341081000450	ALCIBIADES LOPEZ	\$253,930	1,394	0.00	\$191	\$167	\$0	\$357	\$36	\$393	\$4,469
0341081000430	SONIA BEHAR	\$403,990	1,654	0.00	\$303	\$198	\$0	\$501	\$50	\$551	\$6,267
0341081000500	ISLAND ESCAPE LTD LLC	\$277,940	1,394	0.00	\$209	\$167	\$0	\$375	\$38	\$413	\$4,694
0341081000490	ITSME86YET LLC	\$273,140	1,394	0.00	\$205	\$167	\$0	\$372	\$37	\$409	\$4,649
0341081000480	BRYN & FRANCES E WILLIAMS JTRS	\$268,330	1,394	0.00	\$202	\$167	\$0	\$368	\$37	\$405	\$4,604
0341081000470	ORLANDO P FERNANDEZ &	\$263,550	1,394	0.00	\$198	\$167	\$0	\$365	\$36	\$401	\$4,559
0341081000580	ITSME86 LLC	\$245,580	1,139	0.00	\$184	\$136	\$0	\$321	\$32	\$353	\$4,009
0341081000540	HARVEY FRED STERN TRS	\$223,760	1,139	0.00	\$168	\$136	\$0	\$304	\$30	\$335	\$3,804
0341081000530	ESTHER I ORTIZ & MABEL CID JTRS	\$218,300	1,139	0.00	\$164	\$136	\$0	\$300	\$30	\$330	\$3,753
0341081000520	JOHN J PIETROFESA &W CATHY J	\$287,560	1,394	0.00	\$216	\$167	\$0	\$383	\$38	\$421	\$4,785
0341081000510	LENKA MALKOVA	\$282,750	1,394	0.00	\$212	\$167	\$0	\$379	\$38	\$417	\$4,740
0341081000560	MICHAEL B HANNA &W MALK A B TRS	\$234,660	1,139	0.00	\$176	\$136	\$0	\$312	\$31	\$344	\$3,907
0341081000550	SEAN S PENDRAY	\$229,200	1,139	0.00	\$172	\$136	\$0	\$308	\$31	\$339	\$3,855
0341081000710	ALBERTO HERRERA &W ADELA ABELLA	\$136,080	753	0.00	\$102	\$90	\$0	\$192	\$19	\$211	\$2,404

PIN	NAME	Market Value	Adj. Bld. SF	FF	Market Value Ass.	Adj. Building SF Ass.	Front Feet Ass.	Annual Ass.	Admin. Fee	Total Annual Ass.	Total Par Debt Ass.
0341081000740	ISRAEL ALFONSO	\$151,650	753	0.00	\$114	\$90	\$0	\$204	\$20	\$224	\$2,550
0341081000170	JOHN MCCANN	\$139,330	798	0.00	\$105	\$95	\$0	\$200	\$20	\$220	\$2,502
0341081000690	SYLVIA S MARTEL	\$172,380	753	0.00	\$129	\$90	\$0	\$219	\$22	\$241	\$2,745
0341081000650	MICHELLE STEPHENSON	\$151,650	753	0.00	\$114	\$90	\$0	\$204	\$20	\$224	\$2,550
0341081000660	SUCCESS 401 LLC	\$156,820	753	0.00	\$118	\$90	\$0	\$208	\$21	\$229	\$2,599
0341081000720	CLEMENT BERNARD QUINONES	\$141,280	753	0.00	\$106	\$90	\$0	\$196	\$20	\$216	\$2,453
0341081001340	LUIS ROLDAN & SANDRA CUBA JTRS	\$358,140	1,654	0.00	\$269	\$198	\$0	\$467	\$47	\$513	\$5,836
0341081000800	CARLOS ALBERTO COGORNO	\$235,350	1,251	0.00	\$177	\$150	\$0	\$326	\$33	\$359	\$4,081
0341081000930	JOSE R BALTAZAR CAMPOS &	\$257,180	1,251	0.00	\$193	\$150	\$0	\$343	\$34	\$377	\$4,286
0341081000820	DAVID ROSENFELD	\$246,260	1,251	0.00	\$185	\$150	\$0	\$335	\$33	\$368	\$4,183
0341081000890	BE.BE.A LLC	\$235,350	1,251	0.00	\$177	\$150	\$0	\$326	\$33	\$359	\$4,081
0341081000900	CARLOS RADULOVITCH &W MARTINA	\$240,810	1,251	0.00	\$181	\$150	\$0	\$330	\$33	\$363	\$4,132
0341081000880	DANIEL BUSTAMANTE	\$279,010	1,251	0.00	\$210	\$150	\$0	\$359	\$36	\$395	\$4,491
0341081000870	GABRIEL J MUNOZ BUSTAMANTE	\$273,550	1,251	0.00	\$205	\$150	\$0	\$355	\$36	\$391	\$4,439
0341081000860	ALISIER HOLDING LTD	\$268,100	1,251	0.00	\$201	\$150	\$0	\$351	\$35	\$386	\$4,388
0341081000980	MICHAEL LASSNER	\$136,080	753	0.00	\$102	\$90	\$0	\$192	\$19	\$211	\$2,404
0341081001010	YOVANNA ALVAREZ	\$151,650	753	0.00	\$114	\$90	\$0	\$204	\$20	\$224	\$2,550
0341081000950	ROLANDO GONZALEZ	\$268,100	1,251	0.00	\$201	\$150	\$0	\$351	\$35	\$386	\$4,388
0341081000910	TEN ARAGON CONDOMINIUM ASSN INC	\$246,260	1,251	0.00	\$185	\$150	\$0	\$335	\$33	\$368	\$4,183
0341081000940	LAJOTOLU INC	\$262,640	1,251	0.00	\$197	\$150	\$0	\$347	\$35	\$382	\$4,337
0341081000970	ARTHUR L & LAURA K CAHOON	\$279,010	1,251	0.00	\$210	\$150	\$0	\$359	\$36	\$395	\$4,491
0341081000990	BABU SURENDRAN	\$141,280	753	0.00	\$106	\$90	\$0	\$196	\$20	\$216	\$2,453
0341081001040	MAURICIO ANGARITA	\$167,210	753	0.00	\$126	\$90	\$0	\$216	\$22	\$237	\$2,696
0341081001020	CARLOS L VINCENTELLI	\$156,820	753	0.00	\$118	\$90	\$0	\$208	\$21	\$229	\$2,599
0341081001000	MIGUEL SANDOVAL	\$146,460	753	0.00	\$110	\$90	\$0	\$200	\$20	\$220	\$2,501
0341081001050	LTL ROYALE ENTERPRISE LLC	\$172,380	753	0.00	\$129	\$90	\$0	\$219	\$22	\$241	\$2,745
0341081001390	JUAN A &W ESCARFULLER &W	\$386,790	1,654	0.00	\$291	\$198	\$0	\$488	\$49	\$537	\$6,105
0341081001080	ANABEL GARCIA NILES	\$141,280	753	0.00	\$106	\$90	\$0	\$196	\$20	\$216	\$2,453

PIN	NAME	Market Value	Adj. Bld. SF	FF	Market Value Ass.	Adj. Building SF Ass.	Front Feet Ass.	Annual Ass.	Admin. Fee	Total Annual Ass.	Total Par Debt Ass.
