



March 6, 2019

**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 UTILITY NODE FL6482BA

LATITUDE - NORTH 25°47'52.3"

LONGITUDE - WEST 80°07'46.1"

NORTHING - 533172.4791 (Y)

EASTING - 942589.0894 (X)

ADDRESS: 302 22 Street, Miami Beach, FL 33139

ORDER NUMBER: 190306

Total number of property owners without repetition: 32

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

PROPOSED CROWN CASTLE UTILITY NODE UTILITY NODE FL6482BA

LATITUDE - NORTH 25°47'52.3"

LONGITUDE - WEST 80°07'46.1"

NORTHING - 533172.4791 (Y)

EASTING - 942589.0894 (X)

ADDRESS: 302 22 Street, Miami Beach, FL 33139

ORDER NUMBER: 190306

Park Villas Condo Unit Th 1 East Undiv 4.62% Int In Common Elements

Property address: 2130 Park Ave, #Th1 E

Folio number: 0232270400010

2904 Viceroy LLC

Viale Di Villa Grazioli 11

00198 Rome, Italy

Miami Beach Imp Co Sub PB 5-7 N85ft Of S165ft Of Blk I

Property address: 2216 Park Ave

Folio number: 0232260010310

Husa Lh Vn LLC

275 Grove St Ste 3103

Auburndale, MA 02466-2272

Miami Beach Imp Co Sub PB 5-7 E 100Ft Of S 80Ft Blk 1

Property address: 2206 Park Ave

Folio number: 0232260010320

Encotol LLC

2216 Park Ave

Miami Beach, FL 33139-1722

Miami Beach Imp Co Sub PB 5-7 Blks Marked City Park Between Ocean Ave
& Park Ave & Port Lying East & Adjacent West Of Erosion Line Per PB 105-62

Property address: 2111 Collins Ave

Folio number: 0232260010370

City Of Miami Beach

1700 Convention Center Dr

Miami Beach, FL 33139-1819

23-26-27 34 53 42 Miami Beach Imp Co Sub PB 5-7 Lots 1 Thru 4 Less N10ft
Of Lots 1 & 3 & Lots 6-8 & 10 Blk 1

Property address: 2200 Liberty Ave

Folio number: 0232260010391

City Of Miami Beach

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Miami Beach Imp Co Sub PB 5 7 Lot 7 & 9 Blk 1

Property address: 340 23 St

Folio number: 0232260010400

City Of Miami Beach

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Miami Beach Imp Co Sub PB 5 7 Lot 5 Blk 1

Property address: 340 23 St

Folio number: 0232260010405

City Of Miami Beach

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Miami Beach Imp Co Sub PB 5-7 Lots 1 & 2 Blk 2

Property address: 2216 Collins Ave

Folio number: 0232260010440

Minnie Properties Inc

55 Passaic Ave

Kearny, NJ 07032-1103

23 26 27 34 53 42 Miami Beach Imp Co Sub PB 5-7 Lot 3 Blk 2
Property address: 210 23 St
Folio number: 0232260010451

Shalom Yefet & W Nelly
1101 Orange Isle
Fort Lauderdale, FL 33315-1652

23 26 27 34 53 42 Miami Beach Imp Co Sub PB 5-7 Lot 5 Blk 2
Property address: 220 23 St
Folio number: 0232260010452

Shep Equities LLC C/O Blackstone
5920 Odell St Ste 201
Cumming, GA 30040-5703

23 26 27 34 53 42 Miami Beach Imp Co Sub PB 5-7 Lots 7-9-11 Less N10ft
For R/W & N25ft Of Lots 10 & 12 Blk 2
Property address: 224 23 St
Folio number: 0232260010460

Miami Bch City Of
1700 Convetion Center De
Miami Beach, FL 33139

Miami Beach Imp Co Sub PB 5-7 Lots 4 & 6 Blk 2
Property address: 211 22 St
Folio number: 0232260010470

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

Miami Beach Imp Co Sub PB 5-7 Lot 8 & E20ft Of S100ft Lot 10 & E15ft Of
N35ft Of W80ft Of S100ft Lots 10 & 12 Blk 2
Property address: 227 22 St
Folio number: 0232260010480

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

Miami Beach Imp Co Sub PB 5-7 W80ft Of S100ft Of Lots 10 & 12 Less
E15ftOf N35ft Of W80ft Of S 100Ft Of Lots 10 & 12 Blk 2
Property address: 245 22 St
Folio number: 0232260010490

