



SUSHI SONG

PHENOMENAL SUSHI BAR

Planning Review Board – ZBA16-0023
1239 Washington Ave, Miami Beach, FL 33139

Sushi Song

1239 Washington Avenue
Miami Beach, Florida 33139

Phone: (954) 682-3741
E-mail: song@sushisong.com

September 20, 2016

Irina Villegas, Senior Planner
Miami Beach Planning Department
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Variance

Dear Ms. Villegas:

I'm pleased to announce the opening of our sushi restaurant at the above referenced location. I currently have 3 similar restaurants in Broward County all of which serve beer and wine. It's because of their success I've expanded to Miami-Dade County.

I am writing you to request a zoning variance which would allow us to serve beer and wine. The location we selected never served food and beverages. My partners and I made an investment to convert this retail space into a limited seating eating establishment. As with my other restaurants, I'd like to serve beer and wine to our patrons while they enjoy a meal.

I feel we satisfy the hardship criteria outline in section 118-353(d) of the City Code for the following reasons:

- 1) I understand the current zoning does not allow for a beer and wine license. All of the prior tenants at this location were retail tenants. Therefore, zoning to sell beer and wine didn't make sense for this particular space. Now that we serve food, the use of the space has changed. This is a special circumstance that should allow for the sale of an alcoholic beverage with a meal.
- 2) Granting this variance is not an unusual request and would not give me any special privilege. There are restaurants, bars, and nightclubs within this zoning district that currently sell beer, wine, and liquor on Washington Avenue. Denying me a license would deprive me the rights commonly given to similar establishments in the area.
- 3) There are restaurants that are our direct competition within our zone which have the ability to sell beer and wine which gives them an unfair competitive advantage.
- 4) As Sushi Song Miami Beach is a brand new business and is just beginning to establish a Miami customer base it is imperative that we can offer our entire menu to these new customers to give us the best chance of retaining these customers for future visits.

Thank you in advance for your consideration to this request and we look forward to working in Miami-Dade County.

Sincerely,

Wijai Ketsuwan
President

Sushi Song

1239 Washington Avenue
Miami Beach, Florida 33139

Phone: (954) 682-3741
E-mail: song@sushisong.com

Tenant Space

Our tenant space is provided in the survey which is located at 1239 Washington Avenue, which has been detailed in the Survey to show the location below.

Trash Collection

The trash room is located in the rear of the building which has trash pickup every morning, along with two large dumpsters for trash collection. The room has a wide door for access and is accessed through the alleyway of the building.

Floor Plan

The approved floor plan contains 10 seats. To clarify your comments, the handicap seat is located in position 3. Totaling 9 seats and one handicap equaling 10 spots which is reflected in the floor plans.

MIAMI BEACH

ZBA 16-0023

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

- ☒ BOARD OF ADJUSTMENT
- ☒ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
- ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☐ DESIGN REVIEW BOARD
- ☐ DESIGN REVIEW APPROVAL
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☐ HISTORIC PRESERVATION BOARD
- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- ☐ HISTORIC DISTRICT / SITE DESIGNATION
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☐ PLANNING BOARD
- ☐ CONDITIONAL USE PERMIT
- ☐ LOT SPLIT APPROVAL
- ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
- ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS:

1239 Washington Ave

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (s)

02-3234-008-1091

1. APPLICANT: ☐ OWNER OF THE SUBJECT PROPERTY ☒ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME Sobe Song, D/B/A Sushi Song, Wijai Ketsuwan
 ADDRESS 1239 Washington Ave
 BUSINESS PHONE 786-586-2500 CELL PHONE 954-682-3741
 E-MAIL ADDRESS Song@sushisong.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME John Brandt, Pix Realty Inc
 ADDRESS one west Elm Street, Greenwich, CT 06830
 BUSINESS PHONE 203-661-3300 x26 CELL PHONE _____
 E-MAIL ADDRESS John@BrandtOrg.com

2. AUTHORIZED REPRESENTATIVE(S):

- ☐ ATTORNEY:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

- ☐ AGENT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

- ☐ CONTACT:

NAME Rose Jerez
 ADDRESS 600 NE 36 St #1918
 BUSINESS PHONE N/A CELL PHONE 786-969-7275
 E-MAIL ADDRESS Rose@ExpressExpediting.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

- ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

FILE NO. _____

4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT:

To obtain a beer & wine for 10 seats Restaurant,
only 1 bathroom, so cannot accommodate more seating.
We will in future 1 table + 2 chairs. I also
have an established Restaurant Business in Fort
Lauderdale for over 5 years

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☒ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL
USEABLE FLOOR SPACE). _____ SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE - ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY
☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: Wijai Ketsuwan

PRINT NAME: WIJAI KETSUWAN

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
(Circle one)

STATE OF
COUNTY OF

I, WIJAI KATSUNAN being duly sworn, depose and certify as follows: (1) I am the OWNER (print title) of SOBE SONG INC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 3rd day of September, 2016. The foregoing instrument was acknowledged before me by _____ of _____, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

My Commission Expires: 6/23/2017

SUELA SHAHO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF030162
Expires 6/23/2017

NOTARY PUBLIC

PRINT NAME

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Sobe Sony, INC

D/A Sushi Sony
Wijai Ketsuwan

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

① Wijai Ketsuwan

3700 Galt Ocean Drive
Apt 504

FT Lauderdale, FL 33308

% OF OWNERSHIP

60

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

② Richard M. Kirsch

③ Christine DiFiole-Kirsch }

14201 W. Sunrise Blvd
Suite 201
Sunrise, FL 33323

% OF OWNERSHIP

20 ~~20~~
20

100%

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
(Circle one)

STATE OF NEW YORK
COUNTY OF NEW YORK

I, JOHN BRANDT, being duly sworn, depose and certify as follows: (1) I am the PRESIDENT (print title) of PIX REALTY INC. AS G.P. FOR PIX REALTY L.P. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 30th day of SEPTEMBER, 2016. The foregoing instrument was acknowledged before me by JOHN BRANDT, PRESIDENT of PIX REALTY INC., on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

My Commission Expires:

HELEN L. DELUCCY
Notary Public, State of New York
No. 01DE4909069
Qualified in New York County
Commission Expires October 19, 2017

NOTARY PUBLIC

PRINT NAME

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

PIX REALTY, L.P.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Robert Brandt

24.75%

James Z. Brandt Revocable Trust

24.75%

John Brandt

24.75%

Gary Brandt 2012 Pix Trust

19.675%

Gary Brandt 2012 GST Exempt Pix Trust

5.075%

Pix Realty, Inc

1%

100%

NAME OF CORPORATE ENTITY

Pix Realty, Inc

NAME AND ADDRESS

% OF OWNERSHIP

Robert Brandt, 144 Goodhill Rd. Weston, CT 06883

.25%

John Brandt, 6 Burgess Rd. Scarsdale, NY 10583

.25%

James Brandt, 555 S. Barrington Ave. Los Angeles, CA

.25%

Gary Brandt, 3 Mittman Rd. Rye, NY 10580

.25%

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

	NAME	ADDRESS	PHONE #
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____

Additional names can be placed on a separate page attached to this form.

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF _____
COUNTY OF _____

I, WIJAI KETSUNAN, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

Wijai Ketsunan
SIGNATURE

Sworn to and subscribed before me this 15th day of September, 2016. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



SUELA SHAHO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF030182
Expires 6/23/2017

Suela Shaho
NOTARY PUBLIC

My Commission Expires: 6/23/2017

SUELA SHAHO
PRINT NAME

FILE NO. _____



August 5, 2016

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

RE: Property Owners List within 375 feet of:

LEGAL DESCRIPTION:

Lots 11 through 16, inclusive, in Block 28 of **“OCEAN BEACH ADDITION NO. TWO”**, according to the Plat thereof, as recorded in Plat Book 2, at Page 56 of the Public Records of Miami-Dade County, Florida.

