



January 13, 2018

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

RE: Property Owners List within 375 feet of:

LEGAL DESCRIPTION:

The South 180 feet of the East 50 feet of Lot 37, Block 2 of "**PALM ISLAND**", according to the Plat thereof, as recorded in Plat Book 6 at Page 54 of the Public Records of Miami-Dade County, Florida, together with a 20-foot strip of land 20 feet wide lying southwesterly of and contiguous to the Southwesterly boundary line of the aforementioned Lot 37.

ADDRESS: 216 Palm Avenue, Miami Beach, FL 33139

FOLIO NO. 02-4205-001-0480

PREPARED FOR: AG 07 INVESTMENTS LLC

ORDER NUMBER: 180109

Total number of property owners without repetition: 34

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

LEGAL DESCRIPTION:

The South 180 feet of the East 50 feet of Lot 37, Block 2 of "**PALM ISLAND**", according to the Plat thereof, as recorded in Plat Book 6 at Page 54 of the Public Records of Miami-Dade County, Florida, together with a 20-foot strip of land 20 feet wide lying southwesterly of and contiguous to the Southwesterly boundary line of the aforementioned Lot 37.

ADDRESS: 216 Palm Avenue, Miami Beach, FL 33139

FOLIO NO. 02-4205-001-0480

PREPARED FOR: AG 07 INVESTMENTS LLC

ORDER NUMBER: 180109

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 4 Blk E 2

Property address: 242 Palm Ave

Folio number: 0242050020780

Rabi Omais Carol Omais

11 Bp 222 Abidjan 11

Abidjan, Ivory Coast

Palm Island PB 6-54 Lot 4 & 20Ft Strip Cont To Nly Bdry Line Blk 2

Property address: 185 Palm Ave

Folio number: 0242050010380

Valerie Verschuere

& H Johnny Verschuere

185 Palm Ave

Miami Beach, FL 33139-5181

Palm Island PB 6-54 S140ft Of E50ft Of Lot 5 Subj To Easement Blk 2

Property address: 191 Palm Ave

Folio number: 0242050010400

William N Jacobs & W Linda

191 Palm Ave

Miami Beach, FL 33139-5181

Palm Island PB 6-54 S140ft Of W50ft Of Lot 5 Subj To Easement Blk 2

Property address: 199 Palm Ave

Folio number: 0242050010420

Lamia Ben Youssef Trs

Sunpalm Irrevocable Trust

199 Palm Ave

Miami Beach, FL 33139-5181

32 53 42 4-5 54 42 Palm Island PB 6-54 Sely50ft Of Nly140ft Of Lot 36 & Easements Of Ingress & Egress Blk 2

Property address: 222 Palm Ave

Folio number: 0242050010430

San Antonio Dbx Real Estate Inc

440 Louisiana St #530

Houston, TX 77002

32 53 42 4 5 54 42 Palm Island PB 6-54 Wly50ft Of Nly140ft Lot 36 Blk 2

Property address: 226 Palm Ave

Folio number: 0242050010440

Florida Investments Slr LLC

C/O Rodolfo Tro

8333 NW 53rd St Ste 450

Miami, FL 33166-4837

Palm Island PB 6-54 E50ft Of S140ft Lot 36 & R/W & Easement Over S40ft OF N160ft Of Lot 36 Blk 2

Property address: 222 Coconut Ln S

Folio number: 0242050010450

Anthony J Burns Jessica L Burns

2675 Hunter Ct

Fort Lauderdale, FL 33331-3007

32 53 42 4-5 54 42 Palm Island PB 6-54 S160ft Of W1/2 Of Lot 36
SubjectTo Easement Of Ingress & Egress Over N20ft Blk 2
Property address: 224 Coconut Ln S
Folio number: 0242050010460

Robert Grumet Michael Muskat
224 S Coconut Ln
Miami Beach, FL 33139-5164

Palm Island PB 6-54 S180ft Of E50ft Of Lot 37 & 20Ft Strip In Bay Adj
SaMe Blk 2
Property address: 216 Palm Ave
Folio number: 0242050010480

Ag 07 Investments LLC
2905 Paddock Rd
Fort Lauderdale, FL 33331-3607

Palm Island PB 6-54 W50ft Of S180ft Of Lot 37 With 20Ft Strip In Bay Adj
Same Blk 2 & N120ft Of Lot 37 Sub To Easem Easement On E Bdry Blk 2
Property address: 218 Palm Ave
Folio number: 0242050010490

James P Collins & W Ligia
218 Palm Ave
Miami Beach, FL 33139-5185

32 53 42 4-5 54 42 Palm Island PB 6-54 Lot 38 & 20Ft Strip Blk 2

Property address: 210 Palm Ave
Folio number: 0242050010500

Adria Maria Adrian Almeida Tr
Adria Maria Adrian Almeida
210 Palm Ave
Miami Beach, FL 33139-5185

Palm Island PB 6-54 Lot 39 & 20Ft Strip Cont To Sly Bdry Line Blk 2
Property address: 198 Palm Ave
Folio number: 0242050010510

