



June 28, 2019

**City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139**

RE: Property Owners List within 375 feet of:

LEGAL DESCRIPTION:

Lot 18, Block 39 of **"COMMERCIAL SUBDIVISION, FIRST ADDITION"**, according to the Plat thereof, as recorded in Plat Book 6, at Page 30 of the Public Records of Miami Dade County, Florida.

LOCATION: 1671 Alton Road, Miami Beach FL 33139

FOLIO: 02-3234-017-0130

FOR: HOLLAND & KNIGHT, LLP

ORDER: 190332

Total number of property owners without repetition: 31

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

Jose F. Lopez, P.S.M. #3086

OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 375-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY

LEGAL DESCRIPTION:

Lot 18, Block 39 of "**COMMERCIAL SUBDIVISION, FIRST ADDITION**", according to the Plat thereof, as recorded in Plat Book 6, at Page 30 of the Public Records of Miami Dade County, Florida.

LOCATION: 1671 Alton Road, Miami Beach FL 33139

FOLIO: 02-3234-017-0130

FOR: HOLLAND & KNIGHT, LLP

ORDER: 190332

Alton Beach Rlty Cos Sub PB 6-165 Lots 7 & 8 Blk 17

Property address: 1231 17 St

Folio number: 0232330170010

Sobe 17 Owner LLC

9425 Harding Ave

Miami Beach, FL 33154-2803

Alton Beach Realty Co Sub PB 6-165 Lots 12 & 13 Blk 40 & 20Ft Of Alley

LYg & E Adj Closed Per Res #2016-26489

Property address: 1683 West Ave

Folio number: 0232330170030

1681 West Ventures LLC

19501 Biscayne Blvd Ste 400

Miami, FL 33180-2337

33 53 42 Alton Beach Rlty Co Sub PB 6-165 Lot 14 Blk 40

Property address: 1681 West Ave

Folio number: 0232330170040

1681 West Ventures LLC

19501 Biscayne Blvd Ste 400

Miami, FL 33180-2337

Alton Beach Rlty Co Sub PB 6-165 Lot 15 Blk 40

Property address: 1677 West Ave

Folio number: 0232330170050

Hardware Parking LLC

1668 Alton Rd

Miami Beach, FL 33139-2426

Alton Beach Rlty Co Sub PB 6-165 Lot 16 Blk 40

Property address:

Folio number: 0232330170060

City Of Miami Beach City Hall

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Alton Beach Rlty Co Sub PB 6-165 Lot 17 Blk 40

Property address:

Folio number: 0232330170070

City Of Miami Beach City Hall

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Alton Beach Rlty Co Sub PB 6-165 Lot 18 Blk 40

Property address:

Folio number: 0232330170080

City Of Miami Beach City Hall

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Alton Beach Rlty Co Sub PB 6-165 Lot 19 Blk 40 U S Postal Service Lessee