0341081001070	JAIME CARBONELL &W CRISTINA	\$136,080	753	0.00	\$102	\$90	\$0	\$192	\$19	\$211	\$2,404
0341081000630	FRANK A ROSELL	\$141,280	753	0.00	\$106	\$90	\$0	\$196	\$20	\$216	\$2,453
0341081001060	MARISA N ADAMS	\$177,570	753	0.00	\$133	\$90	\$0	\$223	\$22	\$246	\$2,793
0341081001090	MIGUEL LLODRA	\$146,460	753	0.00	\$110	\$90	\$0	\$200	\$20	\$220	\$2,501
0341081001130	CLARA CARMÍ & MARIA PERRY	\$167,210	753	0.00	\$126	\$90	\$0	\$216	\$22	\$237	\$2,696
0341081001100	REZENE TESFAMARIAM	\$151,650	753	0.00	\$114	\$90	\$0	\$204	\$20	\$224	\$2,550
0341081001140	AMBAR LLC	\$172,380	753	0.00	\$129	\$90	\$0	\$219	\$22	\$241	\$2,745
0341081001240	KUOSHENG YU &W FEILI HUANG YU	\$261,960	1,139	0.00	\$197	\$136	\$0	\$333	\$33	\$366	\$4,163
0341081001160	ANA MARIA OJEDA	\$218,300	1,139	0.00	\$164	\$136	\$0	\$300	\$30	\$330	\$3,753
0341081001180	JAVIER MOLINS	\$229,200	1,139	0.00	\$172	\$136	\$0	\$308	\$31	\$339	\$3,855
0341081001220	LEIF E JATTNE &W MELISSA D JATTNE	\$251,040	1,139	0.00	\$189	\$136	\$0	\$325	\$32	\$357	\$4,060
0341081001170	IIHAN SANAL &W CLARISSA	\$223,760	1,139	0.00	\$168	\$136	\$0	\$304	\$30	\$335	\$3,804
0341081002490	CF MIRACLE MILE LLC	\$304,160	1,231	0.00	\$228	\$147	\$0	\$376	\$38	\$413	\$4,697
0341081001200	ANTONIO E WANDERLEY &W FERNANDA	\$240,120	1,139	0.00	\$180	\$136	\$0	\$317	\$32	\$348	\$3,958
0341081001190	SAMUEL J RANDALL	\$234,660	1,139	0.00	\$176	\$136	\$0	\$312	\$31	\$344	\$3,907
0341081002380	CF MIRACLE MILE LLC	\$189,680	767	0.00	\$142	\$92	\$0	\$234	\$23	\$258	\$2,928
0341081001210	MARGARET A RABINER &	\$245,580	1,139	0.00	\$184	\$136	\$0	\$321	\$32	\$353	\$4,009
0341081001280	JAMES JOSEPH MORRISON	\$263,550	1,394	0.00	\$198	\$167	\$0	\$365	\$36	\$401	\$4,559
0341081001250	JOERG REINHOLD	\$249,130	1,394	0.00	\$187	\$167	\$0	\$354	\$35	\$389	\$4,424
0341081001270	WALMOR P DE LUCA	\$258,730	1,394	0.00	\$194	\$167	\$0	\$361	\$36	\$397	\$4,514
0341081001430	OCTAGON AIA LLC TRS	\$225,120	1,179	0.00	\$169	\$141	\$0	\$310	\$31	\$341	\$3,877
0341081001420	JORGE E CASTELLON &W MEGAN L	\$403,990	1,654	0.00	\$303	\$198	\$0	\$501	\$50	\$551	\$6,267
0341081001290	JUAN PENALOZA	\$268,330	1,394	0.00	\$202	\$167	\$0	\$368	\$37	\$405	\$4,604
0341081001360	HENRY E MENDIA &W MARIA C	\$369,590	1,654	0.00	\$278	\$198	\$0	\$475	\$48	\$523	\$5,944
0341081001400	PETER TAYLOR YAWNEY	\$392,540	1,654	0.00	\$295	\$198	\$0	\$493	\$49	\$542	\$6,159
0341081001370	UNITRANSFER HOLDINGS INC	\$375,340	1,654	0.00	\$282	\$198	\$0	\$480	\$48	\$528	\$5,998
0341081001720	GOLDEN US PROPERTIES CORP	\$234,660	1,114	0.00	\$176	\$133	\$0	\$309	\$31	\$340	\$3,869
0341081001570	JORDI FERRE &W EDITH C GIRATA	\$165,260	798	0.00	\$124	\$95	\$0	\$220	\$22	\$241	\$2,745

PIN	NAME	Market Value	Adj. Bld. SF	FF	Market Value Ass.	Adj. Building SF Ass.	Front Feet Ass.	Annual Ass.	Admin. Fee	Total Annual Ass.	Total Par Debt Ass.
