

May 28, 2018

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

RE: Property Owners List within 375 feet of:

PROPOSED CROWN CASTLE UTILITY NODE SFL10291

LATITUDE - NORTH 25°47'25.6"
LONGITUDE - WEST 80°07'59.5"
NORTHING - 530462.012 (Y)
EASTING - 941381.060 (X)

ADDRESS: 1650 Drexel Avenue, Miami Beach, FL 33139
ORDER NUMBER: 180531

TOTAL NO. OF LABELS WITHOUT REPETITION: 40

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

PROPERTY OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 375-FOOT RADIUS FROM THE FOLLOWING DESCRIBED PROPERTY:

PROPOSED CROWN CASTLE UTILITY NODE SFL10291

LATITUDE - NORTH 25°47'25.6"

LONGITUDE - WEST 80°07'59.5"

NORTHING - 530462.012 (Y)

EASTING - 941381.060 (X)

ADDRESS: 1650 Drexel Avenue, Miami Beach, FL 33139

ORDER NUMBER: 180531

DATE: May 28, 2018

1604 Drexel Condo Unit 105 Undiv 4.6993% Int In Common Elements
Property address: 1604 Drexel Ave, #105
Folio number: 0232342230090

Maria Hladka
Sokolika 3
Martin 03601, Slovakia

San Sabastian Condo Unit 2 Undiv 0.25000% Int In Common Elements
Property address: 1616 Drexel Ave, #2
Folio number: 0232342110020

Maria Grazia Boldrocchi
Via Paolo Giovio 9
Milano 20144, Italy

San Sabastian Condo Unit 3 Undiv 0.25000% Int In Common Elements
Property address: 1616 Drexel Ave, #3
Folio number: 0232342110030

Roberto Polillo
Via Andrea Ponti 15
Milano 20143, Italy

1604 Drexel Condo Unit 202 Undiv 5.4076% Int In Common Elements
Property address: 1604 Drexel Ave, #202
Folio number: 0232342230040

Valerie Creuzard
163 Avenue Charles De Gaulle
92100 Neuilly Sur Seine, France

35 53 42 137.2328 Ac Park East Of Bayshore Golf Course & Park So Of CanaL & E Of Washington Ave Less Parcel To Bpi Per Or 976-566 & Less GreaterMiami Hebrew Acad Per Or 2241-185 & Less R/W Lyg On Alton Rd & Less PorTs Of Ne1/4 Of Sec 34 Desc As Comm NE Cor Of Lot 7 Blk 3 Of Lincoln RoadSub A Of PB 34 Pg 65 Th S 89 Deg W 338.31Ft N 07 Deg E 67.21Ft POB ContN 07 Deg E 25.59Ft NEly Ad 82.10Ft NEly Ad 147.91Ft NWly Ad 21.12Ft N 06 Deg W 35.86Ft West 214.80Ft S 00 Deg E 307.04Ft N 89 Deg E 192.61Ft ToPOB (Per Lease Agreement Or #26272 - 3696 City Of Miami Beach To New WoRld Symphony Lessee (Nau 02 - 3227 - 000 - 0093) & Less Port Desc In Co

Property address: 1901 Convention Center Dr
Folio number: 0232270000090

City Of Miami Beach
Fla Bay Shore Club Course
Miami, FL 33125-3713

34 53 42 Ports Of Ne1/4 Of Sec 34 Desc As Comm NE Cor Of Lot 7 Blk 3 Of Lincoln Road Sub A Of PB 34 Pg 65 Th S 89 Deg W 338.31Ft N 07 Deg E 67.21Ft POB Cont N 07 Deg E 25.59Ft NEly Ad 82.10Ft NEly Ad 147.91Ft NWly Ad 21.12Ft N 06 Deg W 35.86Ft West 214.80Ft S 00 Deg E 307.04Ft N 89 Deg E 192.61Ft To POB Per Lease Agreement Or #26272 - 3696 City Of Miami Beach To New World Symphony Lessee