Property address: 1661 West Ave

Folio number: 0232330170090

Mitchell Property Investments LLC

C/O Jonathan E Mitchell

1605 Main St Ste 905

Sarasota, FL 34236-5862

Alton Beach Rlty Co Sub PB 6-165 Lots 20 & 21 Blk 40

Property address: 1245 Lincoln Rd

Folio number: 0232330170100

Alton Jal Inc

523 Michigan Ave

Miami Beach, FL 33139-6317

34 53 42 Palm View Sub PB 6-29 Lot 1 Blk 18

Property address: 1109 17 St

Folio number: 0232340040160

Rel Alton Ltd % Marshall H Berkson

111 Palm Ave

Miami Beach, FL 33139-5139

34 53 42 Palm View Sub PB 6-29 Lot 2 Blk 18

Property address: 1710 Lenox Ave

Folio number: 0232340040170

Rel Alton Ltd % Marshall H Berkson

111 Palm Ave

Miami Beach, FL 33139-5139

34 53 42 Palm View Sub PB 6-29 Lot 3 Blk 18

Property address: 1720 Lenox Ave

Folio number: 0232340040180

M H Berkson Assoc Ltd

111 Palm Ave Palm Isl

Miami Beach, FL 33139-5139

Palm View Sub PB 6-29 Lot 4 Blk 18

Property address: 1728 Lenox Ave

Folio number: 0232340040190

Suman Sorg

2339 Massachusetts Ave NW

Washington, DC 20008-2803

Palm View Sub PB 6-29 Lots 1-19-20 Blk 19

Property address: 1700 Michigan Ave

Folio number: 0232340040260

Cuban Hebrew Congre Of Miami Inc

1700 Michigan Ave

Miami Beach, FL 33139-2417

Palm View Sub PB 6-29 Lot 14 Blk 38

Property address: 1056 17 St

Folio number: 0232340040780

Mac Alton LLC

1261 20th St

Miami Beach, FL 33139-1407

34 53 42 Palm View Sub PB 6-29 Lot 15 Blk 38

Property address: 1685 Lenox Ave

Folio number: 0232340040790

Mac Alton LLC

1261 20th St

Miami Beach, FL 33139-1407

Palm View Sub PB 6-29 Lots 16 & 17 Blk 38 Per Unity Of Title Dated 11-17-67

Property address: 1681 Lenox Ave

Folio number: 0232340040800

Lenox Ave I LLC

C/O Merchants Natl Properties Inc

708 3rd Ave

New York, NY 10017-4201

Palm View Sub PB 6-29 Lot 18 Blk 38

Property address:

Folio number: 0232340040820

City Of Miami Beach City Hall

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Palm View Sub PB 6-29 Lot 19 Blk 38

Property address:

Folio number: 0232340040830

City Of Miami Beach

1130 Washington Ave

Miami Beach, FL 33139-4600

Palm View Sub PB 6-29 Lot 20 Blk 38

Property address:

Folio number: 0232340040840

City Of Miami Beach

1130 Washington Ave

Miami Beach, FL 33139-4600

Palm View Sub PB 6-29 Lots 7 & 8 Blk 39

Property address: 1664 Lenox Ave

Folio number: 0232340040850

1111 Lincoln LLC

C/O Cbre Global Investors LLC

515 S Flower St Fl 31

Los Angeles, CA 90071-2201

Palm View Sub PB 6-29 Lot 9 Blk 39

Property address:

Folio number: 0232340040870

City Of Miami Beach City Hall

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Palm View Sub PB 6-29 Lot 10 Blk 39

Property address:

Folio number: 0232340040880

City Of Miami Beach City Hall

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Palm View Sub PB 6-29 Lot 11 Blk 39

Property address:

Folio number: 0232340040890

City Of Miami Beach City Hall

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Palm View Sub PB 6-29 Lot 12 Blk 39

Property address:

Folio number: 0232340040900

City Of Miami Beach City Hall

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Palm View Sub PB 6-29 Lot 13 Blk 39

Property address:

Folio number: 0232340040910

City Of Miami Beach City Hall

1700 Convention Center Dr

Miami Beach, FL 33139-1819

33-34 53 42 Comm Sub 1St Addn PB 6-30 Lots 1 & 2 Blk 17

Property address: 1700 Alton Rd

Folio number: 0232340170010

Ac 1700 Alton Owner LLC

C/O Adam Verner

320 5th Ave Rm 800

New York, NY 10001-3118

Comm Sub 1 Add PB 6-30 Lot 3 & S1inch Lot 4 Blk 17

Property address: 1716 Alton Rd

Folio number: 0232340170020

La Bella Carla LLC

4615 Prairie Ave

Miami Beach, FL 33140-3006

Comm Sub 1 Add PB 6-30 Lots 13 & 14 Blk 18

Property address: 1725 Alton Rd

Folio number: 0232340170070

Katz Family Partnership

% American Plumbing Supply Co Inc

1735 Alton Rd

Miami Beach, FL 33139-2411

33-34 53 42 Comm Sub 1 Add PB 6-30 Lots 15 & 16 Blk 18

Property address: 1701 Alton Rd

Folio number: 0232340170080

Rel Alton Ltd % Marshall H Berkson

111 Palm Ave

Miami Beach, FL 33139-5139

Comm Sub 1 Add PB 6-30 Lot 14 Blk 39

Property address: 1695 Alton Rd

Folio number: 0232340170090

Sanel Inc C/O Shutts & Bowen LLP

201 S Biscayne Blvd

Miami, FL 33131-4332

Comm Sub 1 Add PB 6-30 Lot 15 Blk 39

Property address: 1683 Alton Rd

Folio number: 0232340170100

Sanel Inc C/O Shutts & Bowen LLP

201 S Biscayne Blvd

Miami, FL 33131-4332

33-34 53 42 Comm Sub 1 Add PB 6-30 Lot 16 Blk 39

Property address: 1681 Alton Rd

Folio number: 0232340170110

Rosnick Enterprises Inc

1836 SW 3rd Ave

Miami, FL 33129-1417

Comm Sub 1 Add PB 6-30 Lot 17 Blk 39

Property address: 1675 Alton Rd

Folio number: 0232340170120

E & S Shull Inc

1235 Seabay Rd

Fort Lauderdale, FL 33326-3324

Comm Sub 1 Add PB 6-30 Lot 18 Blk 39

Property address: 1671 Alton Rd

Folio number: 0232340170130

Alton Road Owner LLC

1691 Michigan Ave Ste 510

Miami Beach, FL 33139-2562

33 34 53 42 Comm Sub 1 Add PB 6-30 Lots 19 & 20 Blk 39 & A Port Of Alley
Adj To Lot 20 Desc Beg 22.01Fts Of NE Cor Lot 20 Cont S 00 Deg E 7.99Fts 89
Dew W 7.99Ft NEly Ad 12.56Ft To POB Less Port Desc In Condo Decl
OR 27810-0692 Nau 02 3234 222 K/A 11 11 Residences Condo