0341081001560	RODOLFO JO GUZMAN	\$160,070	798	0.00	\$120	\$95	\$0	\$216	\$22	\$237	\$2,696
0341081001590	OCEAN BANK	\$175,630	798	0.00	\$132	\$95	\$0	\$227	\$23	\$250	\$2,842
0341081001700	CARLOS BUZENG0 &W NELVA BUZNEGO	\$223,760	1,114	0.00	\$168	\$133	\$0	\$301	\$30	\$331	\$3,767
0341081001650	FLABIO ALEJANDRO VIVAS	\$165,260	798	0.00	\$124	\$95	\$0	\$220	\$22	\$241	\$2,745
0341081001690	MYRIAM A FONT TRS	\$218,300	1,114	0.00	\$164	\$133	\$0	\$297	\$30	\$327	\$3,716
0341081001660	JOSEFINA HERNANDEZ	\$170,440	798	0.00	\$128	\$95	\$0	\$223	\$22	\$246	\$2,794
0341081001670	KENNETH J COONEY	\$175,630	798	0.00	\$132	\$95	\$0	\$227	\$23	\$250	\$2,842
0341081001750	ANTONIO O SANCHEZ	\$251,040	1,114	0.00	\$189	\$133	\$0	\$322	\$32	\$354	\$4,023
0341081001740	TOMMASO ANNESE	\$245,580	1,114	0.00	\$184	\$133	\$0	\$318	\$32	\$349	\$3,972
0341081001730	LAURA TERMINI	\$240,120	1,114	0.00	\$180	\$133	\$0	\$314	\$31	\$345	\$3,921
0341081000050	BRUCE S FISHBEIN	\$240,120	1,114	0.00	\$180	\$133	\$0	\$314	\$31	\$345	\$3,921
0341081000730	VALERIE QUEMADA	\$146,460	753	0.00	\$110	\$90	\$0	\$200	\$20	\$220	\$2,501
0341081001440	ALISIER HOLDING LTD	\$230,580	1,179	0.00	\$173	\$141	\$0	\$314	\$31	\$346	\$3,928
0341081001780	RICHWOOD HOLDINGS LLC	\$477,520	1,309	0.00	\$359	\$156	\$0	\$515	\$52	\$567	\$6,442
0341081001790	CARIVE PROPERTIES II INC	\$477,520	1,309	0.00	\$359	\$156	\$0	\$515	\$52	\$567	\$6,442
0341081001800	ARAGON RENTAL CONCEPTS LLC	\$283,100	1,251	0.00	\$213	\$150	\$0	\$362	\$36	\$398	\$4,529
0341081001810	COOPER FAMILY COMPANY LLC	\$283,100	1,251	0.00	\$213	\$150	\$0	\$362	\$36	\$398	\$4,529
0341081001820	BANK OF AMERICA NA	\$477,520	1,309	0.00	\$359	\$156	\$0	\$515	\$52	\$567	\$6,442
0341081001830	NOEL HERNANDEZ &W CELINA M	\$740,160	2,423	0.00	\$556	\$290	\$0	\$846	\$85	\$930	\$10,574
0341081001850	CF MIRACLE MILE LLC	\$198,640	731	5.35	\$149	\$87	\$159	\$396	\$40	\$435	\$4,946
0341081001860	CF MIRACLE MILE LLC	\$239,340	880	6.44	\$180	\$105	\$191	\$476	\$48	\$524	\$5,956
0341081001870	CF MIRACLE MILE LLC	\$356,710	1,312	9.60	\$268	\$157	\$285	\$710	\$71	\$781	\$8,878
0341081001880	CF MIRACLE MILE LLC	\$326,160	1,200	8.78	\$245	\$143	\$261	\$649	\$65	\$714	\$8,119
0341081001890	CF MIRACLE MILE LLC	\$519,520	1,911	13.99	\$390	\$228	\$415	\$1,034	\$103	\$1,138	\$12,931
0341081001900	CF MIRACLE MILE LLC	\$526,900	1,938	14.18	\$396	\$232	\$421	\$1,049	\$105	\$1,154	\$13,114
0341081001910	CF MIRACLE MILE LLC	\$563,060	2,071	15.16	\$423	\$248	\$450	\$1,121	\$112	\$1,233	\$14,014
0341081001920	CF MIRACLE MILE LLC	\$603,320	2,219	16.24	\$453	\$265	\$482	\$1,201	\$120	\$1,321	\$15,016
0341081001940	CF MIRACLE MILE LLC	\$118,220	435	3.18	\$89	\$52	\$95	\$235	\$24	\$259	\$2,943

PIN	NAME	Market Value	Adj. Bld. SF	FF	Market Value Ass.	Adj. Building SF Ass.	Front Feet Ass.	Annual Ass.	Admin. Fee	Total Annual Ass.	Total Par Debt Ass.
0341081001950	CF MIRACLE MILE LLC	\$118,220	435	3.18	\$89	\$52	\$95	\$235	\$24	\$259	\$2,943
0341081001960	CF MIRACLE MILE LLC	\$201,150	740	5.42	\$151	\$88	\$161	\$400	\$40	\$440	\$5,007
0341081001970	CF MIRACLE MILE LLC	\$186,000	684	5.01	\$140	\$82	\$149	\$370	\$37	\$407	\$4,629
0341081001980	CF MIRACLE MILE LLC	\$179,740	661	4.84	\$135	\$79	\$144	\$358	\$36	\$393	\$4,473
0341081001990	CF MIRACLE MILE LLC	\$343,340	1,263	9.24	\$258	\$151	\$275	\$683	\$68	\$752	\$8,546
0341081002010	CF MIRACLE MILE LLC	\$94,580	348	2.55	\$71	\$42	\$76	\$188	\$19	\$207	\$2,355
0341081002020	CF MIRACLE MILE LLC	\$122,900	452	3.31	\$92	\$54	\$98	\$245	\$24	\$269	\$3,059
0341081002030	CF MIRACLE MILE LLC	\$701,780	2,581	18.89	\$527	\$309	\$561	\$1,397	\$140	\$1,536	\$17,466
0341081002040	CF MIRACLE MILE LLC	\$441,730	1,625	0.00	\$332	\$194	\$0	\$526	\$53	\$579	\$6,578
0341081002050	CF MIRACLE MILE LLC	\$125,350	461	0.00	\$94	\$55	\$0	\$149	\$15	\$164	\$1,866
0341081002060	CF MIRACLE MILE LLC	\$189,030	695	0.00	\$142	\$83	\$0	\$225	\$23	\$248	\$2,814
0341081002070	CF MIRACLE MILE LLC	\$753,530	2,772	0.00	\$566	\$331	\$0	\$897	\$90	\$987	\$11,221
0341081002080	CF MIRACLE MILE LLC	\$80,340	296	0.00	\$60	\$35	\$0	\$96	\$10	\$105	\$1,197
0341081002090	CF MIRACLE MILE LLC	\$229,460	844	0.00	\$172	\$101	\$0	\$273	\$27	\$301	\$3,417
