



July 25, 2019

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

RE: Property Owners List within 375 feet of:

PROPOSED CROWN CASTLE UTILITY NODE FL6434BA

LATITUDE - NORTH 25°48'50.8"

LONGITUDE - WEST 80°07'45.4"

NORTHING - 539081.9237 (Y)

EASTING - 942610.6865 (X)

ADDRESS: 4110 Royal Palm Avenue, Miami Beach, FL 33140

ORDER: 190717

Total number of property owners without repetition: 32

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

PROPOSED CROWN CASTLE UTILITY NODE FL6434BA

LATITUDE - NORTH 25°48'50.8"

LONGITUDE - WEST 80°07'45.4"

NORTHING - 539081.9237 (Y)

EASTING - 942610.6865 (X)

ADDRESS: 4110 Royal Palm Avenue, Miami Beach, FL 33140

ORDER: 190717

Orchard Sub No 4 PB 25-30 Lots 1 & 2 Blk 4

Property address: 475 41 St W

Folio number: 0232220010430

City National Bank Of Fl %Finance Dept

25 W Flagler St

Miami, FL 33130-1712

Orchard Sub No 4 PB 25-30 Lot 3 Blk 4

Property address: 465 41 St W

Folio number: 0232220010440

465 W 41 LLC

10800 Biscayne Blvd Ste 600

Miami, FL 33161-7499

Orchard Sub No 4 PB 25-30 Lot 4 Blk 4

Property address: 459 41 St W

Folio number: 0232220010450

N Alper Family 3 LLC

1180 Bel Aire Dr E

Pembroke Pines, FL 33027-2226

Orchard Sub No 4 PB 25-30 Lots 5 & 6 Blk 4

Property address: 451 41 St W

Folio number: 0232220010460

Balogh Family Partnership

1391 Sawgrass Corporate Pkwy

Fort Lauderdale, FL 33323-2889

Orchard Sub No 4 PB 25-30 Lot 7 Blk 4

Property address: 447 41 St W

Folio number: 0232220010470

Joan Erdheim Tr & Robt Balogh Tr

1391 Sawgrass Corporate Pkwy

Fort Lauderdale, FL 33323-2889

Orchard Sub No 4 PB 25-30 Lot 8 Blk 4

Property address: 447 41 St W

Folio number: 0232220010480

Martin B Erdheim & W Joan B

& Balogh Family Holdings Ltd

1391 Sawgrass Corporate Pkwy

Fort Lauderdale, FL 33323-2889

Orchard Sub No 4 PB 25-30 Lot 9 Blk 4

Property address: 441 41 St W

Folio number: 0232220010490

White Marlin Group LLC & Spinnings Lc

5864 SW 76th St

Miami, FL 33143-5402

Orchard Sub No 4 PB 25-30 Lots 10 & 11 Blk 4

Property address: 437 41 St W

Folio number: 0232220010500

M G P Inc C/O Millennium

Managemnt LLC

10800 Biscayne Blvd Ste 600

Miami, FL 33161-7499

Orchard Sub No 4 PB 25-30 Lots 12 & 13 Blk 4

Property address: 425 41 St W

Folio number: 0232220010510

Reims Agr I LLC

PO Box 6481

Surfside, FL 33154-6481

Orchard Sub No 4 PB 25-30 Lots 19 Thru 27 Blk 4
Property address: 400 42 St W
Folio number: 0232220010550

City Of Miami Beach
Miami Beach Fla 33139
Miami Beach, FL 33139

Orchard Sub No 4 PB 25-30 E55ft Of Lots 1 & 2 Blk 5
Property address: 463 42 St W
Folio number: 0232220010610

Alan S Eson
463 W 42nd St
Miami Beach, FL 33140-3513

Orchard Sub No 4 PB 25-30 Lot 1 & 2 Less E55ft Blk 5
Property address: 4201 Royal Palm Ave
Folio number: 0232220010620

Stephen King Harriman Trs Harriman
Rev Trust Mary Deming Mccorkhil
4201 Royal Palm Ave
Miami Beach, FL 33140-3016

Orchard Sub No 4 PB 25-30 Sly50ft Lot 1 Blk 10
Property address: 4200 Royal Palm Ave
Folio number: 0232220011450

Nicholas H Spill & W Joy B
4200 Royal Palm Ave
Miami Beach, FL 33140-3017

Orchard Sub No 4 PB 25-30 Lots 1 & 2 Blk 11
Property address: 4111 Prairie Ave
Folio number: 0232220011510

555 41Th St Assoc
C/O Continental Fidelity Group
1391 Sawgrass Corporate Pkwy
Fort Lauderdale, FL 33323-2889

22-23 53 42 Orchard Sub No 4 PB 25-30 Lots 3 & 4 Blk 11
Property address: 545 41 St W
Folio number: 0232220011520

