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

March 19, 2020

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

**Re: Property owners within 375 feet of:**

**SUBJECT:** 1651 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0680

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOT 6 & W5.5FT LOT 5 BLK 31

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

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Diana B. Rio

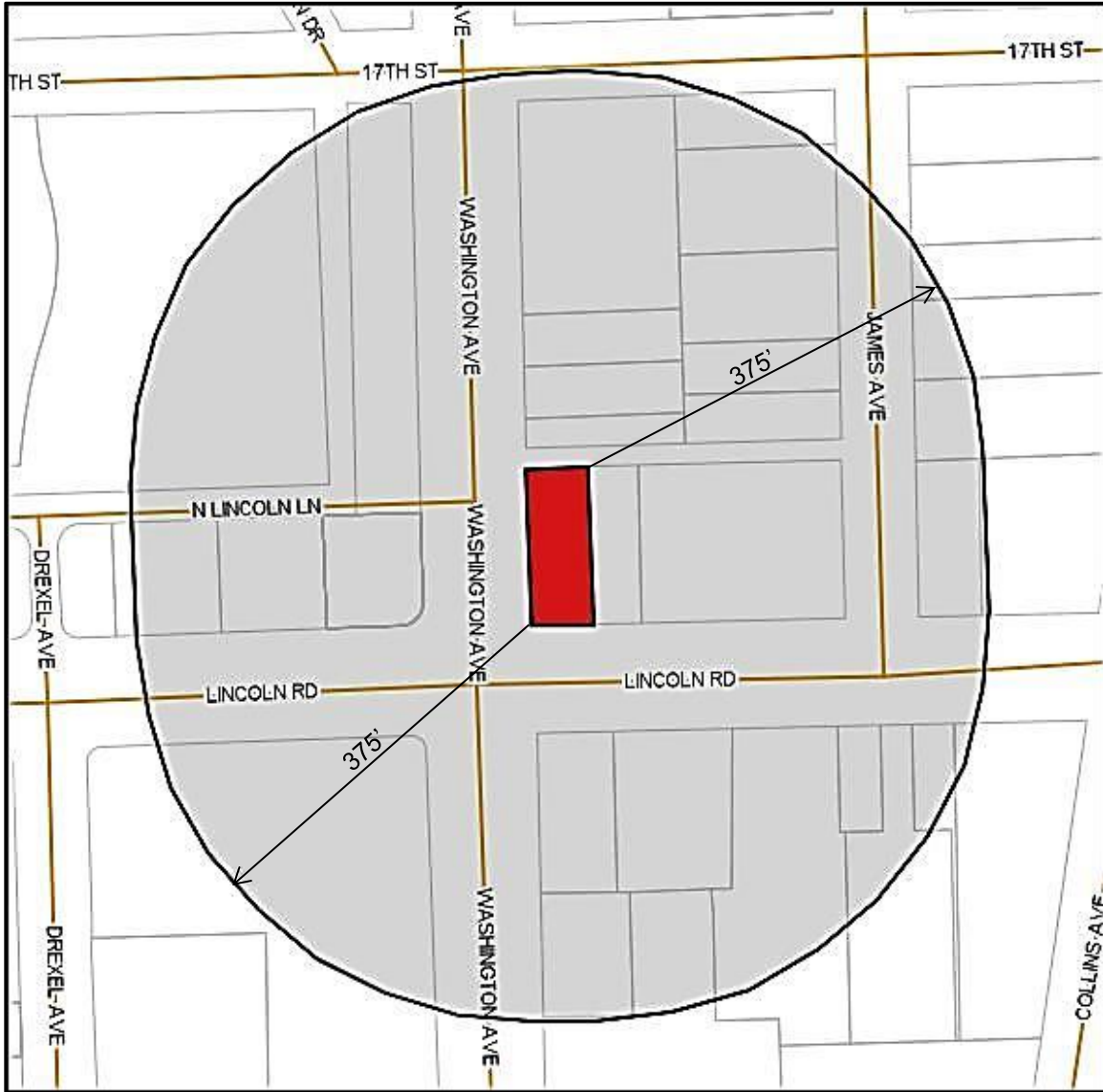
Total number of property owners without repetition: **32, including 0 international**