LOCATION: 1239 Washington Ave., Miami Beach FL 33139

FOLIO NO. 02-3234-008-1091

PREPARED FOR: SUSHI SONG

ORDER: 160807

Total number of property owners without repetition: 267

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:

Lots 11 through 16, inclusive, in Block 28 of “**OCEAN BEACH ADDITION NO. TWO**”, according to the Plat thereof, as recorded in Plat Book 2, at Page 56 of the Public Records of Miami-Dade County, Florida.

LOCATION: 1239 Washington Ave., Miami Beach FL 33139

FOLIO NO. 02-3234-008-1091

PREPARED FOR: SUSHI SONG

ORDER: 160807

1218 Drexel Condo Unit 202 Undiv 6.86 % Int In Common Elements

Property address: 1218 Drexel Ave, #202

Folio number: 0242031620100

Don Burns Aileen Burns

Wellington House Captains Row
Lymington Hampshire S041 9Rr,
United Kingdom

Windsor Plaza Condo Unit 303 Undiv 2.16 % Int In Common Elements

Property address: 1320 Drexel Ave, #303

Folio number: 0242031910120

Maria Del Mar Pascual Alfonso

Gran Via 6 4Tz Izquierda
Salamanca 37001, Spain

Islander Condo Apts Unit 308 Undiv 1.45% Int In Common Elements

Property address: 1255 Collins Ave, #308

Folio number: 0232340550140

Sabina Belyakova

Perovskaya St 40 3 Apt 14
Moscow, 111141, Russia

1218 Drexel Condo Unit 306 Undiv 4.84 % Int In Common Elements

Property address: 1218 Drexel Ave, #306

Folio number: 0242031620200

Susanna Isgro & Maria Elena Lucchi

Via Citta Della Pieve No 83 00191
Rome, Italy

Seville Condo Unit 102 Undiv 6.222 % Int In Common Elements

Property address: 1242 Drexel Ave, #102

Folio number: 0242031790020

Carlo Vedovato & W Brigitte L

Via Tizzani 94
00151 Roma, Italy

Islander Condo Apts Unit 202 Undiv 1.45% Int In Common Elements

Property address: 1255 Collins Ave, #202

Folio number: 0232340550020

Anne Blank

4912 Lacombe Ave Montreal
Quebec H3w 1R7, Canada

Islander Condo Apts Unit 506 Undiv 1.52% Int In Common Elements

Property address: 1255 Collins Ave, #506

Folio number: 0232340550280

Ernest Ortino & W Adriana

11904 Woodbine Ave
Gormey Ontario L0h 1G0,
Canada

Collins Plaza Condo Unit 203 Undiv 4.6870% Int In Common Elements

Property address: 1334 Collins Ave, #203

Folio number: 0232340730110

Regina Alloul

1105 Milton Ave Chomedey Laval
Quebec H7w 1V9, Canada

Seville Condo Unit 203 Undiv 6.612 % Int In Common Elements

Property address: 1242 Drexel Ave, #203

Folio number: 0242031790090

Laura Gunnell

218 Appleton Ct
Newmarket L37 0B8 On, Canada

Windsor Plaza Condo Unit 101 Undiv 4.69 % Int In Common Elements

Property address: 1320 Drexel Ave, #101

Folio number: 0242031910040

Josee Collura

1612 Leclair Verdun

Montreal Canada H4h2m8,
Canada

The Habana Condo Unit 204 Undiv 2.73 % Int In Common Elements

Property address: 1308 Drexel Ave, #204

Folio number: 0242031990110

Ayman Mohammed Al Arabi

256 Jarvis St Un7b

Toronto On M5b 2J4,
Canada

Ocean Beach Addn No 2 PB 2-56 N35ft Lot 11 & All Lot 12 Blk 16

Property address: 1131 Collins Ave

Folio number: 0232340080350

1131 Kent LLC

16885 Dallas Pkwy

Addison, TX 75001-5215

Ocean Beach Addn No 2 PB 2-56 Lots 13 & 14 Blk 16

Property address: 1155 Collins Ave

Folio number: 0232340080360

1155 Collins LLC

1051 Washington Ave

Miami Beach, FL 33139-5017

3 54 42 34 53 42 Ocean Beach Add No 2 PB 2-56 Lot 9 & S40ft Lot 10 Blk 1

Property address: 1201 Collins Ave

Folio number: 0232340080430

Cg Tides Village LLC Cg

Tides Village I LLC Cg Tides Village II LLC

3200 Stirling Rd

Hollywood, FL 33021-2041

3 54 42 34 53 42 Ocean Beach Add No 2 PB 2-56 Lot 11 & N10ft Lot 10 Blk1

Property address: 1221 Collins Ave

Folio number: 0232340080440

Cg Tides Village LLC Cg Tides Village I

LLC Cg Tides Village II LLC

3200 Stirling Rd

Hollywood, FL 33021-2041

Ocean Beach Addn No 2 PB 2-56 Lot 12 Blk 17

Property address: 1225 Collins Ave

Folio number: 0232340080450

Cg Tides Village LLC Cg Tides Village I

LLC Cg Tides Village II LLC

3200 Stirling Rd

Hollywood, FL 33021-2041

Ocean Beach Addn No 2 PB 2-56 Lot 13 Blk 17

Property address: 1233 Collins Ave

Folio number: 0232340080460

Engeocom Collins LLC

2525 Ponce De Leon Blvd Fl 4

Coral Gables, FL 33134-6044

3 54 42 34 53 42 Ocean Beach Add No 2 PB 2-56 Lots 9 Thru 12 Blk 18

Property address: 1301 Collins Ave

Folio number: 0232340080520

City Of Miami Beach

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Ocean Beach Addn No 2 PB 2-56 Lot 13 Blk 18

Property address: 1337 Collins Ave

Folio number: 0232340080550

City Of Miami Beach

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Ocean Beach Addn No 2 PB 2 56 Lot 14 Blk 18

Property address: 1343 Collins Ave

Folio number: 0232340080560

1343 Collins Avenue LLC

C/O Hawkins Way

100 Wilshire Blvd Ste 1750

Santa Monica, CA 90401-3604

Ocean Beach Add No 2 PB 2-56 Lot 2 Blk 27

Property address: 1350 Collins Ave
Folio number: 0232340080900

Ocean Beach Add No 2 PB 2-56 Lot 3 Blk 27

Property address: 1340 Collins Ave
Folio number: 0232340080910

Ocean Beach Add No 2 PB 2-56 Lot 5 Blk 27

Property address: 1330 Collins Ave
Folio number: 0232340080930

Ocean Beach Add No 2 PB 2-56 Lots 6 7 & 8 Blk 27

Property address: 1300 Collins Ave
Folio number: 0232340080940

Ocean Beach Add No 2 PB 2-56 Lot 9 Blk 27

Property address: 1301 Washington Ave
Folio number: 0232340080950

3 54 42 34 53 42 Ocean Beach Add No 2 PB 2-56 Lots 10 & 11 Blk 27

Property address: 1323 Washington Ave
Folio number: 0232340080960

Ocean Beach Add No 2 PB 2-56 Lot 12 Blk 27

Property address: 1331 Washington Ave
Folio number: 0232340080970

Ocean Beach Add No 2 PB 2-56 Lots 13 & 14 Less Beg At NE Cor Lot 14 Sly3

Property address: 1345 Washington Ave
Folio number: 0232340080980

Ocean Beach Add No 2 PB 2-56 Beg At NE Cor Lot 14 Sly30ft W52 Ft Nly30ft

Property address: 1333 Washington Ave
Folio number: 0232340080990

Ocean Beach Add No 2 PB 2-56 Lots 15 & 16 Blk 27

Property address: 1359 Washington Ave
Folio number: 0232340081000

Ocean Beach Add No 2 PB 2-56 Lots 1 & 2 Blk 28

Property address: 1262 Collins Ave
Folio number: 0232340081020

Ocean Beach Add No 2 PB 2-56 Lot 3 Blk 28

Property address:
Folio number: 0232340081030

Carol Invest Usa Inc
C/O Finley And Bologna Intl
150 SE 2nd Ave Ste 1010
Miami, FL 33131-1577