Helen M Swarts
% Central Hardware Co Le
541 Arthur Godfrey Rd
Miami Beach, FL 33140-3509

Orchard Sub No 4 PB 25-30 Lots 5-6 Blk 11
Property address: 533 41 St W
Folio number: 0232220011530

Siegel Investments LLC
333 E Rivo Alto Dr
Miami Beach, FL 33139-1249

Orchard Sub No 4 PB 25-30 Lots 7 & 8 Blk 11
Property address: 525 41 St W
Folio number: 0232220011540

London Family Partnership LLC
3120 Indiana St
Miami, FL 33133-4413

Orchard Sub No 4 PB 25-30 Lots 9-10 & 11 Blk 11
Property address: 517 41 St W
Folio number: 0232220011550

Sheldon Family Bldg Grp LLC
3250 N 29th Ave
Hollywood, FL 33020-1313

Orchard Sub No 4 PB 25-30 Lot 12 Blk 11
Property address: 509 41 St W
Folio number: 0232220011560

N Alper Family No 4 LLC
1180 Bel Aire Dr E
Pembroke Pines, FL 33027-2226

Orchard Sub No 4 PB 25-30 Lots 13 & 14 Blk 11
Property address: 501 41 St W
Folio number: 0232220011570

Marvin Weinstein Norman Ciment
Robt Grover & Sherwin Stauber Trs
777 Arthur Godfrey Rd
Miami Beach, FL 33140-3449

Orchard Sub No 4 PB 25-30 Lots 15 Thru 24 Blk 11
Property address:
Folio number: 0232220011580

City Of Miami Beach City Hall
1700 Convention Center Dr
Miami Beach, FL 33139-1819

22-27 53 42 Orchard Sub 2 & 3 PB 8-116 Lots 7 Thru 9 Blk 54
Property address: 428 41 St W
Folio number: 0232270171180

432 W 41 St LLC
6301 N Ocean Blvd
Boynton Beach, FL 33435-5213

Orchard Sub 2 & 3 PB 8-116 E1/2 Lot 10 Blk 54
Property address: 444 41 St W
Folio number: 0232270171210

432 W 41 St LLC
6301 N Ocean Blvd
Boynton Beach, FL 33435-5213

Orchard Sub 2 & 3 PB 8-116 W1/2 Lot 10 Blk 54
Property address: 450 41 St W
Folio number: 0232270171220

Zeidys LLC
450 W 41st St
Miami Beach, FL 33140-3504

Orchard Sub 2 & 3 PB 8-116 Lot 11 Blk 54
Property address: 456 41 St W
Folio number: 0232270171230

Rajamim LLC
10800 Biscayne Blvd Apt 350A
Miami, FL 33161-7482

Orchard Sub 2 & 3 PB 8-116 Lots 12 & 13 Blk 54
Property address: 460 41 St W
Folio number: 0232270171240

Delancey Properties Inc
210 71st St Ste 309
Miami Beach, FL 33141-3235

Orchard Sub 2 & 3 PB 8-116 Lots 14 Thru 16 Blk 54
Property address: 4049 Royal Palm Ave
Folio number: 0232270171250

City Of Miami Beach
1700 Convention Center Dr
Miami Beach, FL 33139-1819

Orchard Sub 2 & 3 PB 8-116 Lots 17 18 & 19 Blk 54

Property address: 445 40 St W
Folio number: 0232270171280

U S Postal Service
% Southeast Facilities Serv Cntr
1735 N Brown Rd Ste 200
Lawrenceville, GA 30043-8153

Orchard Sub 2 & 3 PB 8-116 Lot 1 & 2 Blk 55
Property address: 4000 Royal Palm Ave
Folio number: 0232270171290

City Of Miami Beach
1700 Convention Center Dr
Miami Beach, FL 33139-1819

Orchard Sub 2 & 3 PB 8-116 Lot 3 Less N70ft & Lot 4 Less N 70Ft Blk 55

Property address: 4016 Royal Palm Ave
Folio number: 0232270171300

Bukharian Sephardic Jewish
Center Of Miami Inc
4016 Royal Palm Ave
Miami Beach, FL 33140-3506

Orchard Sub 2 & 3 PB 8-116 N70ft Lots 3 & 4 Blk 55
Property address: 508 41 St W
Folio number: 0232270171310

Sunshine Dade Invest LLC
1650 NW 87th Ave
Doral, FL 33172-2614

Orchard Sub 2 & 3 PB 8-116 Lot 5 Less S10ft To City Blk 55
Property address: 514 41 St W
Folio number: 0232270171320

518 Arthur Godfrey Road Inc
4434 N Bay Rd
Miami Beach, FL 33140-2857

Orchard Sub 2 & 3 PB 8-116 Lot 6 Blk 55
Property address: 524 Arthur Godfrey Rd
Folio number: 0232270171330