Property address: 500 17 St
Folio number: 0232270000093

City Of Miami Beach
New World Symphony Lessee
500 17th St
Miami Beach, FL 33139-1862

Lincoln Sub PB 9-69 Lot 3 Blk 52 A
Property address: 1610 Drexel Ave
Folio number: 0232340020610

Drexel Apartments Ltd
1800 Purdy Ave Apt 2412
Miami Beach, FL 33139-1461

Lincoln Sub PB 9-69 Lot 5 Blk 52 A
Property address: 1621 Pennsylvania Ave
Folio number: 0232340020630

Rdb & J Investments LLC
560 Lincoln Rd Ste 204
Miami Beach, FL 33139-2906

Lincoln Sub PB 9-69 Lot 6 Blk 52 A
Property address: 1619 Pennsylvania Ave
Folio number: 0232340020640

Pentare Property LLC
10295 Collins Ave Unit 1106
Miami Beach, FL 33154-1483

34 53 42 Lincoln Sub PB 9-69 Lot 7 Blk 52A
Property address: 1615 Pennsylvania Ave
Folio number: 0232340020650

Columbia Equities III Inc
550 11th St Ste 200
Miami Beach, FL 33139-4919

Lincoln Sub PB 9-69 Lot 8 Blk 52 A
Property address: 1611 Pennsylvania Ave
Folio number: 0232340020660

Schuster Partners
1800 Purdy Ave Apt 2412
Miami Beach, FL 33139-1461

34 53 42 PB 6-33 Alton Beach Realty Co 2 Comm Sub Lot 1 Blk 52
Property address: 1620 Drexel Ave
Folio number: 0232340030070

Miami Beach Community Ch Inc
1620 Drexel Ave
Miami Beach, FL 33139-7736

Alton Beach Realty Co 2 Comm Sub PB 6-33 Lot 2 Blk 52
Property address: 530 Lincoln Rd
Folio number: 0232340030080

530 Lincoln Owner LLC
C/O Tristar Capital
590 Madison Ave Fl 21
New York, NY 10022-2545

Alton Beach Realty Co 2 Comm Sub PB 6-33 Lots 3 & 4 Blk 52
Property address: 532 Lincoln Rd
Folio number: 0232340030100

The Denison Corp % Dr D Quittner
560 Lincoln Rd Ste 204
Miami Beach, FL 33139-2906

Lincoln Rd Sub A PB 34-66 Lots 1-2-3 Inc Blk 2
Property address: 551 Lincoln Rd
Folio number: 0232340050050

Sra Lincoln Theater LLC
5345 Pine Tree Dr
Miami Beach, FL 33140-2143

Lincoln Rd Sub A PB 34-66 Lot 4 Blk 2
Property address: 533 Lincoln Rd
Folio number: 0232340050060