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## 375' RADIUS MAP



**SUBJECT:** 1651 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0680

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOT 6 & W5.5FT LOT 5 BLK 31

1665 WASHINGTON AVE LLC  
1665 WASHINGTON AVE STE 400  
MIAMI BEACH, FL 33139-3172

1676 JAMES LLC  
227 E RIVO ALTO DR  
MIAMI BEACH, FL 33139

300 17TH STREET INVESTMENT LLC  
4770 BISCAYNE BLVD STE #640  
MIAMI, FL 33137

318 LINCOLN LLC  
390 PARK AVE  
NEW YORK, NY 10022

337 LINCOLN ROAD HOLDINGS LLC  
1407 BROADWAY 41 FL  
NEW YORK, NY 10018

420 LINCON RD ASSOCIATES LTD  
% PLC REAL ESTATE HOLDINGS INC  
420 LINCOLN RD #2D  
MIAMI BEACH, FL 33139

433 LINCOLN ROAD LLC  
1244 SIXTH STREET  
SANTA MONICA, CA 90401

ADHY ADVISORS LLC  
LESSEE: NEW REX CORP  
515 E LAS OLAS BLVD #400  
FT LAUDERDALE, FL 33301

ADHY INVEST PROP LLC  
LESSEE: NEW REX CORP  
500 W CYPRESS CREEK RD STE 350  
FT LAUDERDALE, FL 33309-6155

ALBION ASSOCIATES LTD  
311 LINCOLN RD SUITE 200  
MIAMI BEACH, FL 33139-3150

BSD RALEIGH TRUSTEE LLC TRS  
RALEIGH LAND TRUST  
745 FIFTH AVE  
NEW YORK, NY 10155

CAMFORD CORP  
C/O S KARAM  
CARIB MALL ASSOCIATES LLC  
4955 SW 83 ST  
MIAMI, FL 33143

CITY OF MIAMI BEACH  
FLA BAY SHORE CLUB COURSE  
MIAMI, FL 33125

CITY OF MIAMI BEACH  
ECONOMIC DEVELOPMENT  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139-1819