Beachcomber Investments Corp
1340 Collins Ave
Miami Beach, FL 33139-4209

1330 Collins LLC
16885 Dallas Pkwy
Addison, TX 75001-5215

1300 Collins Realty
1300 Collins Ave Ofc 100
Miami Beach, FL 33139-4234

E D Y Inc
1051 Washington Ave
Miami Beach, FL 33139-5017

Washington Avenue L C
1317 Washington Ave
Miami Beach, FL 33139-4211

1331 Washington Buyer LLC
140 N Federal Hwy
Boca Raton, FL 33432-3946

Alexis J Ehrenhaft Trs Alexis J Ehrenhaft
Rev Trust Michael J Karaty Jr
7250 SW 39th Ter
Miami, FL 33155-6624

Alexis J Ehrenhaft Trs Michael J Karaty Jr
Trs Emily Jepeway Trs
7250 SW 39th Ter
Miami, FL 33155-6624

Ray Corp
2021 Selva Madera Ct
Atlantic Beach, FL 32233-4531

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

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

3 54 42 34 53 42 Ocean Beach Add No 2 PB 2-56 Lot 4 Blk 28

Property address: 1238 Collins Ave
Folio number: 0232340081040

Ocean Beach Add No 2 PB 2-56 Lot 5 Blk 28

Property address: 1228 Collins Ave
Folio number: 0232340081050

3 54 42 34 53 42 Ocean Beach Add No 2 PB 2-56 Lot 6 Blk 28

Property address: 1220 Collins Ave
Folio number: 0232340081060

3 54 42 34 53 42 Ocean Beach Add #2 PB 2-56 Lot 7 Blk 28

Property address: 1208 Collins Ave
Folio number: 0232340081070

Ocean Beach Add No 2 PB 2-56 Lots 9 & 10 Blk 28

Property address: 1201 Washington Ave
Folio number: 0232340081090

3-54-42 34-53-42 Ocean Bch Addn No 2 PB 2-56 Lots 11 Thru 16 Blk 28

Property address: 1261 Washington Ave
Folio number: 0232340081091

3 54 42 34 53 42 Ocean Beach Add No 2 PB 2-56 Lots 3 & 4 Blk 29

Property address: 1130 Collins Ave
Folio number: 0232340081110

Ocean Beach Add No 2 PB 2-56 Lots 5 & 6 Blk 29

Property address: 1120 Collins Ave
Folio number: 0232340081130

Ocean Beach Add No 2 PB 2-56 E80ft Of Lot 9 & E50.7Ft Lot 8 Blk 29

Property address: 233 11 St
Folio number: 0232340081150

Ocean Beach Add No 2 PB 2-56 W79.30Ft Of Lot 8 & W50ft Of Lot 9 Blk 29

Property address: 1101 Washington Ave
Folio number: 0232340081160

3 54 42 55 34 42 Ocean Beach Add No 2 PB 2-56 Lot 10 Blk 29

Property address: 1125 Washington Ave
Folio number: 0232340081180

1238 Collins Ave Corp
% Eugene J Howard Esquire
9441 E Broadview Dr
Miami Beach, FL 33154-1915

Impala Hotel LLC
201 S Biscayne Blvd Ste 850
Miami, FL 33131-4326

1220 Collins Avenue Inc
C/O Frazier Hotte & Associates Pa
1220 Collins Ave
Miami Beach, FL 33139-4607

1208 Collins Ave LLC
1208 Collins Ave
Miami Beach, FL 33139-4607

Pann Florida LLC
120 Columbia Tpke Ste 3
Florham Park, NJ 07932-2155

Pix Realty L P C/O John Brandt
1 W Elm St
Greenwich, CT 06830-6417

1130 Collins LLC
2601 Collins Avenue
Miami Beach, FL 33140

Crp Nash LLC C/O The Carlyle Group
1001 Pennsylvania Ave NW
Washington, DC 20004-2505

Nakash Eleventh Street LLC
233 11th St
Miami Beach, FL 33139-5082

Connie Agra
8395 SW 73rd Ave Apt 401
Miami, FL 33143-7527

Washington Center Ltd Prtnship
%Streamline Mgmt
1125 Washington Ave
Miami Beach, FL 33139-4611

3 54 42 34 53 42 Ocean Beach Add No 2 PB 2-56 Lots 11 & 12 Blk 29

Property address: 1127 Washington Ave
Folio number: 0232340081190

3 54 42 34 53 42 Ocean Beach Add No 2 PB 2-56 Lots 13 & 14 Blk 29

Property address: 232 12 St
Folio number: 0232340081200

H Pratts Resub Ocean Beach No 3 PB 6-17 Lots 1 To 4 Inc & Lot 13 Blk 21

Property address: 1300 Washington Ave
Folio number: 0232340110010

H Pratts Resub Ocean Beach No 3 PB 6-17 Lot 5 Blk 21 1

Property address: 1334 Washington Ave
Folio number: 0232340110020

3-4 54 42 34 53 42 PB 6-17 H Pratts Resub Ocean Beach No 3 Lots 6-7-11 Blk21

Property address: 1345 Drexel Ave
Folio number: 0232340110030

H Pratts Resub Ocean Beach No 3 PB 6-17 Lot 12 Blk 21

Property address: 1335 Drexel Ave
Folio number: 0232340110070

Islander Condo Apts Unit 201 Undiv 1.45% Int In Common Elements

Property address: 1255 Collins Ave, #201
Folio number: 0232340550010

Islander Condo Apts Unit 205 Undiv 1.45% Int In Common Elements

Property address: 1255 Collins Ave, #205
Folio number: 0232340550030

Islander Condo Apts Unit 206 Undiv 1.45% Int In Common Elements

Property address: 1255 Collins Ave, #206
Folio number: 0232340550040

Islander Condo Apts Unit 207 Undiv 1.45% Int In Common Elements

Property address: 1255 Collins Ave, #207
Folio number: 0232340550050

Islander Condo Apts Unit 208 Undiv 1.45% Int In Common Elements

Property address: 1255 Collins Ave, #208
Folio number: 0232340550060

Islander Condo Apts Unit 301 Undiv 1.45% Int In Common Elements

Property address: 1255 Collins Ave, #301
Folio number: 0232340550070

Washington Center Ltd Prtnship
%Streamline Mgmt
1125 Washington Ave
Miami Beach, FL 33139-4611

Barry D Meiselman Toba Meiselman Tr
Barry Meiselman 2013 Family Trs
9850 E Broadview Dr
Miami Beach, FL 33154-1117

United State Of Amer Post Office
1300 Washington Ave
Miami Beach, FL 33119-2762

Waldorf Hotel LLC
1111 Kane Concourse Ste 217
Miami Beach, FL 33154-2040

1370 Washington LLC
C/O Greenberg & Company
1370 Washington Ave Ste 306
Miami Beach, FL 33139-4215

Lawrence Ghougasian
1741 NW 88th Way
Pembroke Pines, FL 33024-3319

Charles W Moschos
1255 Collins Ave Apt 201
Miami Beach, FL 33139-4623

H & M Miami Investments L L C
4010 San Amaro Dr
Coral Gables, FL 33146-1039

Lucas Bond Kateryna Grygorieva
1255 Collins Ave Apt 206
Miami Beach, FL 33139-4623

807 Investment Corp
1055 Washington Ave
Miami Beach, FL 33139-5017

Islander 208 LLC C/O Mirta Perez
1492 S Miami Ave
Miami, FL 33130-4322

Louise Ramirez
& Serene Justice Reed Jtrs
219 NE 14th Ave Apt 304
Hallandale, FL 33009-7420