0341081002100	CF MIRACLE MILE LLC	\$158,340	582	0.00	\$119	\$70	\$0	\$189	\$19	\$207	\$2,357
0341081002110	CF MIRACLE MILE LLC	\$115,010	423	3.10	\$86	\$51	\$92	\$229	\$23	\$252	\$2,862
0341081002120	CF MIRACLE MILE LLC	\$130,680	481	3.52	\$98	\$58	\$105	\$260	\$26	\$286	\$3,254
0341081002130	CF MIRACLE MILE LLC	\$551,280	2,028	0.00	\$414	\$242	\$0	\$657	\$66	\$722	\$8,209
0341081002140	CF MIRACLE MILE LLC	\$153,000	563	0.00	\$115	\$67	\$0	\$182	\$18	\$200	\$2,279
0341081002150	CF MIRACLE MILE LLC	\$167,090	615	0.00	\$125	\$74	\$0	\$199	\$20	\$219	\$2,489
0341081002160	CF MIRACLE MILE LLC	\$281,830	1,037	0.00	\$212	\$124	\$0	\$336	\$34	\$369	\$4,197
0341081002170	CF MIRACLE MILE LLC	\$244,950	901	0.00	\$184	\$108	\$0	\$292	\$29	\$321	\$3,647
0341081002180	CF MIRACLE MILE LLC	\$234,070	861	0.00	\$176	\$103	\$0	\$279	\$28	\$307	\$3,486
0341081002190	CF MIRACLE MILE LLC	\$168,940	621	0.00	\$127	\$74	\$0	\$201	\$20	\$221	\$2,515
0341081002200	CF MIRACLE MILE LLC	\$139,430	513	0.00	\$105	\$61	\$0	\$166	\$17	\$183	\$2,076
0341081002210	CF MIRACLE MILE LLC	\$129,490	476	0.00	\$97	\$57	\$0	\$154	\$15	\$170	\$1,928
0341081002220	CF MIRACLE MILE LLC	\$88,600	326	0.00	\$67	\$39	\$0	\$106	\$11	\$116	\$1,319
0341081002230	CF MIRACLE MILE LLC	\$94,370	347	0.00	\$71	\$41	\$0	\$112	\$11	\$124	\$1,405

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0341081002240	CF MIRACLE MILE LLC	\$117,830	433	0.00	\$89	\$52	\$0	\$140	\$14	\$154	\$1,754
0341081002250	CF MIRACLE MILE LLC	\$279,850	1,132	8.29	\$210	\$135	\$246	\$592	\$59	\$651	\$7,398
0341081002260	CF MIRACLE MILE LLC	\$198,190	802	5.87	\$149	\$96	\$174	\$419	\$42	\$461	\$5,240
0341081002270	CF MIRACLE MILE LLC	\$99,100	401	2.94	\$74	\$48	\$87	\$210	\$21	\$231	\$2,620
0341081002280	CF MIRACLE MILE LLC	\$99,100	401	2.94	\$74	\$48	\$87	\$210	\$21	\$231	\$2,620
0341081002290	CF MIRACLE MILE LLC	\$198,910	805	5.89	\$149	\$96	\$175	\$421	\$42	\$463	\$5,260
0341081002300	CF MIRACLE MILE LLC	\$101,360	410	3.00	\$76	\$49	\$89	\$214	\$21	\$236	\$2,679
0341081002310	CF MIRACLE MILE LLC	\$97,530	395	2.89	\$73	\$47	\$86	\$206	\$21	\$227	\$2,580
0341081002320	CF MIRACLE MILE LLC	\$215,070	870	6.37	\$162	\$104	\$189	\$455	\$45	\$500	\$5,686
0341081002330	CF MIRACLE MILE LLC	\$207,060	838	6.13	\$156	\$100	\$182	\$438	\$44	\$482	\$5,475
0341081002340	CF MIRACLE MILE LLC	\$429,200	1,736	12.71	\$322	\$208	\$377	\$907	\$91	\$998	\$11,345
0341081002350	CF MIRACLE MILE LLC	\$228,190	923	6.76	\$171	\$110	\$201	\$482	\$48	\$531	\$6,032
0341081002360	CF MIRACLE MILE LLC	\$287,820	1,164	8.52	\$216	\$139	\$253	\$608	\$61	\$669	\$7,608
0341081002370	CF MIRACLE MILE LLC	\$492,410	1,992	14.58	\$370	\$238	\$433	\$1,041	\$104	\$1,145	\$13,018
0341081002380	CF MIRACLE MILE LLC	\$189,680	767	5.61	\$142	\$92	\$167	\$401	\$40	\$441	\$5,013
0341081002390	CF MIRACLE MILE LLC	\$99,440	402	2.94	\$75	\$48	\$87	\$210	\$21	\$231	\$2,628
0341081002400	CF MIRACLE MILE LLC	\$99,440	402	2.94	\$75	\$48	\$87	\$210	\$21	\$231	\$2,628
0341081002410	CF MIRACLE MILE LLC	\$198,910	805	5.89	\$149	\$96	\$175	\$421	\$42	\$463	\$5,260
0341081002420	CF MIRACLE MILE LLC	\$93,570	379	2.77	\$70	\$45	\$82	\$198	\$20	\$218	\$2,476
0341081002430	CF MIRACLE MILE LLC	\$117,960	477	3.49	\$89	\$57	\$104	\$249	\$25	\$274	\$3,118
0341081002440	CF MIRACLE MILE LLC	\$164,480	665	4.87	\$124	\$80	\$145	\$348	\$35	\$382	\$4,347
0341081002450	CF MIRACLE MILE LLC	\$76,950	311	2.28	\$58	\$37	\$68	\$163	\$16	\$179	\$2,033
0341081002460	CF MIRACLE MILE LLC	\$87,480	354	2.59	\$66	\$42	\$77	\$185	\$18	\$203	\$2,313
0341081002470	CF MIRACLE MILE LLC	\$197,220	798	5.84	\$148	\$95	\$173	\$417	\$42	\$459	\$5,215
0341081002480	CF MIRACLE MILE LLC	\$435,840	1,763	12.90	\$327	\$211	\$383	\$921	\$92	\$1,014	\$11,522
0341081002490	CF MIRACLE MILE LLC	\$304,160	1,231	9.01	\$228	\$147	\$268	\$643	\$64	\$708	\$8,043
0341080063390	EST OF CLARK LASALLE	\$520,794	1,565	0.00	\$391	\$187	\$0	\$578	\$58	\$636	\$7,231
0341080063400	MML PROP LLC	\$2,935,100	9,213	0.00	\$2,205	\$1,101	\$0	\$3,306	\$331	\$3,637	\$41,339

PIN	NAME	Market Value	Adj. Bld. SF	FF	Market Value Ass.	Adj. Building SF Ass.	Front Feet Ass.	Annual Ass.	Admin. Fee	Total Annual Ass.	Total Par Debt Ass.