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

Miami Beach Imp Co Sub PB 5-7 Lots 7 & 8 & Lot 9 Less W6ft & S 10Ft
Unnumbered Lot W Of Liberty Ave Blk 3

Property address: 309 23 St
Folio number: 0232260010530

Fh: Ocean Resorts Inc
C/O Palm Court At 23Rd St Ltd
309 23rd St Ste 300
Miami Beach, FL 33139-1700

Ocean Park PB 41-50 Lot 4 Less Sly 50Ft Less Port Desc In Decl Or 28675-4775
Property address: 2160 Park Ave
Folio number: 0232270130050

Artecity Pk Master Assn Inc
435 21st St
Miami Beach, FL 33139-1704

Ocean Park PB 41-50 S50ft Lot 4
Property address: 2150 Park Ave
Folio number: 0232270130060

2150 Park Avenue LLC
475 Brickell Ave Apt 514
Miami, FL 33131-2500

Park Villas Condo Unit Th 2 East Undiv 4.62% Int In Common Elements
Property address: 2130 Park Ave, #Th 2
Folio number: 0232270400020

Nf2100 LLC
5834 Windsor Ct
Boca Raton, FL 33496-2763

Park Villas Condo Unit Th 3 East Undiv 4.62% Int In Common Elements
Property address: 2130 Park Ave, #Th 3
Folio number: 0232270400030

Cmb Palm Tree Investments LLC
1395 Brickell Ave Ste 700
Miami, FL 33131-3354

Park Villas Condo Unit Th 4 East Undiv 4.62% Int In Common Elements

Property address: 2130 Park Ave, #Th 4
Folio number: 0232270400040

Artecity Jabb LLC
C/O Axis Organization Inc
120 NE 27th St Ste 500
Miami, FL 33137-4430

Park Villas Condo Unit Th 5 East Undiv 4.62% Int In Common Elements

Property address: 2130 Park Ave, #Th 5
Folio number: 0232270400050

Kenneth W Harper Phat Tran
2130 Park Ave Apt 5
Miami Beach, FL 33139-1729

Park Villas Condo Unit Th 6 East Undiv 4.62% Int In Common Elements

Property address: 2130 Park Ave, #Th 6
Folio number: 0232270400060

Portula LLC
2875 NE 191st St Ste 801
Miami, FL 33180-2803

Park Villas Condo Unit Th 7 East Undiv 4.62% Int In Common Elements

Property address: 2130 Park Ave, #Th 7
Folio number: 0232270400070

Usa Agrimen LLC
420 Lincoln Rd Ste 357
Miami Beach, FL 33139-3014

Park Villas Condo Unit Th 8 East Undiv 4.61% Int In Common Elements

Property address: 2130 Park Ave, #Th 8
Folio number: 0232270400080

Theast 8 LLC
1370 NE 103rd St
Miami, FL 33138-2624

Park Villas Condo Unit Th 9 East Undiv 4.69% Int In Common Elements

Property address: 2130 Park Ave, #Th 9
Folio number: 0232270400090

Atilio A Urdaneta
2501 Brickell Ave Apt 904
Miami, FL 33129-2460

Park Villas Condo Unit Th 10 East Undiv 6.49% Int In Common Elements

Property address: 2130 Park Ave, #Th 10
Folio number: 0232270400100

Matthew Peter Schlumbrecht
Benjamin L Tanner Schlumbrecht
2130 Park Ave Apt 10
Miami Beach, FL 33139-1760

Park Villas Condo Unit Th 1 West Undiv 4.75% Int In Common Elements

Property address: 2135 Washington Ct, #Th 1
Folio number: 0232270400110

Townhouse Four West LLC
805 Route 146
Clifton Park, NY 12065-3817

Park Villas Condo Unit Th 2 West Undiv 4.83% Int In Common Elements

Property address: 2135 Washington Ct, #Th 2
Folio number: 0232270400120

Sobe Beach Properties LLC
520 West Ave Apt 702
Miami Beach, FL 33139-6797

Park Villas Condo Unit Th 3 West Undiv 4.83% Int In Common Elements

Property address: 2135 Washington Ct, #Th 3
Folio number: 0232270400130

Stephen Faraday
25 Hudson St Apt 914
Jersey City, NJ 07302-7510

Park Villas Condo Unit Th 4 West Undiv 7.35% Int In Common Elements

Property address: 2135 Washington Ct, #Th 4
Folio number: 0232270400140

Townhouse Four West LLC
805 Route 146
Clifton Park, NY 12065-3817

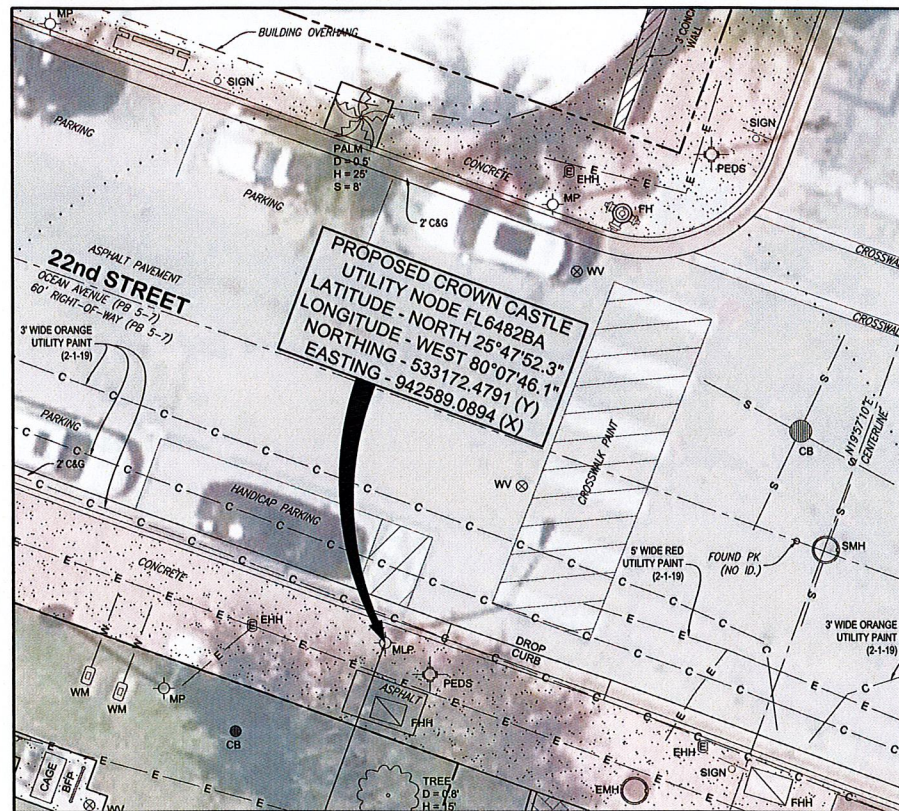
Park Villas Condo Unit Th 5 West Undiv 7.54% Int In Common Elements