Torolupa Inc
525 Lincoln Rd
Miami Beach, FL 33139-2913

34 53 42 Lincoln Rd Sub A PB 34-66 Lot 5 Blk 2

Property address: 521 Lincoln Rd
Folio number: 0232340050070

Lincoln Rd Sub A PB 34-66 Lot 6 Blk 2

Property address: 511 Lincoln Rd
Folio number: 0232340050080

34 53 42 Lincoln Rd Sub A PB 34-66 Lot 7 Blk 2

Property address: 501 Lincoln Rd
Folio number: 0232340050090

Lincoln Rd Sub A PB 34-66 Lot 1 Blk 3

Property address: 455 Lincoln Rd
Folio number: 0232340050100

Lincoln Rd Sub A PB 34-66 Lots 2 & 3 Blk 3

Property address: 433 Lincoln Rd
Folio number: 0232340050110

Lincoln Rd Sub A PB 34-66 Lots 4 & 5 Blk 3

Property address: 421 Lincoln Rd
Folio number: 0232340050120

Pine Ridge Sub PB 6-34 Lot 3 Less N20ft & All Lots 2 & 4 Blk 53

Property address: 408 Lincoln Rd
Folio number: 0232340060020

Pine Ridge Sub PB 6-34 Lot 5 Less N20ft & All Of Lots 6 Thru 10 Blk 53

Property address: 1601 Drexel Ave
Folio number: 0232340060040

Financial Plaza Condo Unit 101 Undiv 1/7 Int In Common Elements

Property address: 401 Lincoln Rd
Folio number: 0232340720010

Financial Plaza Condo Unit 201 Undiv 1/14 Int In Common Elements

Property address: 401 Lincoln Rd, #201
Folio number: 0232340720020

Financial Plaza Condo Unit 301 Undiv 1/14 Int In Common Elements

Property address: 401 Lincoln Rd, #301
Folio number: 0232340720030

Financial Plaza Condo Unit 401 Undiv 1/14 Int In Common Elements

Property address: 401 Lincoln Rd, #401
Folio number: 0232340720040

Altonstar LLC

C/O South Beach Tristar Capital
1407 Broadway Fl 41
New York, NY 10018-2348

Lincoln 511 LLC % Jenel Mgmt Corp

275 Madison Ave Ste 702
New York, NY 10016-1154

J Berens & Sons Dev Corp Inc

9623 E Broadview Dr
Miami Beach, FL 33154-1919

Lincoln Drexel II Ltd Lincoln Drexel Ltd

1655 Drexel Ave Ste 208
Miami Beach, FL 33139-7765

433 Lincoln Road LLC

1244 6th St
Santa Monica, CA 90401-1602

Med Properties Of Miami Beach Inc

% Shaul Zislin
4100 N 28th Ter
Hollywood, FL 33020-1116

420 Lincon Rd Associates Ltd

% Plc Real Estate Holdings Inc
420 Lincoln Rd Ste 2D
Miami Beach, FL 33139-3031

420 Lincoln Rd Development LLC

420 Lincoln Rd Ste 330
Miami Beach, FL 33139-3034

Miami Beach Fed Sav & Loan Assoc

% Nc1 001 03 81
101 N Tryon St
Charlotte, NC 28246-0100

Euroamerican Group Inc

407 Lincoln Rd Ph N
Miami Beach, FL 33139-3029

Euroamerican Grp Inc

401 Lincoln Rd Ph N
Miami Beach, FL 33139-3002

Euroamerican Group Inc

407 Lincoln Rd Ph N
Miami Beach, FL 33139-3029

Financial Plaza Condo Unit 501 Undiv 1/14 Int In Common Elements
Property address: 401 Lincoln Rd, #501
Folio number: 0232340720050

Euroamerican Grp Inc
401 Lincoln Rd Ph N
Miami Beach, FL 33139-3002

Financial Plaza Condo Unit 601 Undiv 1/14 Int In Common Elements
Property address: 401 Lincoln Rd, #601
Folio number: 0232340720060

Euroamerican Group Inc
407 Lincoln Rd Ph N
Miami Beach, FL 33139-3029

Financial Plaza Condo Unit 701 Undiv 1/14 Int In Common Elements
Property address: 401 Lincoln Rd, #701
Folio number: 0232340720070

Euroamerican Grp Inc
407 Lincoln Rd Ph N
Miami Beach, FL 33139-3029

Financial Plaza Condo Unit 801 Undiv 1/14 Int In Common Elements
Property address: 401 Lincoln Rd, #801
Folio number: 0232340720080

Euroamerican Group Inc
407 Lincoln Rd Ph N
Miami Beach, FL 33139-3029

Financial Plaza Condo Unit 901 Undiv 1/14 Int In Common Elements
Property address: 401 Lincoln Rd, #901
Folio number: 0232340720090

Euroamerican Grp Inc
407 Lincoln Rd Ph N
Miami Beach, FL 33139-3029

Financial Plaza Condo Unit 1001 Undiv 1/14 Int In Common Elements
Property address: 401 Lincoln Rd, #1001
Folio number: 0232340720100