0341080063430	GABLES PROJECTS INC	\$1,437,500	-	0.00	\$1,080	\$0	\$0	\$1,080	\$108	\$1,188	\$13,501
0341080063480	BIRKENWALD FAMILY LTD PARTNERSHIP	\$1,441,200	4,331	0.00	\$1,082	\$518	\$0	\$1,600	\$160	\$1,760	\$20,010
0341080063490	GABLES VIEW OFFICE LLC	\$2,983,674	29,268	0.00	\$2,241	\$3,499	\$0	\$5,740	\$574	\$6,314	\$71,776
0341080063600	JULIUS SER TRS	\$1,594,605	4,933	0.00	\$1,198	\$590	\$0	\$1,787	\$179	\$1,966	\$22,351
0341080063601	ROBERT J FEWELL LE	\$1,483,600	6,490	0.00	\$1,114	\$776	\$0	\$1,890	\$189	\$2,079	\$23,636
0341080063610	FONDO ROTATORIO MINISTERIO	\$2,031,548	9,823	0.00	\$1,526	\$1,174	\$0	\$2,700	\$270	\$2,970	\$33,765
0341080063700	GREGORY T MARTINI TRS	\$2,984,800	11,620	0.00	\$2,242	\$1,389	\$0	\$3,631	\$363	\$3,994	\$45,404
0341081110010	CITY OF CORAL GABLES	\$844,500	2,815	0.00	\$634	\$337	\$0	\$971	\$97	\$1,068	\$12,140
0341081110020	CITY OF CORAL GABLES	\$1,186,800	3,956	0.00	\$891	\$473	\$0	\$1,364	\$136	\$1,501	\$17,060
0341170050270	2423 LE JEUNE RD LLC	\$1,606,650	4,937	0.00	\$1,207	\$590	\$0	\$1,797	\$180	\$1,977	\$22,470
0341170050360	BALBRO 25 26 LLC	\$847,700	2,506	0.00	\$637	\$300	\$0	\$936	\$94	\$1,030	\$11,708
0341170050370	BALBRO 25 26 LLC	\$877,500	2,550	0.00	\$659	\$305	\$0	\$964	\$96	\$1,060	\$12,053
0341170050380	BALBRO 25 26 LLC	\$1,122,060	4,192	0.00	\$843	\$501	\$0	\$1,344	\$134	\$1,478	\$16,805
0341170050390	BALBRO 25 26 LLC	\$818,900	2,257	0.00	\$615	\$270	\$0	\$885	\$88	\$973	\$11,065
0341170050580	SOUTHEAST STB PORFOLIO LLC	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050590	SOUTHEAST STB PORFOLIO LLC	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050600	SOUTHEAST STB PORFOLIO LLC	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050630	SOUTHEAST STB PORFOLIO LLC	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050640	SOUTHEAST STB PORFOLIO LLC	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050650	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050660	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050670	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050680	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050690	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050700	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050710	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050720	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050730	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837

PIN	NAME	Market Value	Adj. Bld. SF	FF	Market Value Ass.	Adj. Building SF Ass.	Front Feet Ass.	Annual Ass.	Admin. Fee	Total Annual Ass.	Total Par Debt Ass.
0341170050740	MCBRIDE FAM LTD PARTNERSHIP	\$302,063	-	0.00	\$227	\$0	\$0	\$227	\$23	\$250	\$2,837
0341170050750	ANJOHN REALTY INVESTMENT CORP	\$1,154,500	3,900	0.00	\$867	\$466	\$0	\$1,333	\$133	\$1,467	\$16,673
0341170050760	PONAN PARTNERS	\$2,250,920	7,453	0.00	\$1,691	\$891	\$0	\$2,582	\$258	\$2,840	\$32,282
0341170050890	CITY OF CORAL GABLES	\$3,951,240	279,535	0.00	\$2,968	\$33,419	\$0	\$36,387	\$3,639	\$40,026	\$454,998
0341170050971	CITY OF CORAL GABLES	\$301,000	-	0.00	\$226	\$0	\$0	\$226	\$23	\$249	\$2,827
0341170050980	CITY OF CORAL GABLES	\$600,000	-	0.00	\$451	\$0	\$0	\$451	\$45	\$496	\$5,635
0341170050990	CITY OF CORAL GABLES	\$300,000	-	0.00	\$225	\$0	\$0	\$225	\$23	\$248	\$2,818
0341170051000	JON L MILLS	\$720,800	2,104	0.00	\$541	\$252	\$0	\$793	\$79	\$872	\$9,915
					=====	=====	=====	=====	=====	=====	=====
	Totals				\$233,062	\$233,062	\$141,864	\$607,988	\$60,799	\$668,787	\$7,602,500

**Exhibit #6 Preliminary Assessment Roll Miracle Mile Project
Fronting Properties Only**

<i>PIN</i>	<i>NAME</i>	<i>Market Value</i>	<i>Adj. Bld. SF</i>	<i>FF</i>	<i>Market Value Ass.</i>	<i>Adj. Building SF Ass.</i>	<i>Front Feet Ass.</i>	<i>Annual Ass.</i>	<i>Admin. Fee</i>	<i>Total Annual Ass.</i>	<i>Total Par Debt Ass.</i>
0341080063720	IRENE IDA SANDS	\$2,099,160	6,076.00	49.38	\$2,008	\$1,573	\$2,236	\$5,817	\$582	\$6,399	\$72,742
0341170050312	JACKSON RIP HOLMES	\$1,030,680	2,908.00	25.11	\$986	\$753	\$1,137	\$2,876	\$288	\$3,164	\$35,962
0341170050820	ARRIBA INVESTMENTS INC	\$954,160	3,603.00	60.83	\$913	\$933	\$2,754	\$4,600	\$460	\$5,060	\$57,519
0341170050830	M O M REALTY CORP % P DAVIS	\$737,400	1,662.00	26.16	\$706	\$430	\$1,184	\$2,320	\$232	\$2,552	\$29,013
0341080063500	THOMAS CAMPANIELLO	\$2,094,695	5,379.00	51.48	\$2,004	\$1,393	\$2,331	\$5,728	\$573	\$6,300	\$71,621
0341080063510	GEORGETTE ARNOLD REVOCABLE TRUST	\$748,450	1,821.00	23.34	\$716	\$471	\$1,057	\$2,244	\$224	\$2,469	\$28,064
0341080063520	1220 BROADWAY LLC	\$1,380,120	3,324.00	24.93	\$1,321	\$861	\$1,129	\$3,310	\$331	\$3,641	\$41,387
0341080063521	1220 BROADWAY LLC	\$719,880	2,037.00	26.35	\$689	\$527	\$1,193	\$2,409	\$241	\$2,650	\$30,125
0341080063530	CORAL GABLES ENTERPRISES LLC	\$3,500,000	10,364.00	99.40	\$3,349	\$2,683	\$4,500	\$10,533	\$1,053	\$11,586	\$131,702
0341080063540	THE HELEN P STEVENS FAMILY	\$1,643,250	4,284.00	50.48	\$1,572	\$1,109	\$2,286	\$4,967	\$497	\$5,464	\$62,108
0341080063550	345 MM LLC	\$1,950,000	4,680.00	54.38	\$1,866	\$1,212	\$2,462	\$5,540	\$554	\$6,093	\$69,268
0341080063560	HELEN KATHERINE LIMMIATIS TRS	\$1,827,150	5,547.00	49.70	\$1,748	\$1,436	\$2,250	\$5,435	\$543	\$5,978	\$67,956
0341080063580	MOORMAN PROPERTIES I LLC	\$2,136,100	5,940.00	49.52	\$2,044	\$1,538	\$2,242	\$5,824	\$582	\$6,406	\$72,823