Property address: 2135 Washington Ct, #Th 5
Folio number: 0232270400150

Garry A Martin Marion E Martin
PO Box 270800
South Boston, MA 02127-0800

Park Villas Condo Unit Th 6 West Undiv 7.54% Int In Common Elements	John Edward Gisiger Jtrs Eugene R Ariyanayakam Jtrs 828 W Grace St Apt 1709 Chicago, IL 60613-5773
Property address: 2135 Washington Ct, #Th 6 Folio number: 0232270400160	
Park Villas Condo Unit Th 7 West Undiv 7.54% Int In Common Elements	Mcg Park Villa Thw7 LLC 99 Lloyd Rd Montclair, NJ 07042-1731
Property address: 2135 Washington Ct, #Th 7 Folio number: 0232270400170	
Park Villas Condo Unit Th 8 West Undiv 7.54% Int In Common Elements	Antonio C Filpo 2135 Washington Ct Apt 8 Miami Beach, FL 33139-2004
Property address: 2135 Washington Ct, #Th 8 Folio number: 0232270400180	
Artecity Plaza Condo Unit 101 Undiv 18.0659571700% Int In Common Elements	Lemari Corp 2655 S Bayshore Dr # 800 Miami, FL 33133-5446
Property address: 2160 Park Ave, #101 Folio number: 0232270430010	
Artecity Plaza Condo Unit 102 Undiv 18.0659571700% Int In Common Elements	Papucho LLC 5875 Collins Ave Apt 1401 Miami Beach, FL 33140-3767
Property address: 2160 Park Ave, #102 Folio number: 0232270430020	
Artecity Plaza Condo Unit 103 Undiv 18.0659571700% Int In Common Elements	Papucho LLC 5875 Collins Ave Apt 1401 Miami Beach, FL 33140-3767
Property address: 2160 Park Ave, #103 Folio number: 0232270430030	
Artecity Plaza Condo Unit 104 Undiv 14.9389041900% Int In Common Elements	Nf2130 LLC 5834 Windsor Ct Boca Raton, FL 33496-2763
Property address: 2160 Park Ave, #104 Folio number: 0232270430040	
Artecity Plaza Condo Unit 201 Undiv 9.7621863100% Int In Common Elements	Artecity Plaza Investments LLC 3020 NE 32 Nd Ave Ste#117 Fort Lauderdale, FL 33308
Property address: 2160 Park Ave, #201 Folio number: 0232270430050	
Artecity Plaza Condo Unit 202 Undiv 11.4702404500% Int In Common Elements	Artecity Plaza Investments LLC 3020 NE 32nd Ave Ste 117 Fort Lauderdale, FL 33308-7233
Property address: 2160 Park Ave, #202 Folio number: 0232270430060	
Artecity Plaza Condo Unit 206 Undiv 9.6307975300% Int In Common Elements	Brian Marangi Jtrs Jeffrey Marangi Jtrs 1025 Maxwell Ln Apt 912 Hoboken, NJ 07030-6826
Property address: 2160 Park Ave, #206 Folio number: 0232270430070	

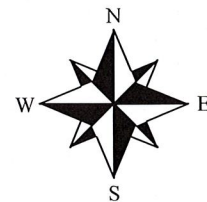
LOCATION DETAIL



PROPOSED CROWN CASTLE UTILITY NODE UTILITY NODE FL6482BA

LATITUDE - NORTH 25°47'52.3"
LONGITUDE - WEST 80°07'46.1"
NORTHING - 533172.4791 (Y)
EASTING - 942589.0894 (X)

ADDRESS: 302 22 Street, Miami Beach, FL 33139
ORDER NUMBER: 190306
DATE: March 6, 2019



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.

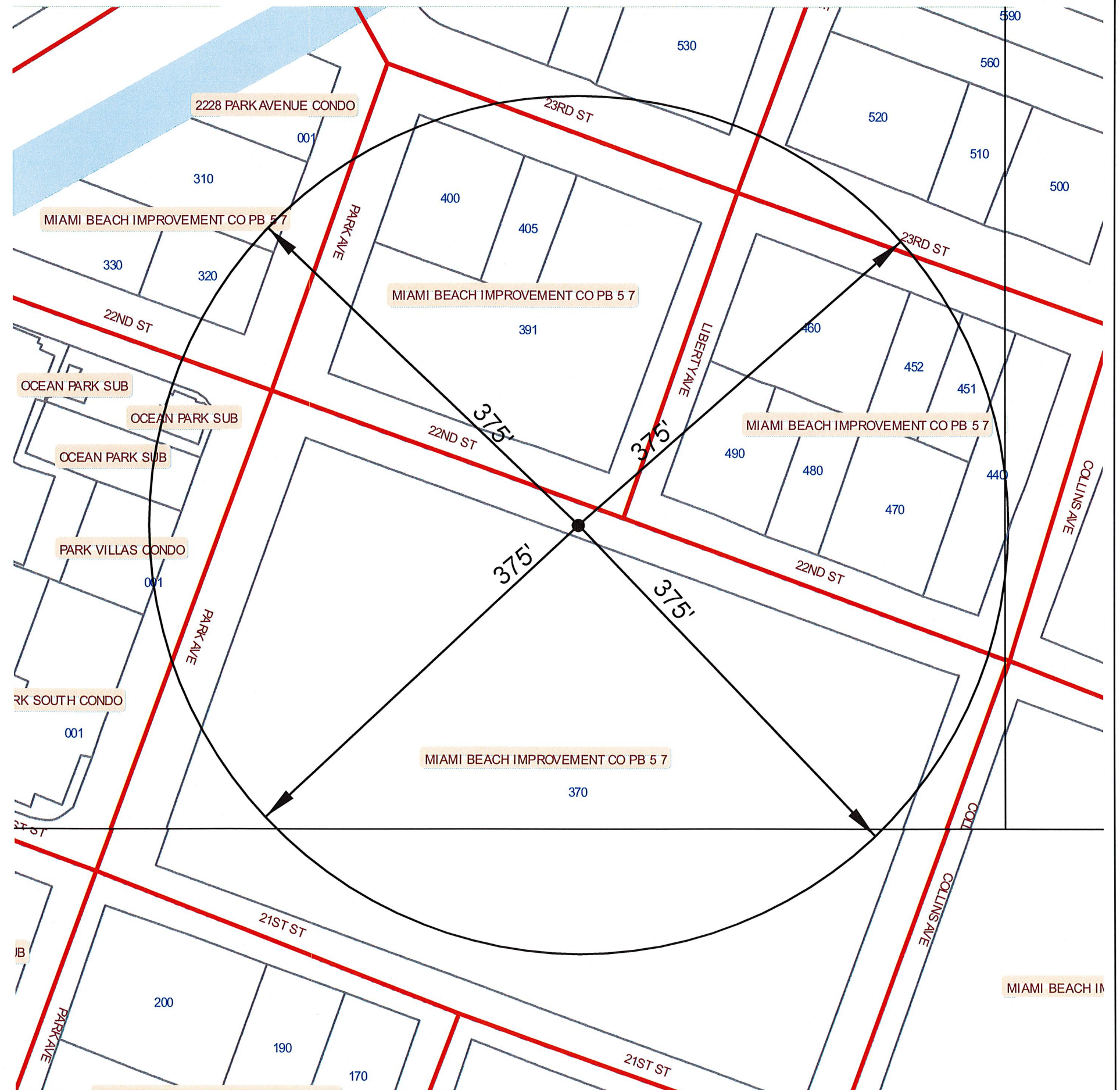
BY:

Jose F. 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

375-FOOT RADIUS MAP:



2904 Viceroy LLC
Viale Di Villa Grazioli 11
00198 Rome, Italy

Husa Lh Vn LLC
275 Grove St Ste 3103
Auburndale, MA 02466-2272

Encotol LLC
2216 Park Ave
Miami Beach, FL 33139-1722

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

Minnie Properties Inc
55 Passaic Ave
Kearny, NJ 07032-1103

Shalom Yefet & W Nelly
1101 Orange Isle
Fort Lauderdale, FL 33315-1652

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5920 Odell St Ste 201
Cumming, GA 30040-5703

Miami Bch City Of
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Miami Beach, FL 33139

Fh: Ocean Resorts Inc C/O Palm
Court At 23Rd St Ltd
309 23rd St Ste 300
Miami Beach, FL 33139-1700

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435 21st St
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Boca Raton, FL 33496-2763

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Miami Beach, FL 33139-1729

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Miami, FL 33180-2803

Usa Agrimen LLC
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Miami Beach, FL 33139-3014

Theast 8 LLC
1370 NE 103rd St
Miami, FL 33138-2624

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Miami, FL 33129-2460

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Benjamin L Tanner Schlumbrecht
2130 Park Ave Apt 10
Miami Beach, FL 33139-1760

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805 Route 146
Clifton Park, NY 12065-3817

Sobe Beach Properties LLC
520 West Ave Apt 702
Miami Beach, FL 33139-6797

Stephen Faraday
25 Hudson St Apt 914
Jersey City, NJ 07302-7510

Garry A Martin
Marion E Martin
PO Box 270800
South Boston, MA 02127-0800

John Edward Gisiger Jtrs
Eugene R Ariyanayakam Jtrs
828 W Grace St Apt 1709
Chicago, IL 60613-5773

Mcg Park Villa Thw7 LLC
99 Lloyd Rd
Montclair, NJ 07042-1731

Antonio C Filpo
2135 Washington Ct Apt 8
Miami Beach, FL 33139-2004

Lemari Corp
2655 S Bayshore Dr # 800
Miami, FL 33133-5446

Papucho LLC
5875 Collins Ave Apt 1401
Miami Beach, FL 33140-3767

Nf2130 LLC
5834 Windsor Ct
Boca Raton, FL 33496-2763

Artecity Plaza Investments LLC
3020 NE 32nd Ave Ste 117
Fort Lauderdale, FL 33308-7233

Brian Marangi Jtrs
Jeffrey Marangi Jtrs
1025 Maxwell Ln Apt 912
Hoboken, NJ 07030-6826

Order number: 190306
Total non-repetitive labels: 32