Euroamerican Group Inc
407 Lincoln Rd Ph N
Miami Beach, FL 33139-3029

Financial Plaza Condo Unit 1101 Undiv 1/14 Int In Common Elements
Property address: 401 Lincoln Rd, #1101
Folio number: 0232340720110

Euroamerican Grp Inc
407 Lincoln Rd Ph N
Miami Beach, FL 33139-3029

Financial Plaza Condo Unit 1201 Undiv 1/14 Int In Common Elements
Property address: 401 Lincoln Rd, #1201
Folio number: 0232340720120

Euroamerican Group Inc
407 Lincoln Rd Ph N
Miami Beach, FL 33139-3029

Financial Plaza Condo Unit 1401 Undiv 1/14 Int In Common Elements
Property address: 401 Lincoln Rd, #1401
Folio number: 0232340720130

Euroamerican Grp Inc
407 Lincoln Rd Ph N
Miami Beach, FL 33139-3029

San Sebastian Condo Unit 1 Undiv 0.25000% Int In Common Elements
Property address: 1616 Drexel Ave, #1
Folio number: 0232342110010

Sabrina 1616 Inc
3370 Mary St
Miami, FL 33133-5215

San Sabastian Condo Unit 4 Undiv 0.25000% Int In Common Elements

Property address: 1616 Drexel Ave, #4
Folio number: 0232342110040

Barthelemy Garnier
Charlotte Joncquiert
1616 Drexel Ave Apt 4
Miami Beach, FL 33139-7742

1604 Drexel Condo Unit 101 Undiv 5.8102% Int In Common Elements

Property address: 1604 Drexel Ave, #101
Folio number: 0232342230010

Edos International Inc
C/O Finley & Bologna Intl
150 SW 2 Ave #1010
Miami, FL 33131

1604 Drexel Condo Unit 201 Undiv 5.5086% Int In Common Elements

Property address: 1604 Drexel Ave, #201
Folio number: 0232342230020

Edos International Inc
C/O Finley & Bologna Intl
150 SE 2nd Ave Ste 1010
Miami, FL 33131-1577