0341080063581	G C M M INC	\$1,424,050	3,604.00	49.13	\$1,363	\$933	\$2,224	\$4,520	\$452	\$4,972	\$56,520
0341080063590	MIRACLE MILE PLAZA INC	\$1,657,340	6,238.00	133.30	\$1,586	\$1,615	\$6,035	\$9,236	\$924	\$10,160	\$115,491
0341080063710	TOBA MEISELMAN TRS	\$3,084,690	8,365.00	71.27	\$2,951	\$2,166	\$3,227	\$8,344	\$834	\$9,178	\$104,336
0341080063730	ODESSA INV INC	\$4,120,480	11,688.00	102.00	\$3,942	\$3,026	\$4,618	\$11,587	\$1,159	\$12,745	\$144,884
0341080063740	ALEE INC	\$1,586,400	3,837.00	46.57	\$1,518	\$993	\$2,108	\$4,620	\$462	\$5,082	\$57,767
0341080063750	ROBERT GALLAGHER JR &W ELISABETH	\$1,480,240	4,476.00	26.20	\$1,416	\$1,159	\$1,186	\$3,761	\$376	\$4,138	\$47,034
0341080063761	ROBERT J FEWELL TR	\$2,274,230	6,993.00	49.25	\$2,176	\$1,811	\$2,230	\$6,216	\$622	\$6,838	\$77,732
0341080063770	GABLES MIRACLE MILE LLC	\$2,944,920	7,283.00	74.89	\$2,818	\$1,886	\$3,391	\$8,094	\$809	\$8,903	\$101,211
0341080063780	NORMAS MIRACLE LLC	\$1,928,800	4,770.00	50.12	\$1,845	\$1,235	\$2,269	\$5,350	\$535	\$5,885	\$66,894
0341080063790	277 279 BUILDING LLC	\$1,299,060	3,794.00	24.24	\$1,243	\$982	\$1,097	\$3,323	\$332	\$3,655	\$41,548
0341080063800	LILIAN M PENA	\$1,293,780	3,772.00	26.88	\$1,238	\$977	\$1,217	\$3,432	\$343	\$3,775	\$42,909
0341080063810	MIRACLE PLAZA INC	\$3,000,000	23,115.00	78.61	\$2,870	\$5,985	\$3,559	\$12,414	\$1,241	\$13,656	\$155,231
0341080073690	MIRACLE MILE LLC	\$2,420,820	7,143.00	47.29	\$2,316	\$1,849	\$2,141	\$6,307	\$631	\$6,937	\$78,861
0341080073700	GABLES MIRACLE MILE LLC	\$2,302,130	6,753.00	50.19	\$2,203	\$1,748	\$2,272	\$6,223	\$622	\$6,846	\$77,821
0341080073710	MARSHALL D KAPLAN &	\$2,221,590	6,367.00	45.71	\$2,126	\$1,648	\$2,070	\$5,844	\$584	\$6,428	\$73,071

PIN	NAME	Market Value	Adj. Bld. SF	FF	Market Value Ass.	Adj. Building SF Ass.	Front Feet Ass.	Annual Ass.	Admin. Fee	Total Annual Ass.	Total Par Debt Ass.
0341080073720	M O M REALTY CORP	\$1,847,800	4,884.00	47.30	\$1,768	\$1,265	\$2,142	\$5,174	\$517	\$5,691	\$64,698
0341080073730	GABLES MIRACLE MILE LLC	\$2,363,310	6,676.00	52.00	\$2,261	\$1,728	\$2,354	\$6,344	\$634	\$6,978	\$79,328
0341080073740	VASILIKI COUYUTAS	\$869,400	2,202.00	22.42	\$832	\$570	\$1,015	\$2,417	\$242	\$2,659	\$30,224
0341080073750	KETTAL NORTH AMERICA INC	\$2,349,892	7,928.00	51.12	\$2,248	\$2,053	\$2,314	\$6,615	\$662	\$7,277	\$82,722
0341080073760	BLANCK TRUST LTD PARTNERSHIP	\$1,125,840	3,001.00	25.30	\$1,077	\$777	\$1,145	\$3,000	\$300	\$3,300	\$37,509
0341080073790	BENITA ABLIN GILLER LE	\$3,231,690	9,097.00	69.43	\$3,092	\$2,355	\$3,143	\$8,591	\$859	\$9,450	\$107,423
0341080080023	CAVA INVESTMENTS LTD	\$5,084,340	14,749.00	63.90	\$4,865	\$3,819	\$2,893	\$11,576	\$1,158	\$12,734	\$144,756
0341080080030	HELEN KING TELLEKAMP TR	\$1,983,556	4,548.00	168.62	\$1,898	\$1,178	\$7,634	\$10,710	\$1,071	\$11,781	\$133,919
0341170050130	ALAN SUSAN CORPORATION &	\$836,800	2,009.00	27.26	\$801	\$520	\$1,234	\$2,555	\$256	\$2,811	\$31,949
0341170050010	BERNICE SEAMAN TRUSTEE	\$1,412,252	3,143.00	85.35	\$1,351	\$814	\$3,864	\$6,029	\$603	\$6,632	\$75,392
0341170050020	SAMTER REALTY CO LLC	\$2,124,897	4,782.00	115.51	\$2,033	\$1,238	\$5,230	\$8,501	\$850	\$9,351	\$106,299
0341170050030	370 PROPERTY LLC	\$1,130,280	2,897.00	25.06	\$1,081	\$750	\$1,135	\$2,966	\$297	\$3,263	\$37,089
0341170050040	MIRACLE MILE PROPERTY LTD	\$1,058,520	2,598.00	24.59	\$1,013	\$673	\$1,113	\$2,799	\$280	\$3,079	\$34,997
0341170050140	WILL OF MILDRED W BROWN LLC	\$2,264,190	6,639.00	46.17	\$2,166	\$1,719	\$2,090	\$5,976	\$598	\$6,573	\$74,722
0341170050050	GABLES MIRACLE MILE LLC	\$1,038,120	2,513.00	23.01	\$993	\$651	\$1,042	\$2,686	\$269	\$2,954	\$33,583
0341170050060	THE HELEN P STEVENS FAMILY	\$1,116,120	2,838.00	26.63	\$1,068	\$735	\$1,206	\$3,008	\$301	\$3,309	\$37,618
0341170050070	GABLES MIRACLE MILE LLC	\$4,275,960	12,076.00	97.10	\$4,091	\$3,127	\$4,396	\$11,614	\$1,161	\$12,775	\$145,227
0341170050090	WILL OF MILDRED W BROWN LLC	\$3,219,630	9,099.00	74.40	\$3,081	\$2,356	\$3,369	\$8,805	\$880	\$9,685	\$110,099
0341170050100	LRE PROPERTIES LLC	\$2,050,000	7,778.00	51.39	\$1,961	\$2,014	\$2,327	\$6,302	\$630	\$6,932	\$78,802
0341170050110	MMMM LLC	\$1,441,000	5,030.00	26.16	\$1,379	\$1,302	\$1,184	\$3,865	\$387	\$4,252	\$48,335
0341170050120	JOSE J BOLADO TRS	\$850,200	2,076.00	23.01	\$813	\$537	\$1,042	\$2,393	\$239	\$2,632	\$29,920
0341170050280	THE CITY OF CORAL GABLES	\$1,197,600	3,924.00	57.28	\$1,146	\$1,016	\$2,593	\$4,755	\$476	\$5,231	\$59,461
0341170050291	CITY OF CORAL GABLES LESSOR	\$940,000	3,147.00	13.40	\$899	\$815	\$607	\$2,321	\$232	\$2,553	\$29,021
0341170050300	MIRACLE MILE S LLC	\$3,180,450	9,145.00	73.12	\$3,043	\$2,368	\$3,311	\$8,721	\$872	\$9,593	\$109,055
0341170050310	MIRACLE MILE S LLC	\$1,108,080	2,867.00	40.28	\$1,060	\$742	\$1,824	\$3,626	\$363	\$3,989	\$45,343
0341170050315	JEANIE HOLMES TR	\$2,194,290	6,449.00	48.90	\$2,100	\$1,670	\$2,214	\$5,983	\$598	\$6,581	\$74,816
0341170050320	GABLES MIRACLE MILE LLC	\$1,118,880	2,912.00	25.78	\$1,071	\$754	\$1,167	\$2,992	\$299	\$3,291	\$37,409
0341170050330	BALOGH BROTHERS LLC	\$2,390,430	7,383.00	49.64	\$2,287	\$1,912	\$2,247	\$6,446	\$645	\$7,091	\$80,605

PIN	NAME	Market Value	Adj. Bld. SF	FF	Market Value Ass.	Adj. Building SF Ass.	Front Feet Ass.	Annual Ass.	Admin. Fee	Total Annual Ass.	Total Par Debt Ass.