Aaron Realty Corp
33 NE 1st St
Miami, FL 33132-2401

Orchard Sub 2 & 3 PB 8-116 Lot 7 Less S10ft To City Blk 55
Property address: 530 41 St W
Folio number: 0232270171340

530 Agr LLC
301 W 41st St Ste 406
Miami Beach, FL 33140-3647

Orchard Sub 2 & 3 PB 8-116 Lot 8 Less S10ft To City Blk 55
Property address: 540 41 St W
Folio number: 0232270171350

540 Retail LLC 540 Retail II LLC
17090 NW 3rd Ave
Miami, FL 33169-5905

Orchard Sub 2 & 3 PB 8-116 Lot 9 Blk 55
Property address: 546 41 St W
Folio number: 0232270171360

Muriel Land LLC
5350 W Hillsboro Blvd Ste B104
Coconut Creek, FL 33073-4396

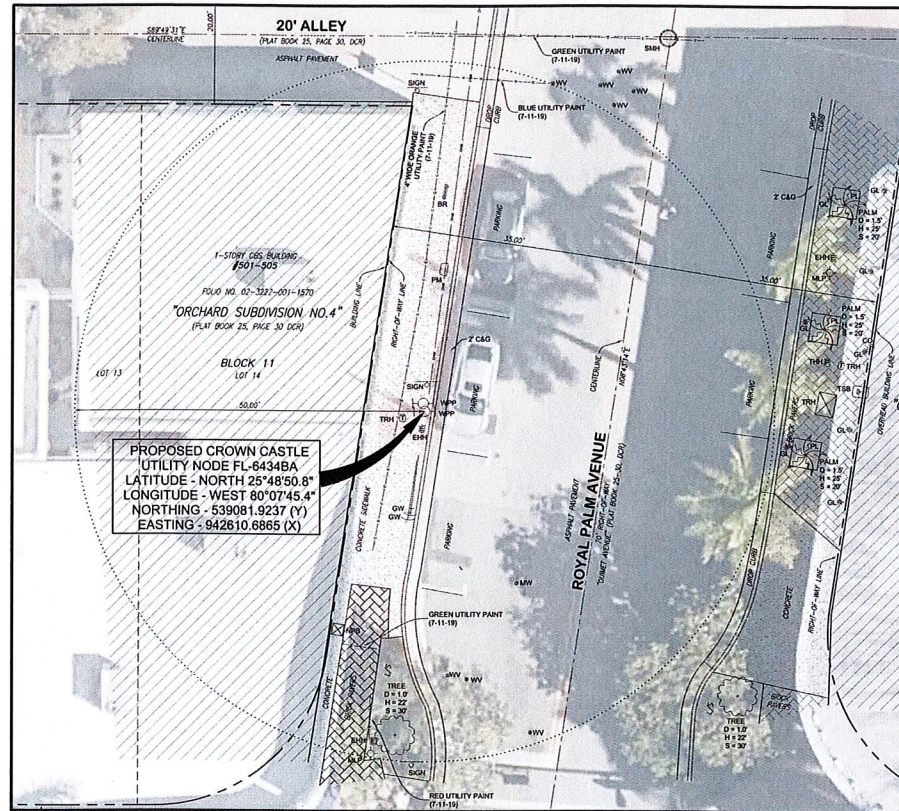
Orchard Sub 2 & 3 PB 8-116 Lot 10 Blk 55
Property address: 4011 Prairie Ave
Folio number: 0232270171370

City Of Miami Beach
1700 Convention Center Dr
Miami Beach, FL 33139-1819

Orchard Sub 2 & 3 PB 8-116 Lot 12 Blk 55
Property address: 525 40 St W
Folio number: 0232270171390

City Of Miami Beach
1700 Convention Center Dr
Miami Beach, FL 33139-1819

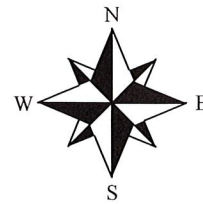
LOCATION DETAIL



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SCALE: 1"= 100'

The Zoning Specialists Group, Inc.
 7729 NW 146th Street
 Miami Lakes FL 33016
 Ph: (305) 828-1210
www.thezoningspecialistsgroup.com

I HEREBY CERTIFY: That all the properties shown herein are
 lying within a 375-foot radius from all boundary lines of the
 subject property.

BY:
JOSE F. LOPEZ, P.S.M.
 Professional Surveyor & Mapper
 No. 3086, State of Florida.

NOTE:
 NOT VALID UNLESS SEALED WITH
 THE SIGNING SURVEYOR'S SEAL

375-FOOT RADIUS MAP:



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%Finance Dept
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Miami, FL 33130-1712

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Miami, FL 33161-7499

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Total non-repetitive labels: 32