1604 Drexel Condo Unit 102 Undiv 5.2780% Int In Common Elements

Property address: 1604 Drexel Ave, #102
Folio number: 0232342230030

Tse Real Estate Management Inc
250 Bowery Apt 2
New York, NY 10012-3010

1604 Drexel Condo Unit 103 Undiv 5.5392% Int In Common Elements

Property address: 1604 Drexel Ave, #103
Folio number: 0232342230050

Real Estate Management Inc
250 Bowery Apt 2nd
New York, NY 10012-3010

1604 Drexel Condo Unit 203 Undiv 5.3701% Int In Common Elements

Property address: 1604 Drexel Ave, #203
Folio number: 0232342230060

Pingan LLC
175 SW 7th St Ste 1716
Miami, FL 33130-2958

1604 Drexel Condo Unit 104 Undiv 5.3547% Int In Common Elements

Property address: 1604 Drexel Ave, #104
Folio number: 0232342230070

Tse Real Estate Management Inc
250 Bowery Apt 2
New York, NY 10012-3010

1604 Drexel Condo Unit 204 Undiv 5.4087% Int In Common Elements

Property address: 1604 Drexel Ave, #204
Folio number: 0232342230080

James Williams John Ehlers
85 John St Apt 10N
New York, NY 10038-2846

1604 Drexel Condo Unit 205 Undiv 5.5439% Int In Common Elements

Property address: 1604 Drexel Ave, #205
Folio number: 0232342230100

Manzupello Inc
1235 Euclid Ave Apt 8
Miami Beach, FL 33139-4424

1604 Drexel Condo Unit 106 Undiv 5.3117% Int In Common Elements

Property address: 1604 Drexel Ave, #106
Folio number: 0232342230110

Decoprop LLC
530 S 2nd St Apt Gu 10
Philadelphia, PA 19147-2435

1604 Drexel Condo Unit 206 Undiv 5.1684% Int In Common Elements

Property address: 1604 Drexel Ave, #206
Folio number: 0232342230120

Tse Real Estate Management Inc
250 Bowery Apt 2
New York, NY 10012-3010

1604 Drexel Condo Unit 107 Undiv 5.4099% Int In Common Elements

Property address: 1604 Drexel Ave, #107
Folio number: 0232342230130

Tse Real Estate Management Inc
250 Bowery Apt 2
New York, NY 10012-3010

1604 Drexel Condo Unit 207 Undiv 5.0000% Int In Common Elements

Property address: 1604 Drexel Ave, #207
Folio number: 0232342230140

Tse Real Estate Management Inc
250 Bowery Apt 2
New York, NY 10012-3010

1604 Drexel Condo Unit 108 Undiv 5.4316% Int In Common Elements

Property address: 1604 Drexel Ave, #108
Folio number: 0232342230150

Tse Real Estate Management Inc
250 Bowery Apt 2nd
New York, NY 10012-3010

1604 Drexel Condo Unit 208 Undiv 5.2032% Int In Common Elements
Property address: 1604 Drexel Ave, #208
Folio number: 0232342230160

Tse Real Estate Management Inc
250 Bowery Apt 2
New York, NY 10012-3010

1604 Drexel Condo Unit 109 Undiv 7.2573% Int In Common Elements
Property address: 1604 Drexel Ave, #109
Folio number: 0232342230170

Tse Real Estate Management Inc
250 Bowery Apt 2nd
New York, NY 10012-3010

1604 Drexel Condo Unit 209 Undiv 7.1158% Int In Common Elements
Property address: 1604 Drexel Ave, #209
Folio number: 0232342230180

Robert Francis Fontaine
1604 Drexel Ave Apt 209
Miami Beach, FL 33139-7732

Pennsylvania Garage Condo Unit 1 Undiv 3.7% Int In Common Elements
Property address: 500 17 St, #1
Folio number: 0232342260010

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

Pennsylvania Garage Condo Unit 2 Undiv 96.3% Int In Common Elements
Property address: 500 17 St, #2
Folio number: 0232342260020

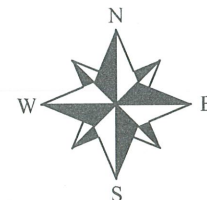
City Of Miami Beach
1700 Convention Center Dr
Miami Beach, FL 33139-1819

LOCATION DETAIL



LATITUDE - NORTH 25°47'25.6"
LONGITUDE - WEST 80°07'59.5"
NORTHING - 530462.012 (Y)
EASTING - 941381.060 (X)

ADDRESS: 1650 Drexel Avenue , Miami Beach, FL 33139
ORDER NUMBER: 180531
DATE: May 28, 2018



SCALE: 1"= 100'



The Zoning Specialists Group, Inc.

**7729 NW 146th Street
Miami Lakes FL 33016
Ph: (305) 828-1210**

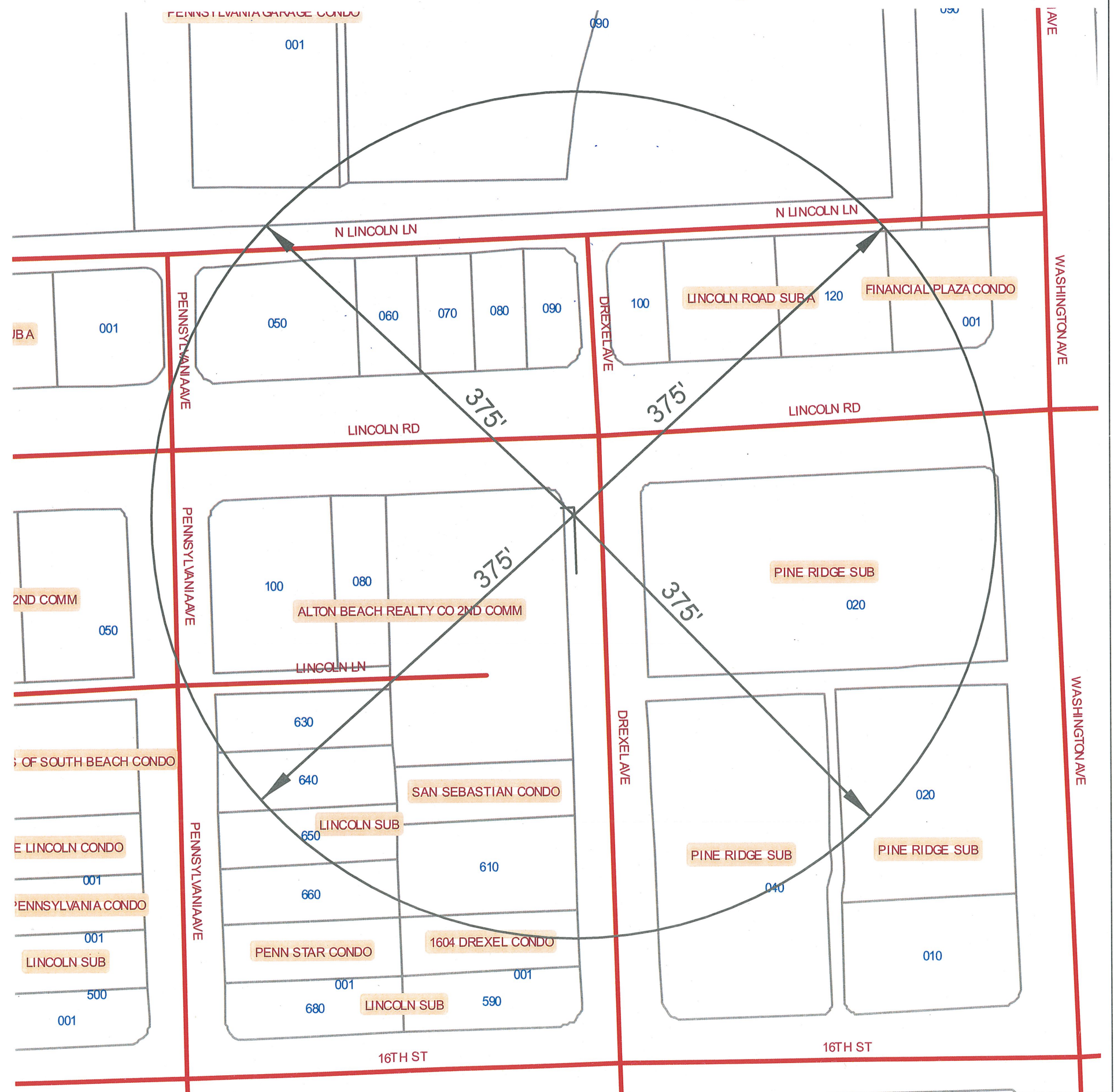
www.thezoningspecialistsgroup.com

I HEREBY CERTIFY: That all the properties shown herein are lying within a 375-foot radius from all boundary lines of the subject property.

BY: Jose Lopez
JOSE F. LOPEZ, P.S.M.

Professional Surveyor & Mapper
No. 3086, State of Florida.

NOTE:
NOT VALID UNLESS SEALED WITH
THE SIGNING SURVEYOR'S SEAL



Maria Hladka
Sokolika 3
Martin 03601, Slovakia

Maria Grazia Boldrocchi
Via Paolo Giovio 9
Milano 20144, Italy

Roberto Polillo
Via Andrea Ponti 15
Milano 20143, Italy

Valerie Creuzard
163 Avenue Charles De Gaulle
92100 Neuilly Sur Seine, France

City Of Miami Beach
Fla Bay Shore Club Course
Miami, FL 33125-3713

City Of Miami Beach
New World Symphony Lessee
500 17th St
Miami Beach, FL 33139-1862