0341170050340	WILL OF MILDRED W BROWN LLC	\$810,810	1,861.00	19.85	\$776	\$482	\$899	\$2,156	\$216	\$2,372	\$26,964
0341170050350	GABLES MIRACLE MILE LLC	\$8,310,550	47,100.00	204.70	\$7,952	\$12,195	\$9,268	\$29,414	\$2,941	\$32,355	\$367,803
0341170050471	THE PONCE DE LEON PARTNERSHIP	\$1,875,580	7,453.00	48.34	\$1,795	\$1,930	\$2,189	\$5,913	\$591	\$6,504	\$73,936
0341170050480	MCBRIDE FAM LTD PARTNERSHIP	\$4,300,000	34,077.00	202.82	\$4,114	\$8,823	\$9,183	\$22,120	\$2,212	\$24,332	\$276,594
0341170050520	MIRMAC PARTNERS LLC	\$858,735	-	52.41	\$822	\$0	\$2,373	\$3,195	\$319	\$3,514	\$39,946
0341170050530	GABLES MIRACLE MILE LLC	\$1,032,840	2,616.00	26.32	\$988	\$677	\$1,192	\$2,857	\$286	\$3,143	\$35,727
0341170050540	GLORIA B SILVER & LEO SILVER TRS	\$2,816,880	9,378.00	49.97	\$2,695	\$2,428	\$2,262	\$7,386	\$739	\$8,124	\$92,353
0341170050550	ANGELO VITUCCI TRS	\$2,137,680	5,532.00	49.33	\$2,045	\$1,432	\$2,233	\$5,711	\$571	\$6,282	\$71,413
0341170050560	116 MIRACLE MILE LLC	\$663,166	6,526.00	24.90	\$635	\$1,690	\$1,127	\$3,452	\$345	\$3,797	\$43,159
0341170050790	MIRACLE CENTER	\$3,609,330	9,473.00	100.55	\$3,453	\$2,453	\$4,552	\$10,459	\$1,046	\$11,504	\$130,777
0341170050800	80 82 MIRACLE MILE LLC	\$773,600	1,843.00	22.68	\$740	\$477	\$1,027	\$2,244	\$224	\$2,469	\$28,062
0341170050810	HYERDALE ASSOCIATES LLC	\$794,600	1,948.00	27.42	\$760	\$504	\$1,241	\$2,506	\$251	\$2,757	\$31,337
0341170050840	BARRY A EICHENBAUM	\$516,640	1,109.00	16.04	\$494	\$287	\$726	\$1,508	\$151	\$1,658	\$18,852
0341170050850	C & S INVESTMENT CORP	\$2,546,190	6,339.00	76.59	\$2,436	\$1,641	\$3,468	\$7,545	\$755	\$8,300	\$94,346
0341170050860	THOMAS C MAYES JR	\$1,533,400	3,617.00	45.54	\$1,467	\$936	\$2,062	\$4,465	\$447	\$4,912	\$55,838
0341170050870	SANDS INVESTMENTS LLC	\$1,571,400	3,807.00	49.00	\$1,504	\$986	\$2,219	\$4,708	\$471	\$5,178	\$58,867
0341170050880	MIRACLE REAL ESTATE LTD	\$3,049,290	8,799.00	76.27	\$2,918	\$2,278	\$3,453	\$8,649	\$865	\$9,514	\$108,149
0341170060010	NNN TRS INC	\$4,700,000	30,005.00	157.00	\$4,497	\$7,769	\$7,108	\$19,374	\$1,937	\$21,311	\$242,256
0341170050570	SOUTHEAST STB PORFOLIO LLC	\$4,604,261	36,782.00	98.63	\$4,405	\$9,523	\$4,466	\$18,394	\$1,839	\$20,233	\$230,006
0341080890010	PRIM BAC COLONNADE LLC	\$47,000,000	205,295	207.00	\$44,970	\$53,152	\$9,372	\$107,494	\$10,749	\$118,244	\$1,344,146
0341081001850	CF MIRACLE MILE LLC	\$198,640	731	0.00	\$190	\$189	\$0	\$379	\$38	\$417	\$4,743
0341081001860	CF MIRACLE MILE LLC	\$239,340	880	0.00	\$229	\$228	\$0	\$457	\$46	\$503	\$5,712
0341081001870	CF MIRACLE MILE LLC	\$356,710	1,312	0.00	\$341	\$340	\$0	\$681	\$68	\$749	\$8,515
0341081001880	CF MIRACLE MILE LLC	\$326,160	1,200	0.00	\$312	\$311	\$0	\$623	\$62	\$685	\$7,787
0341081001890	CF MIRACLE MILE LLC	\$519,520	1,911	0.00	\$497	\$495	\$0	\$992	\$99	\$1,091	\$12,402
0341081001900	CF MIRACLE MILE LLC	\$526,900	1,938	0.00	\$504	\$502	\$0	\$1,006	\$101	\$1,106	\$12,578
0341081001910	CF MIRACLE MILE LLC	\$563,060	2,071	0.00	\$539	\$536	\$0	\$1,075	\$107	\$1,182	\$13,441
0341081001920	CF MIRACLE MILE LLC	\$603,320	2,219	0.00	\$577	\$575	\$0	\$1,152	\$115	\$1,267	\$14,402

PIN	NAME	Market Value	Adj. Bld. SF	FF	Market Value Ass.	Adj. Building SF Ass.	Front Feet Ass.	Annual Ass.	Admin. Fee	Total Annual Ass.	Total Par Debt Ass.