Islander Condo Apts Unit 302 Undiv 1.45% Int In Common Elements
Property address: 1255 Collins Ave, #302
Folio number: 0232340550080

Juan Carlos Lopez & W Laura M
200 S Biscayne Blvd Ste 2900
Miami, FL 33131-5324

Islander Condo Apts Unit 303 Undiv 1.45% Int In Common Elements
Property address: 1255 Collins Ave, #303
Folio number: 0232340550090

Miguel A Inguanzo & W Maria M
3100 SW 130th Ave
Miami, FL 33175-2514

Islander Condo Apts Unit 304 Undiv 1.45% Int In Common Elements
Property address: 1255 Collins Ave, #304
Folio number: 0232340550100

Juan A Pascual
7951 NW 166th St
Hialeah, FL 33016-3419

Islander Condo Apts Unit 305 Undiv 1.45% Int In Common Elements
Property address: 1255 Collins Ave, #305
Folio number: 0232340550110

Augustin J Bunuel
2201 Brickell Ave Apt 58
Miami, FL 33129-2134

Islander Condo Apts Unit 306 Undiv 1.45% Int In Common Elements
Property address: 1255 Collins Ave, #306
Folio number: 0232340550120

Jenny Vazquez Jtrs David Diaz Jtrs
1570 W 46th St Apt 217
Hialeah, FL 33012-7138

Islander Condo Apts Unit 307 Undiv 1.45% Int In Common Elements
Property address: 1255 Collins Ave, #307
Folio number: 0232340550130

Stpac Inc
1255 Collins Ave Apt 307
Miami Beach, FL 33139-4639

Islander Condo Apts Unit 401 Undiv 1.48% Int In Common Elements
Property address: 1255 Collins Ave, #401
Folio number: 0232340550150

Barbara Micheletti
2954 Carambola Cir S
Coconut Creek, FL 33066-2587

Islander Condo Apts Unit 402 Undiv 1.48% Int In Common Elements
Property address: 1255 Collins Ave, #402
Folio number: 0232340550160

Clecio Eugenio Primo
28233 N Via Sonata Dr
Valencia, CA 91354-3095

Islander Condo Apts Unit 403 Undiv 1.48% Int In Common Elements
Property address: 1255 Collins Ave, #403
Folio number: 0232340550170

Jose Miguel Gonzalez Perez
Po 10677 Caparra Station
San Juan, PR 00922-0677

Islander Condo Apts Unit 404 Undiv 1.48% Int In Common Elements
Property address: 1255 Collins Ave, #404
Folio number: 0232340550180

Gary T Kane
1255 Collins Ave Apt 404
Miami Beach, FL 33139-4639

Islander Condo Apts Unit 405 Undiv 1.48% Int In Common Elements
Property address: 1255 Collins Ave, #405
Folio number: 0232340550190

Georgina Lopez
1255 Collins Ave Apt 405
Miami Beach, FL 33139-4640

Islander Condo Apts Unit 406 Undiv 1.48% Int In Common Elements
Property address: 1255 Collins Ave, #406
Folio number: 0232340550200

Elizabeth Vento
100 SW 30th Rd
Miami, FL 33129-2724

Islander Condo Apts Unit 407 Undiv 1.48% Int In Common Elements

Property address: 1255 Collins Ave, #407
Folio number: 0232340550210

Islander Condo Apts Unit 501 Undiv 1.52% Int In Common Elements

Property address: 1255 Collins Ave, #501
Folio number: 0232340550230

Islander Condo Apts Unit 502 Undiv 1.52% Int In Common Elements

Property address: 1255 Collins Ave, #502
Folio number: 0232340550240

Islander Condo Apts Unit 503 Undiv 1.52% Int In Common Elements

Property address: 1255 Collins Ave, #503
Folio number: 0232340550250

Islander Condo Apts Unit 504 Undiv 1.52% Int In Common Elements

Property address: 1255 Collins Ave, #504
Folio number: 0232340550260

Islander Condo Apts Unit 505 Undiv 1.52% Int In Common Elements

Property address: 1255 Collins Ave, #505
Folio number: 0232340550270

Islander Condo Apts Unit 507 Undiv 1.52% Int In Common Elements

Property address: 1255 Collins Ave, #507
Folio number: 0232340550290

Islander Condo Apts Unit 508 Undiv 1.52% Int In Common Elements

Property address: 1255 Collins Ave, #508
Folio number: 0232340550300

Islander Condo Apts Unit 601 Undiv 1.56% Int In Common Elements

Property address: 1255 Collins Ave, #601
Folio number: 0232340550310

Islander Condo Apts Unit 602 Undiv 1.56% Int In Common Elements

Property address: 1255 Collins Ave, #602
Folio number: 0232340550320

Islander Condo Apts Unit 603 Undiv 1.56% Int In Common Elements

Property address: 1255 Collins Ave, #603
Folio number: 0232340550330

Islander Condo Apts Unit 604 Undiv 1.56% Int In Common Elements

Property address: 1255 Collins Ave, #604
Folio number: 0232340550340

George E Wollner Trs
George E Wollner Revocable Trust
701 Pennsylvania Ave NW Apt 1123
Washington, DC 20004-2603

Xanas Investment Corp
5800 W 13th Ave
Hialeah, FL 33012-6355

Eduardo J Elizondo Jtrs Hilda Elizondo
Jtrs Linda Elizondo Cabrera Jtrs
110 W Sunrise Ave
Coral Gables, FL 33133-6910

Sigfridus F Jorna
1255 Collins Ave Apt 503
Miami Beach, FL 33139-4640

Islander 504 LLC C/O Mirta Perez
1492 S Miami Ave
Miami, FL 33130-4322

Islander 505 LLC C/O Mirta Perez
1492 S Miami Ave
Miami, FL 33130-4322

Brant Steele & W Dru E Hilson
1255 Collins Ave Apt 507
Miami Beach, FL 33139-4641

Jerome Dufour
1255 Collins Ave Apt 508
Miami Beach, FL 33139-4641

Gary Kane
1255 Collins Ave Apt 601
Miami Beach, FL 33139-4641

I Mary Corriea Jtrs
Jessica Ann Farah Jtrs
11030 NW 62nd Ave
Hialeah, FL 33012-2318

Carmen Morrina Jtrs Luis J Morrina Jtrs
Carmen M Morrina Jtrs
7030 W 12th Ln
Hialeah, FL 33014-4511

Islander 604 LLC C/O Mirta Perez Etal
1492 S Miami Ave
Miami, FL 33130-4322

Islander Condo Apts Unit 605 Undiv 1.56% Int In Common Elements
Property address: 1255 Collins Ave, #605
Folio number: 0232340550350

E Bruce Berman & Patricia Foley Jtrs
1255 Collins Ave Apt 605
Miami Beach, FL 33139-4642

Islander Condo Apts Unit 606 Undiv 1.56% Int In Common Elements
Property address: 1255 Collins Ave, #606
Folio number: 0232340550360

Marcos F Almeida Yara De O Almeida
1255 Collins Ave Apt 606
Miami Beach, FL 33139-4642

Islander Condo Apts Unit 607 Undiv 1.56% Int In Common Elements
Property address: 1255 Collins Ave, #607
Folio number: 0232340550370

Philippe Lascar
C/O Realty Group Of Miami
90 Alton Rd Ste 104
Miami Beach, FL 33139-6891

Islander Condo Apts Unit 608 Undiv 1.56% Int In Common Elements
Property address: 1255 Collins Ave, #608
Folio number: 0232340550380

John Wood Wyetha Wood
10074 Marion Rd
Princeton, KY 42445-5023

Islander Condo Apts Unit 701 Undiv 1.58% Int In Common Elements
Property address: 1255 Collins Ave, #701
Folio number: 0232340550390

