

Carlos J. Maradiaga
Georgina Cabrera
Property Owners Data Researches Services
3802 SW 79th Ave, #117
Miami, FL 33155
Pho: (305) 262-8965 • Pho: (305) 207-1412
E-mail: DataResearchAssociates@gmail.com
Date: April 18, 2022

Number of Owners: 47 (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:
3100 PINE TREE DR
MIAMI BEACH, FL 33140-3929

Legal Description: As Describe in Exhibit "A"
ORCHARD SUB NO 1 PB 6-111 LOT 1 BLK 44 LOT SIZE 100.000 X 200
OR 19956-0673 10 2001 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 blue ink and is cursive. Below the signature is a circular stamp with the text "DATA RESEARCH ASSOCIATES" around the perimeter and "RESEARCH" in the center.



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

PROPERTY ADDRESS:
3100 PINE TREE DR
MIAMI BEACH, FL 33140-3929

LEGAL DESCRIPTION:
ORCHARD SUB NO 1 PB 6-111 LOT 1 BLK 44
LOT SIZE 100.000 X 200 OR 19956-0673 10 2001 1



Property Owner Name	Property Address	Property City	Property Zip Code
Christoph Madison LLC	995 N Venetian Dr	Miami Beach, FL	33139-1014
Caravan LLC	14 W San Marino Dr	Miami Beach, FL	33139-1128
Pine Tree Grdn Inc	1605 Bay Rd Apt 401	Miami Beach, FL	33139-2144
Stephen Lobell & Miranda Lobell	2887 Pine Tree Dr	Miami Beach, FL	33140-4331
Nolan Altman	336 W 31st St	Miami Beach, FL	33140-3903
John L. Lantigua	420 W 31st St	Miami Beach, FL	33140-3905
Jose Vallverdu & Lori Maltz	410 W 31st St	Miami Beach, FL	33140-3905
Zvi Boymelgreen & Hindi Boymelgreen	2956 Flamingo Dr	Miami Beach, FL	33140-3917
Michael A. Lefkowitz & Terry	2990 Flamingo Dr	Miami Beach, FL	33140-3917
Marcos Chertman & Raquel	2970 Flamingo Dr	Miami Beach, FL	33140-3917
David A. Ross & Jeffrey Hecht - David A. Ross (Ben)	2940 Flamingo Dr	Miami Beach, FL	33140-3917
Sara Stern & Israel Stern	3001 Pine Tree Dr	Miami Beach, FL	33140-3926
Tsvi H. Davis	3014 Pine Tree Dr	Miami Beach, FL	33140-3927
Shirley Kukoff & Dina Kukoff Glassman	3000 Pine Tree Dr	Miami Beach, FL	33140-3927
Solomon Fellig & Suri Fellig	3115 Pine Tree Dr	Miami Beach, FL	33140-3928
Bill Contente & Bill Contente Lvg Rev Tr	3125 Pine Tree Dr	Miami Beach, FL	33140-3928
Nicholas J. Sabo & Tzila Sabo	3145 Pine Tree Dr	Miami Beach, FL	33140-3928
Karl Alomar & Olga Maljuk	3165 Pine Tree Dr	Miami Beach, FL	33140-3928
Adrian Nigel Green Le & Michelle Green Le	3120 Pine Tree Dr	Miami Beach, FL	33140-3929
Esther Duchman	3170 Pine Tree Dr	Miami Beach, FL	33140-3929
Mordechai Bistrizky & Adina Bistrizky	3126 Pine Tree Dr	Miami Beach, FL	33140-3929
A. Joseph Stern & Rochelle R Stern	3122 Pine Tree Dr	Miami Beach, FL	33140-3929
Robert Manela	3003 Sheridan Ave	Miami Beach, FL	33140-3943
Leticia L. Dilena	3031 Sheridan Ave	Miami Beach, FL	33140-3943
Juan Pedro Arhancet Jr Le & Melissa Marie Fujan Le	3034 Sheridan Ave	Miami Beach, FL	33140-3944
Michael W. Oliver & Manal S.	3121 Sheridan Ave	Miami Beach, FL	33140-3945
Jeffrey Patrick Jtrs & Allen Putman Jtrs	3175 Sheridan Ave	Miami Beach, FL	33140-3945
Jacqueline Powers & Roman Maurice	3171 Sheridan Ave	Miami Beach, FL	33140-3945
Rachel Wasserlauf & Aron	3163 Sheridan Ave	Miami Beach, FL	33140-3945
Oliver De Mori & Sara Grassi	3151 Sheridan Ave	Miami Beach, FL	33140-3945
David Alan Boyer	3135 Sheridan Ave	Miami Beach, FL	33140-3945

Property Owner Name	Property Address	Property City	Property Zip Code
Julio Iglesias Jr	3127 Sheridan Ave	Miami Beach, FL	33140-3945
June Schechter & Caryl Englander	3115 Sheridan Ave	Miami Beach, FL	33140-3945
Jay E. Reinberg & Rachel A. Reinberg	3105 Sheridan Ave	Miami Beach, FL	33140-3945
Johnny Y. Saffar & Alexandra C. & Sofie E. Saffar	3150 Sheridan Ave	Miami Beach, FL	33140-3946
Ofar Mizrahi	3110 Sheridan Ave	Miami Beach, FL	33140-3946
Ann Marie Wong	3134 Sheridan Ave	Miami Beach, FL	33140-3946
Richard Santiago Crespo Iglesias	3144 Sheridan Ave	Miami Beach, FL	33140-3946
John Cicero & Teresa Cesario	325 W 30th St	Miami Beach, FL	33140-4328
Michael T. Ayad & Genevieve T. Chu	401 W 30th St	Miami Beach, FL	33140-4329
Allyson Rosenberg	417 W 30th St	Miami Beach, FL	33140-4329
Jorge A. Hernando & Gladys Rustan Hernando	5760 La Gorce Dr	Miami Beach, FL	33140-2142
3128 LLC	10205 S Dixie Hwy 202	Pinecrest, FL	33156
WSC REFI LLC	Po Box 654	Fort Lauderdale, FL	33302-0654
Travers Co LLC & Joshua Family Bed	201 S Phillips Ave # 215	Sioux Falls, SD	57104-6357
TJP FL Residence LLC	1155 E 60th St	Chicago, IL	60637-2745
3190 Pinetree LLC	10800 Biscayne Blvd Ste 600	Miami, FL	33161-7499

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**Travers Co LLC &
Joshua Family Bed**
201 S Phillips Ave # 215
Sioux Falls, SD 57104-6357

Parcel ID	Legal Description	Owner Name 1	Owner Address 1
0232260020810	FLAMINGO TERRACE SUB PB 10-3 LOT 6 BLK 6 LOT SIZE 100.000 X 111	STEPHEN LOBELL	2887 PINE TREE DR
0232260020820	FLAMINGO TERRACE SUB PB 10-3 LOT 7 BLK 6 LOT SIZE 100.000 X 131 OR 18816-0842 10 1999 1 COC 22525-2344 07 2004 1	SARA STERN	3001 PINE TREE DR
0232260020830	FLAMINGO TERRACE SUB PB 10-3 LOT 8 BLK 6 LOT SIZE 100.000 X 143 OR 20148-3625 12 2001 1	TJP FL RESIDENCE LLC	1155 E 60TH ST
0232260020835	FLAMINGO TERRACE SUB PB 10-3 ALL LOT 9 & LOT 10 LESS NLY13 45FT BLK 6 LOT SIZE 188.550 X 157 OR 16186-2976 1193 4	SOLOMON FELLIG & BILL CONTENTE	3115 PINE TREE DR
0232260020840	FLAMINGO TERRACE SUB PB 10-3 LOT 11 & NLY13 45FT LOT 10 BLK 6 LOT SIZE 113.45 X 171 OR 21279-2644 052003 1	NICHOLAS J SABO	3125 PINE TREE DR
0232260020850	FLAMINGO TERRACE SUB PB 10-3 LOT 12 BLK 6 LOT SIZE 100.000 X 180	KARL ALOMAR	3145 PINE TREE DR
0232260020860	FLAMINGO TERRACE SUB PB 10-3 LOT 13 BLK 6 LOT SIZE 129.750 X 185 OR 21098-4261 03 2003 1 COC 22593-3004 08 2004 1	MICHAEL A LEFKOWITZ & TERRY MARCOS CHERTMAN & RAQUEL ZVI BOYMELEGREEN	3165 PINE TREE DR
0232260020910	FLAMINGO TERRACE SUB PB 10-3 LOTS 16 & 17 BLK 6 LOT SIZE 25050 SQ FT OR 13381-1261 0887 1 & OR 14638-90 0190 4	DAVID A ROSS & JEFFREY HECHT CHRISTOPH MADISON LLC	2990 FLAMINGO DR
0232260020920	FLAMINGO TERRACE SUB PB 10-3 LOT 20 & S1/2 OF LOT 19 BLK 6 LOT SIZE 116.150 X 152 OR 13676-2799 0488 1	DAVID A ROSS & JEFFREY HECHT	2956 FLAMINGO DR
0232260020930	FLAMINGO TERRACE SUB PB 10-3 LOT 21 BLK 6 LOT SIZE 77.060 X 104 OR 20161-4731 01 2002 1 COC 25525-0878 03 2007 1	CHRISTOPH MADISON LLC	2940 FLAMINGO DR
0232260020940	FLAMINGO TERRACE SUB PB 10-3 LOT 22 BLK 6 LOT SIZE 122.000 X 86 OR 18192-1750 0698 4 COC 25664-3313 05 2007 1	TSVI H DAVIS	995 N VENETIAN DR
0232270010010	ORCHARD SUB NO 1 PB 6-111 LOT 1 BLK 41 LOT SIZE 100.000 X 182 OR 19618-1239 04 2001 1	NOLAN ALTMAN	3014 PINE TREE DR
0232270010020	ORCHARD SUB NO 1 PB 6-111 LOT 2 BLK 41 LOT SIZE 68.000 X 110 OR 20853-4775 10 2002 4 COC 22514-1199 07 2004 1	LETICIA L DILENA	336 W 31ST ST
0232270010030	ORCHARD SUB NO 1 PB 6-111 LOT 3 BLK 41 LOT SIZE 68.000 X 119 OR 19541-3885 03 2001 1 COC 22250-4998 04 2004 1	ROBERT MANELA	3031 SHERIDAN AVE
0232270010040	ORCHARD SUB NO 1 PB 6-111 LOT 4 BLK 41 LOT SIZE 67.370 X 122 OR 18457-1233 0199 1 COC 24433-0059 03 2006 1	JOHN CICERO	3003 SHERIDAN AVE
0232270010050	ORCHARD SUB NO 1 PB 6-111 LOT 5 BLK 41 LOT SIZE 67.350 X 122 OR 20472-3770 05 2002 1 COC 21462-1267 07 2003 1	SHIRLEY KUKOFF	325 W 30TH ST
0232270010060	ORCHARD SUB NO 1 PB 6-111 LOT 6 BLK 41 73R20701 LOT SIZE 107.500 X 145	JUAN PEDRO ARHANCET JR LE	3000 PINE TREE DR
0232270010070	ORCHARD SUB NO 1 PB 6-111 LOT 7 BLK 42 LOT SIZE 50.190 X 118 OR 19118-2316 04 2000 1 COC 23327-3582 04 2005 1	JOSE VALLERDU	3034 SHERIDAN AVE
0232270010080	ORCHARD SUB NO 1 PB 6-111 LOT 8 BLK 42 LOT SIZE 50.200 X 124 OR 13829-2049 0988 1 COC 25466-2301 02 2007 1	JOHN L LANIGUA	410 W 31ST ST
0232270010090	ORCHARD SUB NO 1 PB 6-111 LOT 9 BLK 42 LOT SIZE 50.200 X 131 OR 16139-4330 1193 1	JORGE A HERNANDO	420 W 31ST ST
0232270010100	ORCHARD SUB NO 1 PB 6-111 LOT 10 BLK 42 LOT SIZE 50.000 X 135	ALLYSON ROSENBERG	5780 LA GORCE DR
0232270010110	ORCHARD SUB NO 1 PB 6-111 LOT 11 BLK 42 LOT SIZE 50.000 X 135 COC 23739-2987 2401 4 4930 0605 6	MICHAEL T AYAD	417 W 30TH ST
0232270010120	ORCHARD SUB NO 1 PB 6-111 LOT 12 BLK 42 LOT SIZE 69.530 X 137 OR 21146 4199 03 2003 1 COC 22514-1852 05 2004 1	ADRIAN NIGEL GREEN LE	401 W 30TH ST
0232270010130	ORCHARD SUB NO 1 PB 6-111 LOT 1 BLK 44 LOT SIZE 100.000 X 200 OR 19956-0673 10 2002 1	A JOSEPH STERN	201 S PHILLIPS AVE # 215
02322700101320	ORCHARD SUB NO 1 PB 6-111 LOT 2 BLK 44 LOT SIZE 100.000 X 200 OR 18845-1091 10 1999 1	MORDECHAI BISTRITZKY	3120 PINE TREE DR
02322700101330	ORCHARD SUB NO 1 PB 6-111 LOT 3 BLK 44 LOT SIZE 100.000 X 200 OR 18845-1091 10 1999 1	ESTHER DUCHMAN	3122 PINE TREE DR
02322700101340	27 53 42 ORCHARD SUB NO 1 PB 6-111 LOT 4 BLK 44 LOT SIZE 100.000 X 200 OR 19099-4769 05 2000 1	JEFFREY PATRICK JTRS	3126 PINE TREE DR
02322700101350	ORCHARD SUB NO 1 PB 6-111 LOT 5 BLK 44 LOT SIZE 100.000 X 200 F/A/U 02-3227-001-0340 OR 16992-2157 1095 1	JEFFREY PATRICK JTRS	3170 PINE TREE DR
02322700101380	ORCHARD SUB NO 1 PB 6-111 LOT 6 BLK 44 LOT SIZE 100.000 X 200 OR 17918-1771 1297 1	JACQUELINE POWERS	10800 BISCAYNE BLVD STE 600
02322700101390	ORCHARD SUB NO 1 PB 6-111 LOT 7 BLK 44 LOT SIZE 50.000 X 150 OR 20825-0163 11 2002 1	RACHEL WASSERLAUF & ARON OLIVER DE MORI	3175 SHERIDAN AVE
02322700101400	ORCHARD SUB NO 1 PB 6-111 LOT 8 BLK 44 LOT SIZE 50.000 X 150 OR 18567-0558 04 1999 4 COC 25883-0367 08 2007 1	WSC REFI LLC	3171 SHERIDAN AVE
02322700101410	ORCHARD SUB NO 1 PB 6-111 LOT 9 BLK 44 LOT SIZE 50.000 X 150 OR 16813-0582 0695 5	DAVID ALAN BOYER	3163 SHERIDAN AVE
02322700101420	ORCHARD SUB NO 1 PB 6-111 LOT 10 BLK 44 LOT SIZE 50.000 X 150 OR 16376-1735 0494 4 COC 25546-0380 03 2007 1	MICHAEL W OLIVER & MANAL S	3151 SHERIDAN AVE
02322700101430	ORCHARD SUB NO 1 PB 6-111 LOT 11 BLK 44 LOT SIZE 50.000 X 150 OR 18995-1199 02 2000 1	JAY E REINBERG	3105 SHERIDAN AVE
02322700101440	ORCHARD SUB NO 1 PB 6-111 LOT 12 BLK 44 LOT SIZE 50.000 X 150 OR 16616-2113 1294 4	CARAVANO LLC	14 W SAN MARINO DR
02322700101450	ORCHARD SUB NO 1 PB 6-111 LOT 13 BLK 44 LOT SIZE 50.000 X 150 OR 19660-1740 0278 1	OFFER MIZRAHI	3104 SHERIDAN AVE
02322700101460	ORCHARD SUB NO 1 PB 6-111 LOTS 1 & 2 BLK 45 LOT SIZE 100.000 X 150 OR 20778-3801 10 2002 1	ANN MARIE WONG	12025 S DIXIE HWY 202
02322700101470	ORCHARD SUB NO 1 PB 6-111 LOT 14 BLK 44 LOT SIZE 50.000 X 150 OR 16616-2113 1294 4	JOHNINNY Y SAFFAR	3134 SHERIDAN AVE
02322700101480	ORCHARD SUB NO 1 PB 6-111 LOT 15 BLK 44 LOT SIZE 50.000 X 150 OR 17345-0001-8 0896 1	PINE TREE GRDN INC	3144 SHERIDAN AVE
02322700101490	ORCHARD SUB NO 1 PB 6-111 LOT 16 BLK 44 LOT SIZE 50.000 X 150 OR 20289-2614 03 2002 4	PINE TREE GRDN INC	3150 SHERIDAN AVE
02322700101500	ORCHARD SUB NO 1 PB 6-111 LOT 17 BLK 44 LOT SIZE 50.000 X 150 OR 15945-0027 0693 1	PINE TREE GRDN INC	1605 BAY RD APT 401
02322700101510	ORCHARD SUB NO 1 PB 6-111 LOT 18 BLK 44 LOT SIZE 50.000 X 150 OR 16616-2113 1294 4	PINE TREE GRDN INC	1605 BAY RD APT 401
02322700101520	ORCHARD SUB NO 1 PB 6-111 LOT 19 BLK 45 LOT SIZE 50.000 X 150 OR 18696-3713 06 1999 1		1605 BAY RD APT 401
02322700101530	ORCHARD SUB NO 1 PB 6-111 LOT 20 BLK 45 LOT SIZE 50.000 X 150 OR 18696-3713 06 1999 1		
0232270040130	FAIRGREEN RESUB BLK C-D-E PB 4-154 LOT 1		
0232270040280	FAIRGREEN RESUB BLKS C-D-E PB 4-154 LOT 18		