Property address: 1665 Alton Rd

Folio number: 0232340170140

Suntrust Bnk

200 S Orange Ave

Orlando, FL 32801-3410

33 34 53 42 Comm Sub 1 Add PB 6-30 Lot 1 Blk 40

Property address: 1209 Lincoln Rd

Folio number: 0232340170150

Alton Jal Inc

523 Michigan Ave

Miami Beach, FL 33139-6317

Comm Sub 1St Add PB 6-30 Lots 2 & 3 Blk 40

Property address: 1656 Alton Rd

Folio number: 0232340170160

Alton Road Invest LLC

1668 Alton Rd

Miami Beach, FL 33139-2426

Comm Sub 1 Add PB 6-30 Lots 4 & 5 Blk 40 2004 6

Property address: 1664 Alton Rd

Folio number: 0232340170170

Alton Road Invest LLC

1668 Alton Rd

Miami Beach, FL 33139-2426

Comm Sub 1 Add PB 6-30 Lot 6 Blk 40

Property address: 1676 Alton Rd

Folio number: 0232340170180

Alton Road Invest LLC

1668 Alton Rd

Miami Beach, FL 33139-2426

Comm Sub 1 Add PB 6-30 Lots 7 & 8 Blk 40

Property address: 1680 Alton Rd

Folio number: 0232340170190

Alton Road Invest LLC

1668 Alton Rd

Miami Beach, FL 33139-2426

Comm Sub 1 Add PB 6-30 Lots 9 & 10 Blk 40

Property address: 1698 Alton Rd

Folio number: 0232340170200

1698 Alton Road Ventures LLC

19501 Biscayne Blvd Ste 400

Miami, FL 33180-2337

33 34 53 Commercial Sub PB 6-5 Lots 1 & 2 Blk 38

Property address: 1035 Lincoln Rd

Folio number: 0232340180040

Playa Retail Investments LLC

270 Biscayne Boulevard Way Ste 201

Miami, FL 33131-2123

33 34 53 42 Commercial Sub PB 6 -5 N75ft Of Lot 3 Blk 38

Property address: 1031 Lincoln Rd

Folio number: 0232340180074

Playa Retail Investments LLC

270 Biscayne Boulevard Way Ste 201

Miami, FL 33131-2123

Commercial Sub PB 6-5 Lots 1 Thru 6 Blk 39 Less Airspace Parcel Lyg Bet Elev 119.57Ft & 130.91Ft Desc Beg 6.76Ft & 10.34Fts Of NW Cor Of Lot 1 Th E152.98Ft SWly Ad 1.57Ft S54.27Ft W3.78Ft S30.16Ft E2.79Ft S3.89Ft W142.96Ft Th NWly Ad 12.56Ft N22.07Ft Th NEly Ad 12.53Ft N 88 Ft W9.09Ft TH NWly Ad 3.16Ft N47.48Ft Th NEly Ad 1.57Ft To POB

Property address: 1111 Lincoln Rd
Folio number: 0232340180080

1111 Lincoln LLC
C/O Cbre Global Investors LLC
515 S Flower St Fl 31
Los Angeles, CA 90071-2201

Airspace Parcel / Non-Condo Unit Commercial Sub PB 6-5 Port Of Lots 1 ThRu 3 Blk 39 Desc 6.76Ft & 10.34Fts Of NW Cor Of Lot 1 Th E152.98Ft SWly Ad 1.57Ft S54.27Ft W3.78Ft S30.16Ft E2.79Ft S3.89Ft W142.96Ft Th NWly AD 12.56Ft N22.07Ft Th NEly Ad 12.53Ft N 88 Ft W9.09Ft Th NWly Ad 3.16Ft N47.48Ft Th NEly Ad 1.57Ft To POB Lyg Bet Elev 119.17Ft & Elev 130.91Ft Space 14000 Sq Ft M/L K/A Residential Unit

Property address: 1111 Lincoln Rd
Folio number: 0232340180082

Robert S Wennett Trs
Mario Cader Frech Trs
1111 Lincoln Rd Ste 760
Miami Beach, FL 33139-2402

11 11 Residences Condo Unit 1 Undiv 25% Int In Common Elements

Property address: 1665 Alton Rd, #1
Folio number: 0232342220010

Robert Brown Wendy Mercer
Charles David Mercer
1665 Alton Rd Apt 1
Miami Beach, FL 33139-2429

11 11 Residences Condo Unit 11 Undiv 25% Int In Common Elements

Property address: 1665 Alton Rd, #11
Folio number: 0232342220020

Andrew Clark
1665 Alton Rd Ste 11
Miami Beach, FL 33139-2429

11 11 Residences Condo Unit 111 Undiv 25% Int In Common Elements

Property address: 1665 Alton Rd, #111
Folio number: 0232342220030

1111 Lincoln Road LLC
1665 Alton Rd # 111
Miami Beach, FL 33139-2428

11 11 Residences Condo Unit 1111 Undiv 25% Int In Common Elements

Property address: 1665 Alton Rd, #1111
Folio number: 0232342220040

Mario Cader Frech Trs
1665 Alton Rd # 1111
Miami Beach, FL 33139-2428

1111 Residences Condo Unit 1 Undiv 50% Int In Common Elements

Property address: 1111 Lenox Ave, #1
Folio number: 0232342460010

1664 Lenox LLC
1111 Lincoln Rd Ste 760
Miami Beach, FL 33139-2402

1111 Residences Condo Unit 2 Undiv 50% Int In Common Elements

Property address: 1664 Lenox Ave, #2
Folio number: 0232342460020

1664 Lenox LLC
1111 Lincoln Rd Ste 760
Miami Beach, FL 33139-2402