Maria M Inguanzo
3100 SW 130th Ave
Miami, FL 33175-2514

Islander Condo Apts Unit 702 Undiv 1.58% Int In Common Elements
Property address: 1255 Collins Ave, #702
Folio number: 0232340550400

Sylvan G Feldstein
395 Riverside Dr Apt 1C
New York, NY 10025-1840

Islander Condo Apts Unit 703 Undiv 1.58% Int In Common Elements
Property address: 1255 Collins Ave, #703
Folio number: 0232340550410

Raymond Failer & W Dorothy Failer
10275 Collins Ave Apt 222
Miami Beach, FL 33154-1420

Islander Condo Apts Unit 704 Undiv 1.58% Int In Common Elements
Property address: 1255 Collins Ave, #704
Folio number: 0232340550420

Maria Luisa Puyans Rosa Puyans De
Maltes Ramon Maltes Puyans
1255 Collins Ave Apt 704
Miami Beach, FL 33139-4642

Islander Condo Apts Unit 705 Undiv 1.58% Int In Common Elements
Property address: 1255 Collins Ave, #705
Folio number: 0232340550430

Agustin J Bunuel
2201 Brickell Ave Apt 58
Miami, FL 33129-2134

Islander Condo Apts Unit 706 Undiv 1.58% Int In Common Elements
Property address: 1255 Collins Ave, #706
Folio number: 0232340550440

Teresa Bailey
130 S Ammons St
Denver, CO 80226-1462

Islander Condo Apts Unit 707 Undiv 1.58% Int In Common Elements
Property address: 1255 Collins Ave, #707
Folio number: 0232340550450

Ismelia M Correia Jtrs
Stephanie A Farah Jtrs
11030 NW 62nd Ave
Hialeah, FL 33012-2318

Islander Condo Apts Unit 708 Undiv 1.58% Int In Common Elements
Property address: 1255 Collins Ave, #708
Folio number: 0232340550460

Gary T Kane
1255 Collins Ave Apt 708
Miami Beach, FL 33139-4643

Islander Condo Apts Unit 801 Undiv 1.60% Int In Common Elements
Property address: 1255 Collins Ave, #801
Folio number: 0232340550470

Lazaro Fraga & W Marina
8275 SW 5th St
Miami, FL 33144-3511

Islander Condo Apts Unit 802 Undiv 1.60% Int In Common Elements

Property address: 1255 Collins Ave, #802
Folio number: 0232340550480

Eduardo J Elizondo Jtrs Hilda Elizondo
Jtrs Hilda M Elizondo Jtrs
110 W Sunrise Ave
Coral Gables, FL 33133-6910

Islander Condo Apts Unit 803 Undiv 1.60% Int In Common Elements

Property address: 1255 Collins Ave, #803
Folio number: 0232340550490

Eduardo J Elizondo Jtrs Hilda Elizondo
Jtrs Linda Elizondo Cabrera Jtrs
110 W Sunrise Ave
Coral Gables, FL 33133-6910

Islander Condo Apts Unit 804 Undiv 1.60% Int In Common Elements
Property address: 1255 Collins Ave, #804
Folio number: 0232340550500

Jeffrey Watson
1255 Collins Ave Apt 804
Miami Beach, FL 33139-4643

Islander Condo Apts Unit 805 Undiv 1.60% Int In Common Elements

Property address: 1255 Collins Ave, #805
Folio number: 0232340550510

I Mary Correia Jtrs
Jacqueline F Fernandez Jtrs
11030 NW 62nd Ave
Hialeah, FL 33012-2318

Islander Condo Apts Unit 806 Undiv 1.60% Int In Common Elements
Property address: 1255 Collins Ave, #806
Folio number: 0232340550520

Patricia Nazar % Alex Borell
1255 Collins Ave Apt 806
Miami Beach, FL 33139-4644

Islander Condo Apts Unit 807 Undiv 1.60% Int In Common Elements Or 14738
Property address: 1255 Collins Ave, #807
Folio number: 0232340550530

Miriela Marcos Marilu Bakula
1255 Collins Ave Apt 807
Miami Beach, FL 33139-4644

Islander Condo Apts Unit 808 Undiv 1.60% Int In Common Elements
Property address: 1255 Collins Ave, #808
Folio number: 0232340550540

Patricia Quintana
1255 Collins Ave Apt 808
Miami Beach, FL 33139-4644

Islander Condo Apts Unit 901 Undiv 1.63% Int In Common Elements

Property address: 1255 Collins Ave, #901
Folio number: 0232340550550

Orlando Sowma Trs
Orlando Sowma Trust
10567 NW 52nd Ter
Miami, FL 33178-2603

Islander Condo Apts Unit 902 Undiv 1.63% Int In Common Elements
Property address: 1255 Collins Ave, #902
Folio number: 0232340550560

Jaime Navarro Roger Navarro
8315 Menteith Ter
Hialeah, FL 33016-1432

Islander Condo Apts Unit 903 Undiv 1.63% Int In Common Elements
Property address: 1255 Collins Ave, #903
Folio number: 0232340550570

Julia P Reed
1255 Collins Ave Apt 903
Miami Beach, FL 33139-4644

Islander Condo Apts Unit 904 Undiv 1.63% Int In Common Elements
Property address: 1255 Collins Ave, #904
Folio number: 0232340550580

Claudio Muns
1255 Collins Ave Apt 904
Miami Beach, FL 33139-4644

Islander Condo Apts Unit 905 Undiv 1.63% Int In Common Elements

Property address: 1255 Collins Ave, #905
Folio number: 0232340550590

Islander Condo Apts Unit 906 Undiv 1.63% Int In Common Elements

Property address: 1255 Collins Ave, #906
Folio number: 0232340550600

Islander Condo Apts Unit 907 Undiv 1.63% Int In Common Elements

Property address: 1255 Collins Ave, #907
Folio number: 0232340550610

Islander Condo Apts Unit 908 Undiv 1.63% Int In Common Elements

Property address: 1255 Collins Ave, #908
Folio number: 0232340550620

Islander Condo Apts Unit Ph-A Undiv 2.37% Int In Common Elements

Property address: 1255 Collins Ave, #Pha
Folio number: 0232340550630

Islander Condo Apts Unit Ph-B Undiv 2.37% Int In Common Elements

Property address: 1255 Collins Ave, #Phb
Folio number: 0232340550640

Collins Vista Condo Unit 201 Undiv 4.50% Int In Common Elements

Property address: 1150 Collins Ave, #201
Folio number: 0232340700010

Collins Vista Condo Unit 301 Undiv 4.5% Int In Common Elements

Property address: 1150 Collins Ave, #301
Folio number: 0232340700020

Collins Vista Condo Unit 401 Undiv 4.5% Int In Common Elements

Property address: 1150 Collins Ave, #401
Folio number: 0232340700030

Collins Vista Condo Unit 501 Undiv 4.5% Int In Common Elements

Property address: 1150 Collins Ave, #501
Folio number: 0232340700040

Collins Vista Condo Unit 202 Undiv 4.10% Int In Common Elements

Property address: 1150 Collins Ave, #202
Folio number: 0232340700050

Eduardo J & Hilda Elizondo Jtrs
Linda Elizondo Cabrera Jtrs
110 W Sunrise Ave
Coral Gables, FL 33133-6910

Gabriel Fernandez & Jorge Moya
7810 Coquina Dr
Miami Beach, FL 33141-4031

Gary Kane
1255 Collins Ave Apt 601
Miami Beach, FL 33139-4641

Francisco Mansilla Jtrs Zoila C De
Mansilla Jtrs Et Al Barbara Mansilla
1255 Collins Ave Apt 908
Miami Beach, FL 33139-4601

Francisco Mansilla Jtrs Zoila C De
Mansilla Jtrs Barbara Mancilla De Gar
1255 Collins Ave # Pha
Miami Beach, FL 33139-4621

