

Carlos J. Maradiaga  
Georgina Cabrera  
Property Owners Data Researches Services  
3802 SW 79<sup>th</sup> Ave, #117  
Miami, FL 33155  
Pho: (305) 262-8965 • Pho: (305) 207-1412  
E-mail: [DataResearchAssociates@gmail.com](mailto:DataResearchAssociates@gmail.com)  
Date: April 14, 2021

**Number of Owners:** 61 (including Subject)

### **COVER LETTER & CERTIFICATION**

**TO:** City of Miami Beach  
Department of Building, Planning & Zoning  
1700 Convention Center Drive  
Miami Beach, FL 33139

**RE:** Property Owners within a 375 FOOT RADIUS of:  
**4534 SHERIDAN AVE**  
**MIAMI BEACH, FL 33140-3145**

**Legal Description:** As Describe in Exhibit "A"

22-23 53 42 SURPRISE LAKE SUB PB 9-114 LOT 9 BLK E LOT SIZE 50.000 X 150 OR  
10273-779 0179 1

I hereby certify that I have prepared the attached ownership list, map, and mailing labels which are a complete and accurate representation of all the real estate property and property owners who live (or own) real estate property within a 375 foot radius of the external boundaries of the subject property listed above. All of which reflects the latest ad-valorem tax records on file in the Miami-Dade County Tax Assessor's Office.

Sincerely,



The signature is written in black ink over a circular stamp. The stamp contains the text "DATA RESEARCH ASSOCIATES" around the perimeter and "MIAMI BEACH, FL 33155" in the center.



**375 FOOT RADIUS MAP**  
APPROXIMATE SCALE = 1' = 375'

PROPERTY ADDRESS:  
4534 SHERIDAN AVE  
MIAMI BEACH, FL 33140-3145

LEGAL DESCRIPTION:  
22-23 53 42 SURPRISE LAKE SUB PB 9-114 LOT 9 BLK E  
LOT SIZE 50.000 X 150 OR 10273-779 0179 1



Royal LRP Properties LLC  
1070 Park Ave PH W  
New York, NY 10128-1000

Martin Friedman  
1164 E 22nd St  
Brooklyn, NY 11210-3620

340 Miami LLC  
549 Empire Blvd  
Brooklyn, NY 11225-3121

Guillermo Hammeken  
1420 Brickell Bay Dr. Apt 403  
Miami, FL 33131-3674

David Armitage &  
Hanan A. Adris Ali  
2001 Meridian Ave Ph 12  
Miami Beach, FL 33139-1553

Bmj d Immobilier LLC  
540 West Ave Apt 2012  
Miami Beach, FL 33139-6771

Elliot L Miller  
5420 N Bay Rd  
Miami Beach, FL 33140-2032

Yvonne Steele  
520 W 46th St  
Miami Beach, FL 33140-3024

Yisroel Dov Lieberman  
4539 Royal Palm Ave  
Miami Beach, FL 33140-3041

Nathan Katz -  
Katz Goldberg Family Intervivos  
4545 Royal Palm Ave  
Miami Beach, FL 33140-3041

Lawrence S. Bassuk &  
Jerri S. Hertzerg Bassuk  
4511 Royal Palm Ave  
Miami Beach, FL 33140-3041

Jason S. Zack & Erin L. Kenyon  
4515 Royal Palm Ave  
Miami Beach, FL 33140-3041

Christopher Gary Long  
4519 Royal Palm Ave  
Miami Beach, FL 33140-3041

Eli Strohli & Aliza Strohli  
4523 Royal Palm Ave  
Miami Beach, FL 33140-3041

Oleg Daniarov  
4525 Royal Palm Ave  
Miami Beach, FL 33140-3041

Esther Goelman  
4529 Royal Palm Ave  
Miami Beach, FL 33140-3041

Howard Goldman  
4541 Royal Palm Ave  
Miami Beach, FL 33140-3041

Shmuel Bogomilsky  
4534 Royal Palm Ave  
Miami Beach, FL 33140-3042

Judith B. Greene & Lisa A. Sanders  
4510 Royal Palm Ave  
Miami Beach, FL 33140-3042

Adrian Muller & Deborah  
4578 Royal Palm Ave  
Miami Beach, FL 33140-3042

Emily Totino  
4582 Royal Palm Ave  
Miami Beach, FL 33140-3042

Jeremy Norkin & Mindi Norkin  
4574 Royal Palm Ave  
Miami Beach, FL 33140-3042

John Lodge Penson &  
Stacy Lauren Penson  
4570 Royal Palm Ave  
Miami Beach, FL 33140-3042

Christian Peter Hanky &  
Inge Maria Hanky  
4560 Royal Palm Ave  
Miami Beach, FL 33140-3042

Shlomo David Hoffman &  
Jessica Hoffman  
4550 Royal Palm Ave  
Miami Beach, FL 33140-3042

Eliahu Zaira  
4514 Royal Palm Ave  
Miami Beach, FL 33140-3042

Lilly Weinstein  
4601 Royal Palm Ave  
Miami Beach, FL 33140-3043

Michael Oz & Michal  
427 W 45th St  
Miami Beach, FL 33140-3125

Gennaro D'Urso & Fulvia Verde  
351 W 46th St  
Miami Beach, FL 33140-3127

MMS 335 West 46th LLC  
335 W 46th St  
Miami Beach, FL 33140-3127

Rina Lozenik  
330 W 46th St  
Miami Beach, FL 33140-3128

Mauricio Gluck & Vivian  
4510 Pine Tree Dr  
Miami Beach, FL 33140-3134

Daniel Herssein & Margaret  
4526 Pine Tree Dr  
Miami Beach, FL 33140-3134

Lorenzo Pedon  
4515 Sheridan Ave  
Miami Beach, FL 33140-3144

Victoria Teplicki Le &  
Rem Joseph Teplicki  
4525 Sheridan Ave  
Miami Beach, FL 33140-3144

Steve Cerrato  
4560 Sheridan Ave  
Miami Beach, FL 33140-3145

Victor Fuks & Rosemary  
4526 Sheridan Ave  
Miami Beach, FL 33140-3145

Chaim Friedman  
4514 Sheridan Ave  
Miami Beach, FL 33140-3145

Olimpia R. Zanardi  
4500 Sheridan Ave  
Miami Beach, FL 33140-3145

Stefano Santoro  
10261 E Bay Harbor Dr Apt 601  
Bay Harbor Islands, FL  
33154-1255

Avraham Feinstein &  
Aliza Feinstein  
320 W 46th St  
Miami Beach, FL 33140-3128

Daniel Herssein & Margaret  
4526 Pine Tree Dr  
Miami Beach, FL 33140-3134

Efren A. Izquierdo Le &  
Susana G. Izquierdo Le  
4540 Pine Tree Dr  
Miami Beach, FL 33140-3134

Alf Living & Ana L Figueroa  
4535 Sheridan Ave  
Miami Beach, FL 33140-3144

Melisse Burstein  
4507 Sheridan Ave  
Miami Beach, FL 33140-3144

David B. Smith & Jill Simons  
4538 Sheridan Ave  
Miami Beach, FL 33140-3145

Robert O. Kahn & Penny D.  
4522 Sheridan Ave  
Miami Beach, FL 33140-3145

William A. Platt Le & Rem  
William A. Platt Rev Living Tr  
4510 Sheridan Ave  
Miami Beach, FL 33140-3145

Alejandro Rodriguez De Almeida  
& Alexis Rodriguez De Almeida  
4550 Sheridan Ave  
Miami Beach, FL 33140-3145

Eyal Friedman & Moshe Friedman  
10633 N Kendall Dr  
Miami, FL 33176-1510

Megan Hernandez &  
Alejandro Hernandez  
346 W 46th St  
Miami Beach, FL 33140-3128

Luis M. Falero & Rosary P.  
4550 Pine Tree Dr  
Miami Beach, FL 33140-3134

Ephraim M. Brecher &  
Vivian Brecher  
4600 Pine Tree Dr  
Miami Beach, FL 33140-3135

Daniel Enriquez &  
Yanerys Leon Enriquez  
4537 Sheridan Ave  
Miami Beach, FL 33140-3144

Walter & Marina Stuber  
4527 Sheridan Ave  
Miami Beach, FL 33140-3144

Steven D. Lewerenz &  
Nina Schurmaier  
4532 Sheridan Ave  
Miami Beach, FL 33140-3145

Susan E. Hicks  
4518 Sheridan Ave  
Miami Beach, FL 33140-3145

Karen Lapchinsky  
4504 Sheridan Ave  
Miami Beach, FL 33140-3145

Shira Kalos & Yosef Manne  
4101 Pine Tree Dr Apt 825  
Miami Beach, FL 33140-3612

Buy From M&E LLC  
120 E Oakland Park Blvd Ste 105  
Oakland Park, FL 33334-1106

Daniel C. Paulus  
Dated May 7  
One Belle Meade Plaza # 101  
Nashville, TN 37205

| Property Owner Name                            | Property Address             | Property City   | Property Zip Code |
|------------------------------------------------|------------------------------|-----------------|-------------------|
| Royal LRP Properties LLC                       | 1070 Park Ave Ph W           | New York, NY    | 10128-1000        |
| Martin Friedman                                | 1164 E 22nd St               | Brooklyn, NY    | 11210-3620        |
| 340 Miami LLC                                  | 549 Empire Blvd              | Brooklyn, NY    | 11225-3121        |
| Guillermo Hammeken                             | 1420 Brickell Bay Dr Apt 403 | Miami, FL       | 33131-3674        |
| David Armitage & Hanan A. Adris Ali            | 2001 Meridian Ave Ph 12      | Miami Beach, FL | 33139-1553        |
| Bmid Immobilier LLC                            | 540 West Ave Apt 2012        | Miami Beach, FL | 33139-6771        |
| Elliot L Miller                                | 5420 N Bay Rd                | Miami Beach, FL | 33140-2032        |
| Yvonne Steele                                  | 520 W 46th St                | Miami Beach, FL | 33140-3024        |
| Yisroel Dov Lieberman                          | 4539 Royal Palm Ave          | Miami Beach, FL | 33140-3041        |
| Nathan Katz - Katz Goldberg Family Intervivos  | 4545 Royal Palm Ave          | Miami Beach, FL | 33140-3041        |
| Lawrence S. Bassuk & Jerri S. Hertzberg Bassuk | 4511 Royal Palm Ave          | Miami Beach, FL | 33140-3041        |
| Jason S. Zack & Erin L. Kenyon                 | 4515 Royal Palm Ave          | Miami Beach, FL | 33140-3041        |
| Christopher Gary Long                          | 4519 Royal Palm Ave          | Miami Beach, FL | 33140-3041        |
| Eli Strohl & Aliza Strohl                      | 4523 Royal Palm Ave          | Miami Beach, FL | 33140-3041        |
| Oleg Daniarov                                  | 4525 Royal Palm Ave          | Miami Beach, FL | 33140-3041        |
| Esther Goelman                                 | 4529 Royal Palm Ave          | Miami Beach, FL | 33140-3041        |
| Howard Goldman                                 | 4541 Royal Palm Ave          | Miami Beach, FL | 33140-3041        |
| Shmuel Bogomilsky                              | 4534 Royal Palm Ave          | Miami Beach, FL | 33140-3042        |
| Judith B. Greene & Lisa A. Sanders             | 4510 Royal Palm Ave          | Miami Beach, FL | 33140-3042        |
| Adrian Muller & Deborah                        | 4578 Royal Palm Ave          | Miami Beach, FL | 33140-3042        |
| Emily Totino                                   | 4582 Royal Palm Ave          | Miami Beach, FL | 33140-3042        |
| Jeremy Norkin & Mindi Norkin                   | 4574 Royal Palm Ave          | Miami Beach, FL | 33140-3042        |
| John Lodge Penson & Stacy Lauren Penson        | 4570 Royal Palm Ave          | Miami Beach, FL | 33140-3042        |
| Christian Peter Hanky & Inge Maria Hanky       | 4560 Royal Palm Ave          | Miami Beach, FL | 33140-3042        |
| Shlomo David Hoffman & Jessica Hoffman         | 4550 Royal Palm Ave          | Miami Beach, FL | 33140-3042        |
| Eliahu Zaira                                   | 4514 Royal Palm Ave          | Miami Beach, FL | 33140-3042        |
| Lilly Weinstein                                | 4601 Royal Palm Ave          | Miami Beach, FL | 33140-3043        |
| Michael Oz & Michal                            | 427 W 45th St                | Miami Beach, FL | 33140-3125        |
| Gennaro D'Urso & Fulvia Verde                  | 351 W 46th St                | Miami Beach, FL | 33140-3127        |
| MMS 335 West 46th LLC                          | 335 W 46th St                | Miami Beach, FL | 33140-3127        |
| Rina Lozenik                                   | 330 W 46th St                | Miami Beach, FL | 33140-3128        |
| Avraham Feinstein & Aliza Feinstein            | 320 W 46th St                | Miami Beach, FL | 33140-3128        |
| Megan Hernandez & Alejandro Hernandez          | 346 W 46th St                | Miami Beach, FL | 33140-3128        |
| Mauricio Gluck & Vivian                        | 4510 Pine Tree Dr            | Miami Beach, FL | 33140-3134        |
| Daniel Herssein & Margaret                     | 4526 Pine Tree Dr            | Miami Beach, FL | 33140-3134        |

|                                                              |                                 |                        |            |
|--------------------------------------------------------------|---------------------------------|------------------------|------------|
| Luis M. Falero & Rosary P.                                   | 4550 Pine Tree Dr               | Miami Beach, FL        | 33140-3134 |
| Daniel Herssein & Margaret                                   | 4526 Pine Tree Dr               | Miami Beach, FL        | 33140-3134 |
| Efren A. Izquierdo Le & Susana G. Izquierdo Le               | 4540 Pine Tree Dr               | Miami Beach, FL        | 33140-3134 |
| Ephraim M. Brecher & Vivian Brecher                          | 4600 Pine Tree Dr               | Miami Beach, FL        | 33140-3135 |
| Lorenzo Pedon                                                | 4515 Sheridan Ave               | Miami Beach, FL        | 33140-3144 |
| Alf Living & Ana L Figueroa                                  | 4535 Sheridan Ave               | Miami Beach, FL        | 33140-3144 |
| Daniel Enriquez & Yanerys Leon Enriquez                      | 4537 Sheridan Ave               | Miami Beach, FL        | 33140-3144 |
| Victoria Teplicki Le & Rem Joseph Teplicki                   | 4525 Sheridan Ave               | Miami Beach, FL        | 33140-3144 |
| Melisse Burstein                                             | 4507 Sheridan Ave               | Miami Beach, FL        | 33140-3144 |
| Walter & Marina Stuber                                       | 4527 Sheridan Ave               | Miami Beach, FL        | 33140-3144 |
| Steve Cerrato                                                | 4560 Sheridan Ave               | Miami Beach, FL        | 33140-3145 |
| David B. Smith & Jill Simons                                 | 4538 Sheridan Ave               | Miami Beach, FL        | 33140-3145 |
| Steven D. Lewerenz & Nina Schurmaier                         | 4532 Sheridan Ave               | Miami Beach, FL        | 33140-3145 |
| Victor Fuks & Rosemary                                       | 4526 Sheridan Ave               | Miami Beach, FL        | 33140-3145 |
| Robert O. Kahn & Penny D.                                    | 4522 Sheridan Ave               | Miami Beach, FL        | 33140-3145 |
| Susan E. Hicks                                               | 4518 Sheridan Ave               | Miami Beach, FL        | 33140-3145 |
| Chaim Friedman                                               | 4514 Sheridan Ave               | Miami Beach, FL        | 33140-3145 |
| William A. Platt Le & Rem William A. Platt Rev Living Tr     | 4510 Sheridan Ave               | Miami Beach, FL        | 33140-3145 |
| Karen Lapchinsky                                             | 4504 Sheridan Ave               | Miami Beach, FL        | 33140-3145 |
| Olimpia R. Zanardi                                           | 4500 Sheridan Ave               | Miami Beach, FL        | 33140-3145 |
| Alejandro Rodriguez De Almeida & Alexis Rodriguez De Almeida | 4550 Sheridan Ave               | Miami Beach, FL        | 33140-3145 |
| Shira Kalos & Yosef Manne                                    | 4101 Pine Tree Dr Apt 825       | Miami Beach, FL        | 33140-3612 |
| Stefano Santoro                                              | 10261 E Bay Harbor Dr Apt 601   | Bay Harbor Islands, FL | 33154-1255 |
| Eyal Friedman & Moshe Friedman                               | 10633 N Kendall Dr              | Miami, FL              | 33176-1510 |
| Buy From M&E LLC                                             | 120 E Oakland Park Blvd Ste 105 | Oakland Park, FL       | 33334-1106 |
| Daniel C. Paulus - Dated May 7                               | One Belle Meade Plaza # 101     | Nashville, TN          | 37205      |

| Parcel ID     | Legal Description                                                                                     | Owner Name 1                    | Owner Address 1 |
|---------------|-------------------------------------------------------------------------------------------------------|---------------------------------|-----------------|
| 0232220180200 | SURPRISE LAKE SUB PB 9-114 LOT 1 BLK C LOT SIZE 75.000 X 188 OR 1827 EPHRAIM M BRECHER                | 4600 PINE TREE DR               |                 |
| 0232220180270 | SURPRISE LAKE SUB PB 9-114 LOT 9 BLK C LOT SIZE 64.290 X 150 OR 2095 LILLY WEINSTEIN                  | 4601 ROYAL PALM AVE             |                 |
| 0232220180280 | SURPRISE LAKE SUB PB 9-114 LOT 10 BLK C LOT SIZE 50.000 X 150 OR 211 SHIRA KALOS                      | 4101 PINE TREE DR APT 825       |                 |
| 0232220180290 | SURPRISE LAKE SUB PB 9-114 LOT 11 BLK C LOT SIZE 50.000 X 150 OR 191 GENNARO D'URSO & FULVIA VERDE    | 351 W 46TH ST                   |                 |
| 0232220180300 | SURPRISE LAKE SUB PB 9-114 LOT 12 BLK C LOT SIZE 50.000 X 150 COC 21 GUILLERMO HAMMEKEN               | 1420 BRICKELL BAY DR APT 403    |                 |
| 0232220180310 | 22 23 53 42 SURPRISE LAKE SUB PB 9-114 LOT 13 BLK C LOT SIZE 50.000 X MMS 335 WEST 46TH LLC           | 335 W 46TH ST                   |                 |
| 0232220180330 | 22-23 53 42 SURPRISE LAKE SUB PB 9-114 S90FT OF LOT 2 BLK D LOT SIZE MAURICIO GLUCK & VIVIAN          | 4510 PINE TREE DR               |                 |
| 0232220180331 | SURPRISE LAKE SUB PB 9-114 LOT 3 & W61.7FT OF LOT 4 & S 7.663FT OF E DANIEL HERSSSEIN & MARGARET      | 4526 PINE TREE DR               |                 |
| 0232220180340 | SURPRISE LAKE SUB PB 9-114 BEG AT NE COR OF LOT 4 BLK D & S 92.33F' DANIEL HERSSSEIN & MARGARET       | 4526 PINE TREE DR               |                 |
| 0232220180350 | SURPRISE LAKE SUB PB 9-114 LOT 5 BLK D LOT SIZE 100.000 X 170 OR 130' EFREN A IZQUIERDO LE            | 4540 PINE TREE DR               |                 |
| 0232220180360 | SURPRISE LAKE SUB PB 9-114 LOTS 6 & 7 BLK D LOT SIZE IRREGULAR OR LUIS M FALERO & ROSARY P            | 4550 PINE TREE DR               |                 |
| 0232220180370 | 22-23 53 42 SURPRISE LAKE SUB PB 9-114 LOT 8 BLK D LOT SIZE 50.000 X 1 DANIEL ENRIQUEZ                | 4537 SHERIDAN AVE               |                 |
| 0232220180380 | SURPRISE LAKE SUB PB 9-114 LOT 9 BLK D LOT SIZE 50.000 X 122 OR 1339 ALF LIVING                       | 4535 SHERIDAN AVE               |                 |
| 0232220180390 | SURPRISE LAKE SUB PB 9-114 LOT 10 BLK D LOT SIZE 50.000 X 123 OR 172 DANIEL C PAULUS                  | ONE BELLE MEADE PLAZA # 101     |                 |
| 0232220180400 | SURPRISE LAKE SUB PB 9-114 LOT 11 BLK D LOT SIZE 50.000 X 123 OR 195 WALTER & MARINA STUBER           | 4527 SHERIDAN AVE               |                 |
| 0232220180410 | SURPRISE LAKE SUB PB 9-114 LOT 12 BLK D LOT SIZE 50.000 X 123 OR 125 VICTORIA TEPLICKI LE             | 4525 SHERIDAN AVE               |                 |
| 0232220180420 | SURPRISE LAKE SUB PB 9-114 LOT 13 BLK D LOT SIZE 50.000 X 123 OR 200 STEFANO SANTORO                  | 10261 E BAY HARBOR DR APT 601   |                 |
| 0232220180430 | SURPRISE LAKE SUB PB 9-114 LOT 14 BLK D LOT SIZE 50.000 X 123 COC 25 LORENZO PEDON                    | 4515 SHERIDAN AVE               |                 |
| 0232220180440 | SURPRISE LAKE SUB PB 9-114 LOT 15 BLK D LOT SIZE 50.000 X 123 OR 163 EYAL FRIEDMAN                    | 10633 N KENDALL DR              |                 |
| 0232220180450 | SURPRISE LAKE SUB PB 9-114 LOT 16 & LOT 17 BLK D LOT SIZE 100.000 X 1 MELISSE BURSTEIN                | 4507 SHERIDAN AVE               |                 |
| 0232220180460 | SURPRISE LAKE SUB PB 9-114 LOT 1 BLK E LOT SIZE 50.000 X 150 OR 1998 OLIMPIA R ZANARDI                | 4500 SHERIDAN AVE               |                 |
| 0232220180470 | 22 23 53 42 SURPRISE LAKE SUB PB 9-114 LOT 2 BLK E LOT SIZE 50.00 X 15 KAREN LAPCHINSKY               | 4504 SHERIDAN AVE               |                 |
| 0232220180480 | SURPRISE LAKE SUB PB 9-114 LOT 3 BLK E LOT SIZE 50.000 X 150 OR 1274 WILLIAM A PLATT LE               | 4510 SHERIDAN AVE               |                 |
| 0232220180490 | 22-23 53 42 SURPRISE LAKE SUB PB 9-114 LOT 4 BLK E LOT SIZE 50.000 X 1 CHAIM FRIEDMAN                 | 4514 SHERIDAN AVE               |                 |
| 0232220180500 | SURPRISE LAKE SUB PB 9-114 LOT 5 BLK E LOT SIZE 50.000 X 150 OR 1828 SUSAN E HICKS                    | 4518 SHERIDAN AVE               |                 |
| 0232220180510 | SURPRISE LAKE SUB PB 9-114 LOT 6 BLK E LOT SIZE 50.000 X 150 OR 1607 ROBERT O KAHN & PENNY D          | 4522 SHERIDAN AVE               |                 |
| 0232220180520 | SURPRISE LAKE SUB PB 9-114 LOT 7 BLK E LOT SIZE 50.000 X 150 OR 1699 VICTOR FUKS & ROSEMARY           | 4526 SHERIDAN AVE               |                 |
| 0232220180530 | SURPRISE LAKE SUB PB 9-114 LOT 8 BLK E LOT SIZE 50.000 X 150 OR 2053 STEVEN D LEWERENZ                | 4532 SHERIDAN AVE               |                 |
| 0232220180540 | 22-23 53 42 SURPRISE LAKE SUB PB 9-114 LOT 9 BLK E LOT SIZE 50.000 X 1 BUY FROM M&E LLC               | 120 E OAKLAND PARK BLVD STE 105 |                 |
| 0232220180550 | SURPRISE LAKE SUB PB 9-114 LOT 10 BLK E LOT SIZE 50.000 X 157 OR 164 DAVID B SMITH & JILL SIMONS      | 4538 SHERIDAN AVE               |                 |
| 0232220180560 | SURPRISE LAKE SUB PB 9-114 LOT 11 BLK E LOT SIZE 50.000 X 175 OR 156 DAVID ARMITAGE                   | 2001 MERIDIAN AVE PH 12         |                 |
| 0232220180570 | 22-23 53 42 SURPRISE LAKE SUB PB 9-114 LOT 12 BLK E LOT SIZE 100.000 X ALEJANDRO RODRIGUEZ DE ALMEIDA | 4550 SHERIDAN AVE               |                 |
| 0232220180580 | 22-23 53 42 SURPRISE LAKE SUB PB 9-114 LOT 13 BLK E LOT SIZE 90.600 X STEVE CERRATO                   | 4560 SHERIDAN AVE               |                 |
| 0232220180590 | SURPRISE LAKE SUB PB 9-114 LOT 14 BLK E LOT SIZE 50.000 X 186 OR 204 AVRAHAM FEINSTEIN                | 320 W 46TH ST                   |                 |
| 0232220180600 | SURPRISE LAKE SUB PB 9-114 LOT 15 BLK E LOT SIZE 50.000 X 176 OR 109 RINA LOZENIK                     | 330 W 46TH ST                   |                 |
| 0232220180610 | 22 23 53 42 SURPRISE LAKE SUB PB 9-114 LOT 16 BLK E LOT SIZE 8498 SQF 340 MIAMI LLC                   | 549 EMPIRE BLVD                 |                 |
| 0232220180625 | SURPRISE LAKE SUB PB 9-114 LOT 17 BLK E LOT SIZE 7850 SQ FT M/L FAU MEGAN HERNANDEZ                   | 346 W 46TH ST                   |                 |
| 0232220180630 | SURPRISE LAKE SUB PB 9-114 LOT 18 BLK E LOT SIZE 50.000 X 152 OR 144 BMJD IMMOBILIER LLC              | 540 WEST AVE APT 2012           |                 |
| 0232220180640 | SURPRISE LAKE SUB PB 9-114 LOT 19 BLK E LOT SIZE 50.000 X 138 OR 168 NATHAN KATZ                      | 4545 ROYAL PALM AVE             |                 |
| 0232220180650 | SURPRISE LAKE SUB PB 9-114 LOT 20 BLK E LOT SIZE 50.000 X 150 OR 184 HOWARD GOLDMAN                   | 4541 ROYAL PALM AVE             |                 |

|               |                                                                                                        |                     |
|---------------|--------------------------------------------------------------------------------------------------------|---------------------|
| 0232220180660 | SURPRISE LAKE SUB PB 9-114 LOT 21 BLK E LOT SIZE 50,000 X 150 OR 198: YISROEL DOV LIEBERMAN            | 4539 ROYAL PALM AVE |
| 0232220180670 | SURPRISE LAKE SUB PB 9-114 LOT 22 BLK E LOT SIZE 50,000 X 150 OR 139: MARTIN FRIEDMAN                  | 1164 E 22ND ST      |
| 0232220180680 | SURPRISE LAKE SUB PB 9-114 LOT 23 BLK E LOT SIZE 50,000 X 150 OR 195: ESTHER GOELMAN                   | 4529 ROYAL PALM AVE |
| 0232220180690 | 22-23 53 42 SURPRISE LAKE SUB PB 9-114 LOT 24 BLK E LOT SIZE 50,000 X OLEG DANIAROV                    | 4525 ROYAL PALM AVE |
| 0232220180700 | SURPRISE LAKE SUB PB 9-114 LOT 25 BLK E LOT SIZE 50,000 X 150 COC 23 ELI STROHLI &                     | 4523 ROYAL PALM AVE |
| 0232220180710 | SURPRISE LAKE SUB PB 9-114 LOT 26 BLK E LOT SIZE 50,000 X 150 OR 163: CHRISTOPHER GARY LONG            | 4519 ROYAL PALM AVE |
| 0232220180720 | SURPRISE LAKE SUB PB 9-114 LOT 27 BLK E LOT SIZE 50,000 X 150 OR 207: JASON S ZACK                     | 4515 ROYAL PALM AVE |
| 0232220180730 | SURPRISE LAKE SUB PB 9-114 LOT 28 BLK E LOT SIZE 50,000 X 150 OR 121: LAWRENCE S BASSUK                | 4511 ROYAL PALM AVE |
| 0232220180740 | SURPRISE LAKE SUB PB 9-114 E70FT LOTS 29 & 30 BLK E LOT SIZE 70,000 ;MICHAEL OZ & MICHAL               | 427 W 45TH ST       |
| 0232220180750 | SURPRISE LAKE SUB PB 9-114 W80FT LOTS 29 & 30 BLK E LOT SIZE 80,000 ROYAL LRP PROPERTIES LLC           | 1070 PARK AVE PH W  |
| 0232220180770 | SURPRISE LAKE SUB PB 9-114 LOT 3 BLK F LOT SIZE 50,000 X 138 OR 2027: JUDITH B GREENE & LISA A SANDERS | 4510 ROYAL PALM AVE |
| 0232220180780 | SURPRISE LAKE SUB PB 9-114 LOT 4 BLK F LOT SIZE 50,000 X 138 73R-2167 ELIAHU ZAIRA                     | 4514 ROYAL PALM AVE |
| 0232220180790 | SURPRISE LAKE SUB PB 9-114 LOT 5 BLK F LOT SIZE 50,000 X 138 COC 225 SHMUEL BOGOMILSKY                 | 4534 ROYAL PALM AVE |
| 0232220180800 | SURPRISE LAKE SUB PB 9-114 LOT 6 BLK F LOT SIZE 50,000 X 138 OR 1354: ELLIOT L MILLER                  | 5420 N BAY RD       |
| 0232220180810 | SURPRISE LAKE SUB PB 9-114 LOT 7 BLK F LOT SIZE 50,000 X 138 OR 1505: SHLOMO DAVID HOFFMAN             | 4550 ROYAL PALM AVE |
| 0232220180820 | SURPRISE LAKE SUB PB 9-114 LOT 8 BLK F LOT SIZE 50,000 X 138 OR 1642: CHRISTIAN PETER HANKY            | 4560 ROYAL PALM AVE |
| 0232220180830 | 22-23 53 42 SURPRISE LAKE SUB PB 9-114 LOT 9 BLK F OR 14609--1042 079C JOHN LODGE PENSON               | 4570 ROYAL PALM AVE |
| 0232220180840 | SURPRISE LAKE SUB PB 9-114 LOT 10 BLK F LOT SIZE 6900 SQ FT M/L FAU JEREMY NORKIN                      | 4574 ROYAL PALM AVE |
| 0232220180850 | SURPRISE LAKE SUB PB 9-114 LOTS 11 & 12 LESS S75FT BLK F LOT SIZE 8: EMILY TOTINO                      | 4582 ROYAL PALM AVE |
| 0232220180860 | SURPRISE LAKE SUB PB 9-114 S75FT OF LOTS 11 & 12 BLK F LOT SIZE 750: ADRIAN MULLER & DEBORAH           | 4578 ROYAL PALM AVE |
| 0232220180870 | SURPRISE LAKE SUB PB 9-114 LOT 13 BLK F LOT SIZE 50,000 X 145 OR 161: YVONNE STEELE                    | 520 W 46TH ST       |

Royal LRP Properties LLC  
1070 Park Ave PH W  
New York, NY 10128-1000

Martin Friedman  
1164 E 22nd St  
Brooklyn, NY 11210-3620

340 Miami LLC  
549 Empire Blvd  
Brooklyn, NY 11225-3121

Guillermo Hammeken  
1420 Brickell Bay Dr. Apt 403  
Miami, FL 33131-3674

David Armitage &  
Hanan A. Adris Ali  
2001 Meridian Ave Ph 12  
Miami Beach, FL 33139-1553

Bmjd Immobilier LLC  
540 West Ave Apt 2012  
Miami Beach, FL 33139-6771

Elliot L Miller  
5420 N Bay Rd  
Miami Beach, FL 33140-2032

Yvonne Steele  
520 W 46th St  
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