CREST HOTEL GROUP LLC  
1111 KANE CONCOURSE 217  
BAY HARBOR ISLANDS, FL 33154

EUROAMERICAN GROUP INC  
407 LINCOLN RD PH-N  
MIAMI BEACH, FL 33139

EUROAMERICAN GRP INC  
401 LINCOLN RD PH-N  
MIAMI BEACH, FL 33139

GREENVIEW HOTEL LLC  
1671 WASHINGTON AVE  
MIAMI BEACH, FL 33139

HARRY WEXLER REVOC BUSINESS TRUST  
% ROBERT WEXLER % TOURNEAU INC  
3 EAST 54 ST  
NEW YORK, NY 10022

HERBERT Z BOOKSTEIN FH  
17834 DEAUVILLE LANE  
BOCA RATON, FL 33496

INRES CORPORATION  
210 71 STREET #309  
MIAMI BEACH, FL 33141

KATERINE B DOYLE  
12014 SW 116 TER  
MIAMI, FL 33186

LINCOLN ROAD OWNER LLC  
500 BOYLSTON ST 1880  
BOSTON, MA 02116

MANHATTAN HOUSE INC  
1655 WASHINGTON AVE  
MIAMI BEACH, FL 33139-3106

MED PROPERTIES OF MIAMI BEACH INC  
% SHAUL ZISLIN  
4100 NORTH 28 TERRACE  
HOLLYWOOD, FL 33020

MIAMI BEACH FED SAV & LOAN ASSOC  
% NC1-001-03-81  
101 N TRYON ST  
CHARLOTTE, NC 28255

NEW REX CORP  
500 W CYPRESS CREEK RD STE 350  
FT LAUDERDALE, FL 33309

SAN JUAN HOTEL LLC  
1680 COLLINS AVE  
MIAMI BEACH, FL 33139

SML 350 LINCOLN INC  
666 BROADWAY 2ND FLOOR  
NEW YORK, NY 10012

SOBE CENTER LLC  
9425 HARDING AVE  
SURFSIDE, FL 33154

TORR INC  
1680 JAMES AVE  
MIAMI BEACH, FL 33139-3115

WASHINGTON JAL INC  
1228 ALTON RD  
MIAMI BEACH, FL 33139-3810

Name	Address	City	State	Zip	Country
1665 WASHINGTON AVE LLC	1665 WASHINGTON AVE STE 400	MIAMI BEACH	FL	33139-3172	USA
1676 JAMES LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
300 17TH STREET INVESTMENT LLC	4770 BISCAYNE BLVD STE #640	MIAMI	FL	33137	USA
318 LINCOLN LLC	390 PARK AVE	NEW YORK	NY	10022	USA
337 LINCOLN ROAD HOLDINGS LLC	1407 BROADWAY 41 FL	NEW YORK	NY	10018	USA
420 LINCON RD ASSOCIATES LTD % PLC REAL ESTATE HOLDINGS INC	420 LINCOLN RD #2D	MIAMI BEACH	FL	33139	USA
433 LINCOLN ROAD LLC	1244 SIXTH STREET	SANTA MONICA	CA	90401	USA
ADHY ADVISORS LLC LESSEE: NEW REX CORP	515 E LAS OLAS BLVD #400	FT LAUDERDALE	FL	33301	USA
ADHY INVEST PROP LLC LESSEE: NEW REX CORP	500 W CYPRESS CREEK RD STE 350	FT LAUDERDALE	FL	33309-6155	USA
ALBION ASSOCIATES LTD	311 LINCOLN RD SUITE 200	MIAMI BEACH	FL	33139-3150	USA
BSD RALEIGH TRUSTEE LLC TRS RALEIGH LAND TRUST	745 FIFTH AVE	NEW YORK	NY	10155	USA
CAMFORD CORP C/O S KARAM CARIB MALL ASSOCIATES LLC	4955 SW 83 ST	MIAMI	FL	33143	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CITY OF MIAMI BEACH ECONOMIC DEVELOPMENT	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139-1819	USA
CREST HOTEL GROUP LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
EUROAMERICAN GROUP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
EUROAMERICAN GRP INC	401 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
GREENVIEW HOTEL LLC	1671 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
HARRY WEXLER REVOC BUSINESS TRUST % ROBERT WEXLER % TOURNEAU INC	3 EAST 54 ST	NEW YORK	NY	10022	USA
HERBERT Z BOOKSTEIN FH	17834 DEAUVILLE LANE	BOCA RATON	FL	33496	USA
INRES CORPORATION	210 71 STREET #309	MIAMI BEACH	FL	33141	USA
KATERINE B DOYLE	12014 SW 116 TER	MIAMI	FL	33186	USA
LINCOLN ROAD OWNER LLC	500 BOYLSTON ST 1880	BOSTON	MA	02116	USA
MANHATTAN HOUSE INC	1655 WASHINGTON AVE	MIAMI BEACH	FL	33139-3106	USA
MED PROPERTIES OF MIAMI BEACH INC % SHAUL ZISLIN	4100 NORTH 28 TERRACE	HOLLYWOOD	FL	33020	USA
MIAMI BEACH FED SAV & LOAN ASSOC % NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
NEW REX CORP	500 W CYPRESS CREEK RD STE 350	FT LAUDERDALE	FL	33309	USA
SAN JUAN HOTEL LLC	1680 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SML 350 LINCOLN INC	666 BROADWAY 2ND FLOOR	NEW YORK	NY	10012	USA
SOBE CENTER LLC	9425 HARDING AVE	SURFSIDE	FL	33154	USA
TORR INC	1680 JAMES AVE	MIAMI BEACH	FL	33139-3115	USA
WASHINGTON JAL INC	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA