145 S HIBISCUS LLC
145 S HIBISCUS DR
MIAMI BEACH, FL 33139

185 SOUTH HIBISCUS LLC
185 S HIBISCUS DR
MIAMI BEACH, FL 33139

80 S HIBISCUS LLC
272 PALM AVE
MIAMI BEACH, FL 33139

ADAM MOPSICK
HELEN MOPSICK
127 S HIBISCUS DR
MIAMI BEACH, FL 33139-5129

ANDREW G KOVACS
165 S HIBISCUS DR
MIAMI BEACH, FL 33139-5175

ANTONIO PLACERES &W YOLANDA
90 S HIBISCUS DR
MIAMI BEACH, FL 33139-5128

BEATRICE BRODIE & JENNIFER KAISER
160 N HIBISCUS DR
MIAMI BEACH, FL 33139-5148

BRENDA MARLENE CHEMTOV TRS
BRENDA MARLENE CHEMTOV REVOCABLE
LIVING TRUST
80 N HIBISCUS DR
MIAMI BEACH, FL 33139

BRYANT WRIGHT
VICTORIA PINEROS
43 SAMANA DR
MIAMI, FL 33133

CAPEST LLC
111 S HIBISCUS DR
MIAMI BEACH, FL 33139

CHRISTIAN FRIEDLAND
MELISSA FRIEDLAND
120 N HIBISCUS DR
MIAMI BEACH, FL 33139

EREN SPRING
118 E 3 CT
MIAMI BEACH, FL 33139

GRACE MURTADA
8827 ABBOTT AVE
SURFSIDE, FL 33154

HECTOR DUER &
MYRIAM GOLDSMITH TRS
2260 NW 114 AVE
MIAMI, FL 33172

HIBISCUS INVESTMENTS LLC
165 N HIBISCUS DR
MIAMI BEACH, FL 33139

INDUSCO LTD
140 N HIBISCUS DR
MIAMI BEACH, FL 33139-5148

JAMES L VITAS II TRS
VMD GENERATIONS REV TRUST
94 S HIBISCUS DR
MIAMI BEACH, FL 33139

JOSE ANTONIO BARRIOS JR
176 S HIBISCUS DR
MIAMI BEACH, FL 33139-5130

KEN KAZAHAYA
AMY KAZAHAYA
150 S HIBISCUS DR
MIAMI BEACH, FL 33139

LAWRENCE A KOPITTKE JR
KRISTY KOPITTKE
112 E 1 CT
MIAMI BEACH, FL 33139

LEON ZWICK TRS
LEON ZWICK REVOC TR
301 N HIBISCUS DR
MIAMI BEACH, FL 33139

LIME ISLAND 31 LLC
190 S HIBISCUS DR
MIAMI BEACH, FL 33319

M RONALD KRONGOLD TRS
THE M RONALD KRONGOLD TRS
130 S HIBISCUS DR
MIAMI BEACH, FL 33139

MARIA DIAZ BERNKRANT
170 S HIBISCUS DR
MIAMI BEACH, FL 33139

MARJORIE H SCHULTZ
131 N HIBISCUS DR
MIAMI BEACH, FL 33139

MARK E FRIED TRS
HIBISCUS 102 REV TRUST
102 S HIBISCUS DR
MIAMI BEACH, FL 33139

MF INVESTMENTS INC
14 E 60 ST STE 501
NEW YORK, NY 10022

MIKE VAN DER LEEGTE TRS
144 S HIBISCUS DR
MIAMI BEACH, FL 33139

PAUL WALLNER TRS
THE PAUL G WALLNER REVOCABLE TR
1455 OCEAN DR 1704
MIAMI BEACH, FL 33139

PETER KEELER TRS
KEELER LIVING TRUST
635 LONG LN
FAR HILLS, NJ 07931

PHILIPPE EDOUARD COLES
BIRGIT GROSSMANN COLES
909 SE 2 CT
FT LAUDERDALE, FL 33301

RAMI FUSTOK TRS
C/O BRIAN D ELIAS TRUSTEE
AMANDA THORNTON TRS
1395 BRICKELL AVE 14 FL
MIAMI, FL 33131

RIGHT SHARK LLC
2300 PRAIRIE AVE
MIAMI BEACH, FL 33140

ROLAND LANGEN &W HILARY
112 S HIBISCUS DR
MIAMI BEACH, FL 33139-5130

ROSARIA VARRA
110 N HIBISCUS DR
MIAMI BEACH, FL 33139

TOP HIBISCUS LLC
160 S HIBISCUS DR
MIAMI BEACH, FL 33139

VILLA AZZURRA LLC
151 N HIBISCUS DR
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
145 S HIBISCUS LLC	145 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
185 SOUTH HIBISCUS LLC	185 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
80 S HIBISCUS LLC	272 PALM AVE	MIAMI BEACH	FL	33139	USA
ADAM MOPSICK HELEN MOPSICK	127 S HIBISCUS DR	MIAMI BEACH	FL	33139-5129	USA
ANDREW G KOVACS	165 S HIBISCUS DR	MIAMI BEACH	FL	33139-5175	USA
ANTONIO PLACERES &W YOLANDA	90 S HIBISCUS DR	MIAMI BEACH	FL	33139-5128	USA
BEATRICE BRODIE & JENNIFER KAISER	160 N HIBISCUS DR	MIAMI BEACH	FL	33139-5148	USA
BRENDA MARLENE CHEMTOV TRS BRENDA MARLENE CHEMTOV REVOCABLE LIVING TRUST	80 N HIBISCUS DR	MIAMI BEACH	FL	33139	USA
BRYANT WRIGHT VICTORIA PINEROS	43 SAMANA DR	MIAMI	FL	33133	USA
CAPEST LLC	111 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
CHRISTIAN FRIEDLAND MELISSA FRIEDLAND	120 N HIBISCUS DR	MIAMI BEACH	FL	33139	USA
EREN SPRING	118 E 3 CT	MIAMI BEACH	FL	33139	USA
GRACE MURTADA	8827 ABBOTT AVE	SURFSIDE	FL	33154	USA
HECTOR DUER & MYRIAM GOLDSMITH TRS	2260 NW 114 AVE	MIAMI	FL	33172	USA
HIBISCUS INVESTMENTS LLC	165 N HIBISCUS DR	MIAMI BEACH	FL	33139	USA
INDUSCO LTD	140 N HIBISCUS DR	MIAMI BEACH	FL	33139-5148	USA
JAMES L VITAS II TRS VMD GENERATIONS REV TRUST	94 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
JOSE ANTONIO BARRIOS JR	176 S HIBISCUS DR	MIAMI BEACH	FL	33139-5130	USA
KEN KAZAHAYA AMY KAZAHAYA	150 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
LAWRENCE A KOPITTKE JR KRISTY KOPITTKE	112 E 1 CT	MIAMI BEACH	FL	33139	USA
LEON ZWICK TRS LEON ZWICK REVOC TR	301 N HIBISCUS DR	MIAMI BEACH	FL	33139	USA
LIME ISLAND 31 LLC	190 S HIBISCUS DR	MIAMI BEACH	FL	33319	USA
M RONALD KRONGOLD TRS THE M RONALD KRONGOLD TRS	130 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
MARIA DIAZ BERNKRANT	170 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
MARJORIE H SCHULTZ	131 N HIBISCUS DR	MIAMI BEACH	FL	33139	USA
MARK E FRIED TRS HIBISCUS 102 REV TRUST	102 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
MF INVESTMENTS INC	14 E 60 ST STE 501	NEW YORK	NY	10022	USA
MIKE VAN DER LEEGTE TRS	144 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
PAUL WALLNER TRS THE PAUL G WALLNER REVOCABLE TR	1455 OCEAN DR 1704	MIAMI BEACH	FL	33139	USA
PETER KEELER TRS KEELER LIVING TRUST	635 LONG LN	FAR HILLS	NJ	07931	USA
PHILIPPE EDOUARD COLES BIRGIT GROSSMANN COLES	909 SE 2 CT	FT LAUDERDALE	FL	33301	USA
RAMI FUSTOK TRS C/O BRIAN D ELIAS TRUSTEE AMANDA THORNTON TRS	1395 BRICKELL AVE 14 FL	MIAMI	FL	33131	USA
RIGHT SHARK LLC	2300 PRAIRIE AVE	MIAMI BEACH	FL	33140	USA
ROLAND LANGEN &W HILARY	112 S HIBISCUS DR	MIAMI BEACH	FL	33139-5130	USA
ROSARIA VARRA	110 N HIBISCUS DR	MIAMI BEACH	FL	33139	USA
TOP HIBISCUS LLC	160 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
VILLA AZZURRA LLC	151 N HIBISCUS DR	MIAMI BEACH	FL	33139	USA

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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

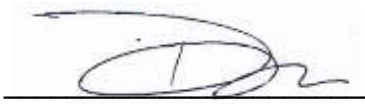
September 27, 2023

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

Re: Property owners within 375 feet of:
SUBJECT: 140 South Hibiscus Drive, Miami Beach, FL 33139
FOLIO NUMBER: 02-3232-006-0800

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,



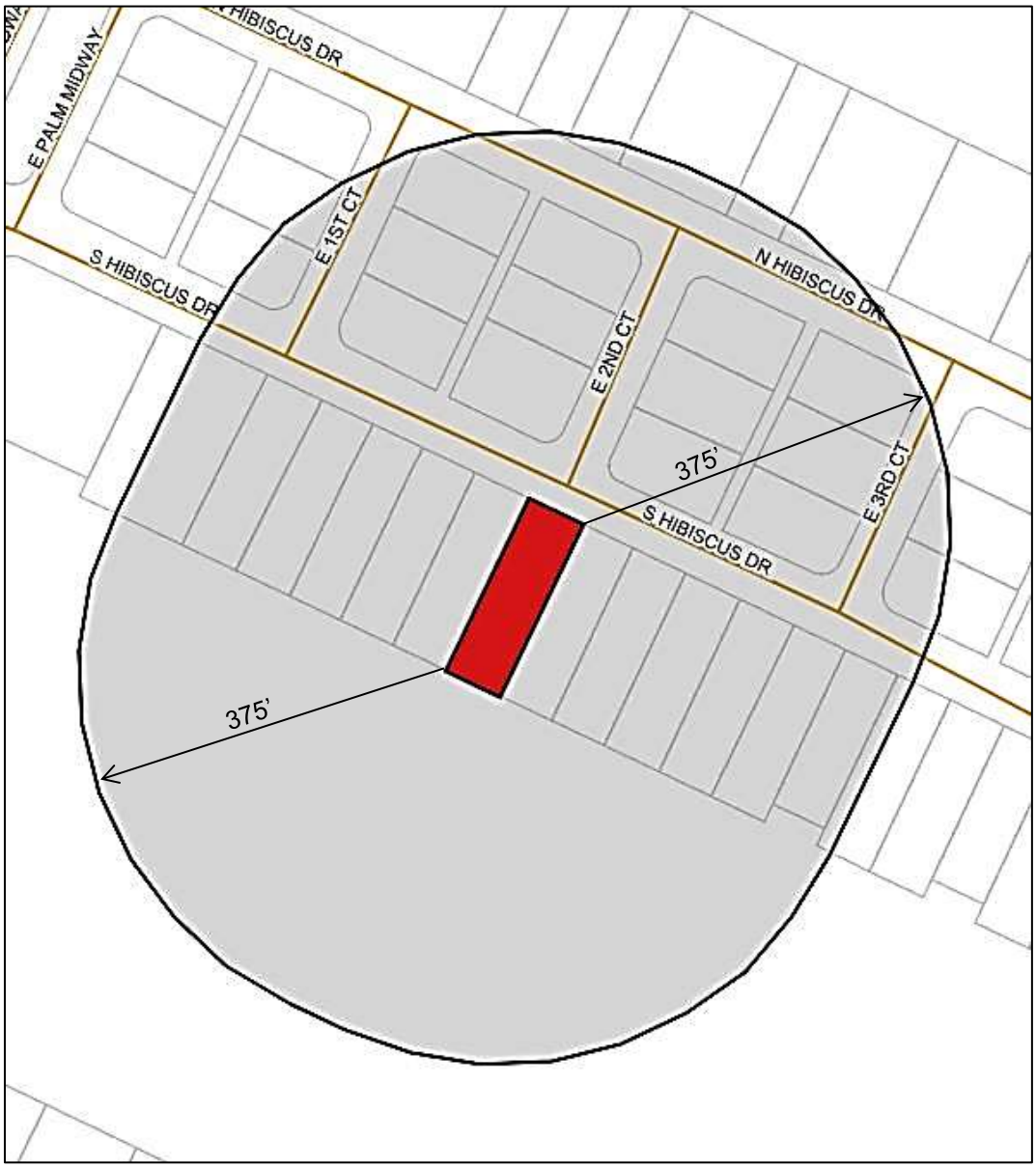
Diana B. Rio

Total number of property owners without repetition: **37, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

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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

375' RADIUS MAP (N.T.S.)



SUBJECT: 140 South Hibiscus Drive, Miami Beach, FL 33139
FOLIO NUMBER: 02-3232-006-0800