Joan S Drummond Branson
1150 Collins Ave
Miami Beach, FL 33139-4622

Raul Gonzalez & W Rosina
9657 SW 18th Ter
Miami, FL 33165-7623

Mary G & Maria G & Juan M Morillo
1150 Collins Ave Apt 301
Miami Beach, FL 33139-4645

Carlos M Alvarino Trs Madelyn L
Alvarino Trs Carlos M Alvarino
1150 Collins Ave Apt 401
Miami Beach, FL 33139-4646

Crystal V Hover Le Ann I Johansson Le
Rem Crystal V Hover Trs Jtrs
1254 9th St Apt 9
Santa Monica, CA 90401-1835

Rosanna Bocconcelli
1150 Collins Ave Apt 202
Miami Beach, FL 33139-4629

Collins Vista Condo Unit 302 Undiv 4.10% Int In Common Elements
Property address: 1150 Collins Ave, #302
Folio number: 0232340700060

Maria G Morillo
1150 Collins Ave Apt 302
Miami Beach, FL 33139-4645

Collins Vista Condo Unit 402 Undiv 4.10% Int In Common Elements
Property address: 1150 Collins Ave, #402
Folio number: 0232340700070

Juan F Garcia & W Barbara J
3981 SW 147th Ave
Hollywood, FL 33027-3720

Collins Vista Condo Unit 502 Undiv 4.10% Int In Common Elements
Property address: 1150 Collins Ave, #502
Folio number: 0232340700080

Maher LLC
44 W Flagler St Ste 1100
Miami, FL 33130-6803

Collins Vista Condo Unit 203 Undiv 3.30% Int In Common Elements

Property address: 1150 Collins Ave, #203
Folio number: 0232340700090

Yolanda Valdes Flores
& Ricardo Valdes Flores Jr
812 El Rado St
Coral Gables, FL 33134-2202

Collins Vista Condo Unit 303 Undiv 3.30% Int In Common Elements
Property address: 1150 Collins Ave, #303
Folio number: 0232340700100

Rafael Cores Fernandez Ladreda
1150 Collins Ave Apt 303
Miami Beach, FL 33139-4645

Collins Vista Condo Unit 403 Undiv 3.30% Int In Common Elements

Property address: 1150 Collins Ave, #403
Folio number: 0232340700110

Grazina Babusis Trs
Grazina Babusis Revocable Trust
7330 Ocean Ter Apt 803
Miami Beach, FL 33141-2723

Collins Vista Condo Unit 503 Undiv 3.30% Int In Common Elements
Property address: 1150 Collins Ave, #503
Folio number: 0232340700120

Teresita Maria Baldor
10502 SW 46th St
Miami, FL 33165-5621

Collins Vista Condo Unit 204 Undiv 4.20% Int In Common Elements
Property address: 1150 Collins Ave, #204
Folio number: 0232340700130

Raquel Asato
8200 Sunrise Lakes Blvd # 58107
Fort Lauderdale, FL 33322-1541

Collins Vista Condo Unit 304 Undiv 4.20% Int In Common Elements
Property address: 1150 Collins Ave, #304
Folio number: 0232340700140

Lila Mateo
6035 Broadway Apt 6R
Bronx, NY 10471-4109

Collins Vista Condo Unit 404 Undiv 4.20% Int In Common Elements
Property address: 1150 Collins Ave, #404
Folio number: 0232340700150

Jose Fernandez
1207 Drexel Ave Unit 10
Miami Beach, FL 33139-8202

Collins Vista Condo Unit 504 Undiv 4.20% Int In Common Elements
Property address: 1150 Collins Ave, #504
Folio number: 0232340700160

Stephen Gordon
1150 Collins Ave Apt 504
Miami Beach, FL 33139-4630

Collins Vista Condo Unit 205 Undiv 4.00% Int In Common Elements
Property address: 1150 Collins Ave, #205
Folio number: 0232340700170

Teresa Rodriguez
1150 Collins Ave Apt 305
Miami Beach, FL 33139-4645

Collins Vista Condo Unit 305 Undiv 4.00% Int In Common Elements
Property address: 1150 Collins Ave, #305
Folio number: 0232340700180

Teresa Rodriguez
1150 Collins Ave Apt 305
Miami Beach, FL 33139-4645

Collins Vista Condo Unit 405 Undiv 4.00% Int In Common Elements

Property address: 1150 Collins Ave, #405
Folio number: 0232340700190

Beunaventura M Arce Le
Rem Pedro M Arce Rem Alex M Arce
1150 Collins Ave Apt 405
Miami Beach, FL 33139-4646

Collins Vista Condo Unit 505 Undiv 4.00% Int In Common Elements
Property address: 1150 Collins Ave, #505
Folio number: 0232340700200

Sharon Miller
159 W 53rd St Apt 27F
New York, NY 10019-6068

Collins Vista Condo Unit 206 Undiv 4.90% Int In Common Elements

Property address: 1150 Collins Ave, #206
Folio number: 0232340700210

Beatriz De La Maza Jtrs
Teresita Baldor Jtrs
10502 SW 46th St
Miami, FL 33165-5621

Collins Vista Condo Unit 306 Undiv 4.90% Int In Common Elements
Property address: 1150 Collins Ave, #306
Folio number: 0232340700220

Julia Perez
1150 Collins Ave Apt 306
Miami Beach, FL 33139-4646

Collins Vista Condo Unit 406 Undiv 4.90% Int In Common Elements
Property address: 1150 Collins Ave, #406
Folio number: 0232340700230

Kevin J Koski
1150 Collins Ave Apt 406
Miami Beach, FL 33139-4646

Collins Vista Condo Unit 506 Undiv 4.90% Int In Common Elements
Property address: 1150 Collins Ave, #506
Folio number: 0232340700240

Charles H Burke Jr & W Dionisia
42 Sturges Rd
West Roxbury, MA 02132-2923

Collins Plaza Condo Unit 201 Undiv 6.1440% Int In Common Elements
Property address: 1334 Collins Ave, #201
Folio number: 0232340730010

Nilda Sarlabous
1334 Collins Ave Apt 201
Miami Beach, FL 33139-4221

Collins Plaza Condo Unit 301 Undiv 6.1440% Int In Common Elements
Property address: 1334 Collins Ave, #301
Folio number: 0232340730020

Raquel Mantilla
1334 Collins Ave Apt 301
Miami Beach, FL 33139-4221

Collins Plaza Condo Unit 401 Undiv 6.1440% Int In Common Elements

Property address: 1334 Collins Ave, #401
Folio number: 0232340730030

Tamarin Holdings LLC
C/O Lance A Geller P A
1680 Michigan Ave Ste 700
Miami Beach, FL 33139-2551

Collins Plaza Condo Unit 501 Undiv 6.1440% Int In Common Elements
Property address: 1334 Collins Ave, #501
Folio number: 0232340730040

Antonio Rifa
1334 Collins Ave Apt 501
Miami Beach, FL 33139-4227

Collins Plaza Condo Unit 601 Undiv 6.1440% Int In Common Elements
Property address: 1334 Collins Ave, #601
Folio number: 0232340730050

Hank Olson
1334 Collins Ave Apt 601
Miami Beach, FL 33139-4228

Collins Plaza Condo Unit 202 Undiv 4.5165% Int In Common Elements
Property address: 1334 Collins Ave, #202
Folio number: 0232340730060

Eli Da Silva
1334 Collins Ave Apt 202
Miami Beach, FL 33139-4221

Collins Plaza Condo Unit 302 Undiv 4.5165% Int In Common Elements
Property address: 1334 Collins Ave, #302
Folio number: 0232340730070

Jeffrey Gottesman
407 Redbud Way
Nevada City, CA 95959-2155

Collins Plaza Condo Unit 402 Undiv 4.5165% Int In Common Elements
Property address: 1334 Collins Ave, #402
Folio number: 0232340730080