0341081001940	CF MIRACLE MILE LLC	\$118,220	435	0.00	\$113	\$113	\$0	\$226	\$23	\$248	\$2,823
0341081001950	CF MIRACLE MILE LLC	\$118,220	435	0.00	\$113	\$113	\$0	\$226	\$23	\$248	\$2,823
0341081001960	CF MIRACLE MILE LLC	\$201,150	740	0.00	\$192	\$192	\$0	\$384	\$38	\$422	\$4,802
0341081001970	CF MIRACLE MILE LLC	\$186,000	684	0.00	\$178	\$177	\$0	\$355	\$36	\$391	\$4,440
0341081001980	CF MIRACLE MILE LLC	\$179,740	661	0.00	\$172	\$171	\$0	\$343	\$34	\$377	\$4,290
0341081001990	CF MIRACLE MILE LLC	\$343,340	1,263	0.00	\$329	\$327	\$0	\$656	\$66	\$721	\$8,197
0341081002010	CF MIRACLE MILE LLC	\$94,580	348	0.00	\$90	\$90	\$0	\$181	\$18	\$199	\$2,258
0341081002020	CF MIRACLE MILE LLC	\$122,900	452	0.00	\$118	\$117	\$0	\$235	\$23	\$258	\$2,934
0341081002030	CF MIRACLE MILE LLC	\$701,780	2,581	0.00	\$671	\$668	\$0	\$1,340	\$134	\$1,474	\$16,752
0341081002110	CF MIRACLE MILE LLC	\$115,010	423	0.00	\$110	\$110	\$0	\$220	\$22	\$242	\$2,745
0341081002120	CF MIRACLE MILE LLC	\$130,680	481	0.00	\$125	\$125	\$0	\$250	\$25	\$275	\$3,121
0341081002250	CF MIRACLE MILE LLC	\$279,850	1,132	0.00	\$268	\$293	\$0	\$561	\$56	\$617	\$7,013
0341081002260	CF MIRACLE MILE LLC	\$198,190	802	0.00	\$190	\$208	\$0	\$397	\$40	\$437	\$4,968
0341081002270	CF MIRACLE MILE LLC	\$99,100	401	0.00	\$95	\$104	\$0	\$199	\$20	\$219	\$2,484
0341081002280	CF MIRACLE MILE LLC	\$99,100	401	0.00	\$95	\$104	\$0	\$199	\$20	\$219	\$2,484
0341081002290	CF MIRACLE MILE LLC	\$198,910	805	0.00	\$190	\$208	\$0	\$399	\$40	\$439	\$4,986
0341081002300	CF MIRACLE MILE LLC	\$101,360	410	0.00	\$97	\$106	\$0	\$203	\$20	\$223	\$2,540
0341081002310	CF MIRACLE MILE LLC	\$97,530	395	0.00	\$93	\$102	\$0	\$196	\$20	\$215	\$2,446
0341081002320	CF MIRACLE MILE LLC	\$215,070	870	0.00	\$206	\$225	\$0	\$431	\$43	\$474	\$5,390
0341081002330	CF MIRACLE MILE LLC	\$207,060	838	0.00	\$198	\$217	\$0	\$415	\$42	\$457	\$5,190
0341081002340	CF MIRACLE MILE LLC	\$429,200	1,736	0.00	\$411	\$449	\$0	\$860	\$86	\$946	\$10,755
0341081002350	CF MIRACLE MILE LLC	\$228,190	923	0.00	\$218	\$239	\$0	\$457	\$46	\$503	\$5,718
0341081002360	CF MIRACLE MILE LLC	\$287,820	1,164	0.00	\$275	\$301	\$0	\$577	\$58	\$634	\$7,212
0341081002370	CF MIRACLE MILE LLC	\$492,410	1,992	0.00	\$471	\$516	\$0	\$987	\$99	\$1,086	\$12,340
0341081002380	CF MIRACLE MILE LLC	\$189,680	767	0.00	\$181	\$199	\$0	\$380	\$38	\$418	\$4,753
0341081002390	CF MIRACLE MILE LLC	\$99,440	402	0.00	\$95	\$104	\$0	\$199	\$20	\$219	\$2,491
0341081002400	CF MIRACLE MILE LLC	\$99,440	402	0.00	\$95	\$104	\$0	\$199	\$20	\$219	\$2,491
0341081002410	CF MIRACLE MILE LLC	\$198,910	805	0.00	\$190	\$208	\$0	\$399	\$40	\$439	\$4,986

PIN	NAME	Market Value	Adj. Bld. SF	FF	Market Value Ass.	Adj. Building SF Ass.	Front Feet Ass.	Annual Ass.	Admin. Fee	Total Annual Ass.	Total Par Debt Ass.
0341081002420	CF MIRACLE MILE LLC	\$93,570	379	0.00	\$90	\$98	\$0	\$188	\$19	\$206	\$2,346
0341081002430	CF MIRACLE MILE LLC	\$117,960	477	0.00	\$113	\$123	\$0	\$236	\$24	\$260	\$2,956
0341081002440	CF MIRACLE MILE LLC	\$164,480	665	0.00	\$157	\$172	\$0	\$330	\$33	\$363	\$4,121
0341081002450	CF MIRACLE MILE LLC	\$76,950	311	0.00	\$74	\$81	\$0	\$154	\$15	\$170	\$1,927
0341081002460	CF MIRACLE MILE LLC	\$87,480	354	0.00	\$84	\$92	\$0	\$175	\$18	\$193	\$2,193
0341081002470	CF MIRACLE MILE LLC	\$197,220	798	0.00	\$189	\$207	\$0	\$395	\$40	\$435	\$4,943
0341081002480	CF MIRACLE MILE LLC	\$435,840	1,763	0.00	\$417	\$456	\$0	\$873	\$87	\$961	\$10,922
0341081002490	CF MIRACLE MILE LLC	\$304,160	1,231	0.00	\$291	\$319	\$0	\$610	\$61	\$671	\$7,624
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	Totals				\$202,663	\$202,663	\$202,663	\$607,988	\$60,799	\$668,787	\$7,602,500