Drexel Apartments Ltd
1800 Purdy Ave Apt 2412
Miami Beach, FL 33139-1461

Rdb & J Investments LLC
560 Lincoln Rd Ste 204
Miami Beach, FL 33139-2906

Pentare Property LLC
10295 Collins Ave Unit 1106
Miami Beach, FL 33154-1483

Columbia Equities III Inc
550 11th St Ste 200
Miami Beach, FL 33139-4919

Schuster Partners
1800 Purdy Ave Apt 2412
Miami Beach, FL 33139-1461

Miami Beach Community Ch Inc
1620 Drexel Ave
Miami Beach, FL 33139-7736

530 Lincoln Owner LLC
C/O Tristar Capital
590 Madison Ave Fl 21
New York, NY 10022-2545

The Denison Corp
% Dr D Quittner
560 Lincoln Rd Ste 204
Miami Beach, FL 33139-2906

Sra Lincoln Theater LLC
5345 Pine Tree Dr
Miami Beach, FL 33140-2143

Torolupa Inc
525 Lincoln Rd
Miami Beach, FL 33139-2913

Altonstar LLC
C/O South Beach Tristar Capital
1407 Broadway Fl 41
New York, NY 10018-2348

Lincoln 511 LLC
% Jenel Mgmt Corp
275 Madison Ave Ste 702
New York, NY 10016-1154

J Berens & Sons Dev Corp Inc
9623 E Broadview Dr
Miami Beach, FL 33154-1919

Lincoln Drexel II Ltd
Lincoln Drexel Ltd
1655 Drexel Ave Ste 208
Miami Beach, FL 33139-7765

433 Lincoln Road LLC
1244 6th St
Santa Monica, CA 90401-1602

Med Properties Of Miami
Beach Inc % Shaul Zislin
4100 N 28th Ter
Hollywood, FL 33020-1116

420 Lincon Rd Associates Ltd
% Plc Real Estate Holdings Inc
420 Lincoln Rd Ste 2D
Miami Beach, FL 33139-3031

420 Lincoln Rd
Development LLC
420 Lincoln Rd Ste 330
Miami Beach, FL 33139-3034

Miami Beach Fed Sav
& Loan Assoc % Nc1 001 03 81
101 N Tryon St
Charlotte, NC 28246-0100

Euroamerican Group Inc
407 Lincoln Rd Ph N
Miami Beach, FL 33139-3029

Euroamerican Grp Inc
401 Lincoln Rd Ph N
Miami Beach, FL 33139-3002

Sabrina 1616 Inc
3370 Mary St
Miami, FL 33133-5215

Barthelemy Garnier
Charlotte Joncquiert
1616 Drexel Ave Apt 4
Miami Beach, FL 33139-7742

Edos International Inc
C/O Finley & Bologna Intl
150 SW 2 Ave #1010
Miami, FL 33131

Edos International Inc
C/O Finley & Bologna Intl
150 SE 2nd Ave Ste 1010
Miami, FL 33131-1577

Tse Real Estate Management Inc
250 Bowery Apt 2
New York, NY 10012-3010

Real Estate Management Inc
250 Bowery Apt 2nd
New York, NY 10012-3010

Pingan LLC
175 SW 7th St Ste 1716
Miami, FL 33130-2958

James Williams John Ehlers
85 John St Apt 10N
New York, NY 10038-2846

Manzupello Inc
1235 Euclid Ave Apt 8
Miami Beach, FL 33139-4424

Decoprop LLC
530 S 2nd St Apt Gu 10
Philadelphia, PA 19147-2435

Tse Real Estate Management Inc
250 Bowery Apt 2nd
New York, NY 10012-3010

Robert Francis Fontaine
1604 Drexel Ave Apt 209
Miami Beach, FL 33139-7732

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

Order number: 180531
Location: 1650 Drexel Ave
Total non-repetitive labels: 40