Ivan Chorens Mabel Chorens
1334 Collins Ave Apt 402
Miami Beach, FL 33139-4222

Collins Plaza Condo Unit 502 Undiv 4.5165% Int In Common Elements

Property address: 1334 Collins Ave, #502
Folio number: 0232340730090

Fe Milagros Carbonell Jtrs
Ana Lopez Jtrs
1334 Collins Ave Apt 502
Miami Beach, FL 33139-4227

Collins Plaza Condo Unit 602 Undiv 4.5165% Int In Common Elements
Property address: 1334 Collins Ave, #602
Folio number: 0232340730100

Emma D Shaner
1334 Collins Ave Apt 602
Miami Beach, FL 33139-4228

Collins Plaza Condo Unit 303 Undiv 4.6870% Int In Common Elements
Property address: 1334 Collins Ave, #303
Folio number: 0232340730120

Houshig A Tejrjian
1334 Collins Ave Apt 303
Miami Beach, FL 33139-4222

Collins Plaza Condo Unit 403 Undiv 4.6870% Int In Common Elements
Property address: 1334 Collins Ave, #403
Folio number: 0232340730130

Elizabeth Borbolla
13309 SW 1st St
Miami, FL 33184-1170

Collins Plaza Condo Unit 503 Undiv 4.6870% Int In Common Elements

Property address: 1334 Collins Ave, #503
Folio number: 0232340730140

Matthew C Kobin Trs
Maria Joselita V Kobin Trs
25981 Mckenna Ct
Lake Forest, CA 92630-8023

Collins Plaza Condo Unit 603 Undiv 4.6870% Int In Common Elements
Property address:
Folio number: 0232340730150

Confidential
,

Collins Plaza Condo Unit 204 Undiv 4.6516% Int In Common Elements
Property address: 1334 Collins Ave, #204
Folio number: 0232340730160

Jean C Romero
1334 Collins Ave Apt 204
Miami Beach, FL 33139-4221

Collins Plaza Condo Unit 304 Undiv 4.6516% Int In Common Elements
Property address: 1334 Collins Ave, #304
Folio number: 0232340730170

Carmi Real Estate Florida Corp
1334 Collins Ave Apt 304
Miami Beach, FL 33139-4222

Collins Plaza Condo Unit 404 Undiv 4.6516% Int In Common Elements
Property address: 1334 Collins Ave, #404
Folio number: 0232340730180

Timothy Charles Gray
1334 Collins Ave Apt 404
Miami Beach, FL 33139-4227

Collins Plaza Condo Unit 504 Undiv 4.6516% Int In Common Elements Property address: 1334 Collins Ave, #504 Folio number: 0232340730190	Rafael Alvarez 3865 W 8th Ct Hialeah, FL 33012-7290
Collins Plaza Condo Unit 604 Undiv 4.6516% Int In Common Elements Property address: 1334 Collins Ave, #604 Folio number: 0232340730200	Manuel Siques & W Lucila Et Als 8331 SW 12th Ter Miami, FL 33144-4121
The Vintage East Condo Unit 1 Undiv 9.65285% Int In Common Elements Property address: 1250 Drexel Ave, #1 Folio number: 0232340950010	Kamen Drandarov 1250 Drexel Ave Apt 3 Miami Beach, FL 33139-8213
The Vintage East Condo Units 2 & 4 Undiv 16.77164% Int In Common Element Property address: 1250 Drexel Ave, #2 Folio number: 0232340950020	Dominique Arckens 1250 Drexel Ave Miami Beach, FL 33139-8213
The Vintage East Condo Unit 3 Undiv 7.20668% Int In Common Elements Property address: 1250 Drexel Ave, #3 Folio number: 0232340950030	Kamen D Drandarov 1250 Drexel Ave Apt 3 Miami Beach, FL 33139-8213
The Vintage East Condo Unit 5 Undiv 7.20668% Int In Common Elements Property address: 1250 Drexel Ave, #5 Folio number: 0232340950050	Armenia Rodriguez 1252 Drexel Ave Apt 5 Miami Beach, FL 33139-8214
The Vintage East Condo Unit 6 Undiv 7.16274% Int In Common Elements Property address: 1250 Drexel Ave, #6 Folio number: 0232340950060	Piedad Teresa Arias Pinzon 1252 Drexel Ave Apt 6 Miami Beach, FL 33139-8214
The Vintage East Condo Unit 7 Undiv 7.3971% Int In Common Elements Property address: 1250 Drexel Ave, #7 Folio number: 0232340950070	Mark Palumbo 1250 Drexel Ave Unit 7 Miami Beach, FL 33139-8213
The Vintage East Condo Unit 8 Undiv 7.17738% Int In Common Elements Property address: 1250 Drexel Ave, #8 Folio number: 0232340950080	Jean Luc Villevieille Guylaine Villevieille 1250 Drexel Ave # 8 Miami Beach, FL 33139-8213
The Vintage East Condo Unit 9 Undiv 7.27992% Int In Common Elements Property address: 1250 Drexel Ave, #9 Folio number: 0232340950090	Phoenix Development Group LLC 1250 Drexel Ave # 9 Miami Beach, FL 33139-8213
The Vintage East Condo Unit 10 Undiv 7.32386% Int In Common Elements Property address: 1250 Drexel Ave, #10 Folio number: 0232340950100	Tom Borrap 1250 Drexel Ave # 10 Miami Beach, FL 33139-8213
The Vintage East Condo Unit 11 Undiv 11.52776% Int In Common Elements Property address: 1250 Drexel Ave, #11 Folio number: 0232340950110	Norma 1922 Corp 3370 Mary St Miami, FL 33133-5215
The Vintage East Condo Unit 12 Undiv 11.29339% Int In Common Elements Property address: 1250 Drexel Ave, #12 Folio number: 0232340950120	Roberto Passon Tanya Hira 48 50 White St New York, NY 10013

Baylis Condo Unit 1 Undiv 0.106399% Int In Common Elements
Property address: 501 12 St, #1
Folio number: 0232341100010

Nicolas Oudin Pauline Oudin
548 Hudson St
New York, NY 10014-3251

Baylis Condo Unit 2 Undiv 0.127259% Int In Common Elements
Property address: 501 12 St, #2
Folio number: 0232341100020

Stanley Goldstein Trs
10717 Barn Wood Ln
Potomac, MD 20854-1327

Baylis Condo Unit 4 & Unit 3 Undiv 0.043602%+0.043304% Int In Common Ele
Property address: 503 12 St, #4
Folio number: 0232341100040

Andrea Thompson
503 12th St # 4
Miami Beach, FL 33139-4549

Baylis Condo Unit 5 Undiv 0.089522% Int In Common Elements
Property address: 503 12 St, #5
Folio number: 0232341100050

Gregory Aizenman & W Dolly
503 12th St Apt 5
Miami Beach, FL 33139-4549

Baylis Condo Unit 6 Undiv 0.086381% Int In Common Elements
Property address: 503 12 St, #6
Folio number: 0232341100060

Stephen Duffus Weiss
503 12th St Apt 6
Miami Beach, FL 33139-4549

Baylis Condo Unit 7 Undiv 0.089688% Int In Common Elements
Property address: 503 12 St, #7
Folio number: 0232341100070

Danielle Rizzo Mantelli Trs
503 12th St Apt 7
Miami Beach, FL 33139-4549

Baylis Condo Unit 8 Undiv 0.044582% Int In Common Elements
Property address: 505 12 St, #8
Folio number: 0232341100080

Laurent Dubreuil
125 Hudson St
Ithaca, NY 14850-5715

Baylis Condo Unit 9 Undiv 0.046717% Int In Common Elements
Property address: 505 12 St, #9
Folio number: 0232341100090