Pedro &W Adrian
198 Palm Ave
Miami Beach, FL 33139-5180

32 53 42 4-5 54 42 Palm Island PB 6-54 Lot 40 With 20Ft Strip Blk 2
Property address: 190 Palm Ave
Folio number: 0242050010520

Alvaro L Adrian & W Vivian
190 Palm Ave
Miami Beach, FL 33139-5180

Palm Island PB 6-54 Lot 41 & 20Ft Strip Adj Same In Bay Blk 2
Property address: 184 Palm Ave
Folio number: 0242050010530

Fernando R Salvato
184 Palm Ave
Miami Beach, FL 33139-5180

Palm Island PB 6-54 Park Tracts Lying In Center Of Palm Ave
Property address:
Folio number: 0242050010560

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

32 53 42 5 54 42 PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 32 Blk 2 B
Property address: 201 Palm Ave
Folio number: 0242050020280

Enzo Dalmazzo Daniela Dalmazzo
201 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 33 Blk 2 B
Property address: 205 Palm Ave
Folio number: 0242050020290

Andres E Behrens & W Mary A
205 Palm Ave Palm Island
Miami Beach, FL 33139-5141

32 53 42 5 54 42 PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 34 Blk 2 B
Property address: 210 Coconut Ln N
Folio number: 0242050020300

Brian Scheinblum & W Eve Z
210 N Coconut Ln
Miami Beach, FL 33139-5160

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 35 Blk 2 B
Property address: 215 Palm Ave
Folio number: 0242050020310

Jafar Shabani
3620 NW 7th St
Miami, FL 33125-4069

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 36 Blk 2 B
Property address: 217 Palm Ave
Folio number: 0242050020320

David Bates
217 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 37 Blk 2 B
Property address: 221 Palm Ave
Folio number: 0242050020330

Juan J Vidal
221 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 38 Blk 2 B
Property address: 225 Palm Ave
Folio number: 0242050020340

Tania L Mercante Trs
8923 SW 67th Ave
Miami, FL 33156-1707

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 39 Blk 2B
Property address: 231 Palm Ave
Folio number: 0242050020341

Mariza De Paz
231 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 40 Blk 2-B
Property address: 233 Palm Ave
Folio number: 0242050020342

American Investments L L C
168 SE 1st St Ste 900
Miami, FL 33131-1415

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 41 Blk 2-B
Property address: 241 Palm Ave
Folio number: 0242050020350

Gustavo Zuloaga IVette Zuloaga
241 Palm Ave
Miami Beach, FL 33139-5141

PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 42 Blk 2-B

Property address: 243 Palm Ave
Folio number: 0242050020351

Hossein Jalali Bidgoli Fatemeh
Ghaemi Bidgoli
243 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd Lot 19 & 20Ft Strip Adj Same On Bay
Blk 2 D PB 32-37

Property address: 244 Coconut Ln S
Folio number: 0242050020720

Lawrence N Vilord Trs Vilord
And Chalk Trust Rhett Chalk Trs
244 S Coconut Ln
Miami Beach, FL 33139-5164

Riviera 1St & 2Nd Addn Amd Lot 20 & 20Ft Strip Adj Same On Bay
Blk 2 D PB 32-37

Property address: 240 Coconut Ln S
Folio number: 0242050020730

Francisco Inguanzo
240 S Coconut Ln
Miami Beach, FL 33139-5164

32 53 42 5 54 42 PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 21
& 20Ft StripAdj Same On Bay Blk 2 D

Property address: 234 Coconut Ln S
Folio number: 0242050020740

Donald Lee Lawson Trs Donald Lee
Lawson Trust Donald Lee Lawson
234 S Coconut Ln
Miami Beach, FL 33139-5164

PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 22 Blk 2-D & 20Ft Strip Adj
SameOn Bay

Property address: 228 Coconut Ln S
Folio number: 0242050020750

Maria P Martinez
228 S Coconut Ln
Miami Beach, FL 33139-5164

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 3 & E1/2 Lot 2 Blk E 2

Property address: 250 Palm Ave

Folio number: 0242050020770

Shamsuddin Lalani Mary Parvati Melton

250 Palm Ave

Miami Beach, FL 33139-5185

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 5 & Nwly10ft Lot 6 Blk E 2

Property address: 240 Palm Ave

Folio number: 0242050020790

1135 Bay Harbor LLC

170 SE 14th St Ste 1002

Miami, FL 33131-3379

Riviera 1St & 2Nd Addn Amd Lot 6 Less Nwly10ft & W1/2 Lot 7 Blk E 2 PB 32-37

Property address: 230 Palm Ave

Folio number: 0242050020800

Heather Ann Guggenthaler

230 Palm Ave

Miami Beach, FL 33139-5185

Riviera 1St & 2Nd Addn Amd PB 32-37 E1/2 Lot 7 Blk E 2

Property address:

Folio number: 0242050020810

City Of Miami Beach

1700 Convention Center Dr

Miami Beach, FL 33139-1819