Allan Rivera
505 12th St # 9
Miami Beach, FL 33139-4510

Baylis Condo Unit 10 Undiv 0.087429% Int In Common Elements
Property address: 505 12 St, #10
Folio number: 0232341100100

Debra Emerson
1007 W College Ave Ste 302
Santa Rosa, CA 95401-5046

Baylis Condo Unit 11 Undiv 0.050239% Int In Common Elements
Property address: 505 12 St, #11
Folio number: 0232341100110

Nicholas Dellaserra
& W Kara Ann Dellaserra
2773 Via Cipriani Unit 1335A
Clearwater, FL 33764-3950

Baylis Condo Unit 12 Undiv 0.046283% Int In Common Elements
Property address: 507 12 St, #12
Folio number: 0232341100120

Wallace A Stringfield Jtrs Adelaida
Bondoc Stringfield Jtrs Mia Angela D
507 12th St Apt 14
Miami Beach, FL 33139-4500

Baylis Condo Unit 14 & 15 Undiv 0.068201% & 0.070394% Int In Common
Property address: 507 12 St, #14
Folio number: 0232341100130

Mia A Stringfield & Scott A Dequine Jtrs
507 12th St # 14
Miami Beach, FL 33139-4510

1236 Drexel Condo Unit 1 Undiv 16.12% Int In Common Elements
Property address: 1236 Drexel Ave, #1
Folio number: 0232341250010

Cleland E Selby Beryl S Rosenstreich
1236 Drexel Ave Apt 1
Miami Beach, FL 33139-8203

1236 Drexel Condo Unit 3 Undiv 16.12% Int In Common Elements
Property address: 1236 Drexel Ave, #3
Folio number: 0232341250020

Richard Urban
1236 Drexel Ave Apt 3
Miami Beach, FL 33139-8203

1236 Drexel Condo Unit 2 Undiv 16.14% Int In Common Elements
Property address: 1236 Drexel Ave, #2
Folio number: 0232341250030

Williams & Robertson Inc
1236 Drexel Ave Apt 2
Miami Beach, FL 33139-8203

1236 Drexel Condo Unit 4 Undiv 16.14% Int In Common Elements

Property address: 1236 Drexel Ave, #4
Folio number: 0232341250040

Markus Portmann
Anne Marie Marx Portmann
713 Shore Dr
Vero Beach, FL 32963-1263

1236 Drexel Condo Unit 5 Undiv 8.87% Int In Common Elements
Property address: 1236 Drexel Ave, #5
Folio number: 0232341250050

Paulgi LLC
130 3rd St Apt 105
Miami Beach, FL 33139-6996

1236 Drexel Condo Unit 7 Undiv 8.87% Int In Common Elements
Property address: 1236 Drexel Ave, #7
Folio number: 0232341250060

Francesca Adovasio Rachele Adovasio
1236 Drexel Ave Apt 7
Miami Beach, FL 33139-8204

1236 Drexel Condo Unit 6 Undiv 8.87% Int In Common Elements
Property address: 1236 Drexel Ave, #6
Folio number: 0232341250070

Sarah Farshadfar
1236 Drexel Ave Apt 6
Miami Beach, FL 33139-8204

1236 Drexel Condo Unit 8 Undiv 8.87% Int In Common Elements
Property address: 1236 Drexel Ave, #8
Folio number: 0232341250080

James H Rickert
16213 St Croix Trail N
Marine On St Croix, MN 55047

Ocean Beach Add No 3 PB 2-81 Lots 1 To 3 Inc Blk 22
Property address: 1260 Washington Ave
Folio number: 0242030090040

1234 Partners Ltd % Jonathan Fryd
523 Michigan Ave
Miami Beach, FL 33139-6317

3-4 54 42 34 53 42 Ocean Beach Add No 3 PB 2-81 Lot 4 & N1/2 Lot 5 Blk 2
Property address: 1234 Washington Ave
Folio number: 0242030090050

1234 Partners Ltd % Jonathan Fryd
523 Michigan Ave
Miami Beach, FL 33139-6317

Ocean Beach Add No 3 PB 2-81 S1/2 Lot 5 & All Lots 6 & 7 Blk 22

Property address: 1200 Washington Ave
Folio number: 0242030090060

Fms South Beach L C
% Capital Realty Services Inc
4601 Ponce De Leon Blvd Ste 300
Coral Gables, FL 33146-2112

Ocean Beach Addn #3 PB 2-81 All Of Blks 23 & 37 & That Port Of Drexel Av
Property address: 1130 Washington Ave
Folio number: 0242030090370

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

3-4 54 42 34 53 42 Ocean Beach Addn No 3 PB 2 81 Lot 1 Blk 38

Property address: 500 13 St

Folio number: 0242030090480

Allen Gaber

PO Box 191617

Miami Beach, FL 33119-1617

Ocean Beach Addn No 3 PB 2 81 Lot 5 Blk 38

Property address: 1226 Drexel Ave

Folio number: 0242030090520

Bp 1226 LLC

942 Lenox Ave Apt 1

Miami Beach, FL 33139-5329

Ocean Beach Addn No 3 PB 2 81 S5ft Of The W94.20Ft Of The E138ft Of Lot

Property address: 1218 Drexel Ave

Folio number: 0242030090530

Drexel Plaza Parking Inc

1218 Drexel Ave Apt 207

Miami Beach, FL 33139-8072

1218 Drexel Condo Unit 101 Undiv 3.42 % Int In Common Elements

Property address: 1218 Drexel Ave, #101

Folio number: 0242031620010

Lenora M Bach

7600 SW 69th Ave

Miami, FL 33143-4415

1218 Drexel Condo Unit 102 Undiv 3.43 % Int In Common Elements

Property address: 1218 Drexel Ave, #102

Folio number: 0242031620020

David W Spangler

1218 Drexel Ave Apt 102

Miami Beach, FL 33139-8070

1218 Drexel Condo Unit 103 Undiv 5 % Int In Common Elements

Property address: 1218 Drexel Ave, #103

Folio number: 0242031620030

Urgut LLC

4780 Pine Tree Dr Apt 2

Miami Beach, FL 33140-3151

1218 Drexel Condo Unit 104 Undiv 4.9 % Int In Common Elements

Property address: 1218 Drexel Ave, #104

Folio number: 0242031620040

Terry E St Pierre

1218 Drexel Ave Apt 104

Miami Beach, FL 33139-8070

1218 Drexel Condo Unit 105 Undiv 4.85 % Int In Common Elements

Property address: 1218 Drexel Ave, #105

Folio number: 0242031620050

Patricia Rodriguez

1218 Drexel Ave Apt 105

Miami Beach, FL 33139-8070

1218 Drexel Condo Unit 106 Undiv 4.85 % Int In Common Elements

Property address: 1218 Drexel Ave, #106

Folio number: 0242031620060

Jason Dietz & W Katherine

1 5th Ave Apt 7B

New York, NY 10003-4314

1218 Drexel Condo Unit 107 Undiv 3.66 % Int In Common Elements

Property address: 1218 Drexel Ave, #107

Folio number: 0242031620070

Orum Beach Inc

1218 Drexel Ave Apt 107

Miami Beach, FL 33139-8070

1218 Drexel Condo Unit 108 Undiv 3.64 % Int In Common Elements

Property address: 1218 Drexel Ave, #108

Folio number: 0242031620080

Blue Marlin Inv Inc

637 12th St Apt 8

Miami Beach, FL 33139-4539

1218 Drexel Condo Unit 201 Undiv 6.83 % Int In Common Elements

Property address: 1218 Drexel Ave, #201

Folio number: 0242031620090

James T Gildersleeve

PO Box 499

Hudson, IL 61748-0499

1218 Drexel Condo Unit 203 Undiv 4.52 % Int In Common Elements

Property address: 1218 Drexel Ave, #203

Folio number: 0242031620110

Lance Obrien

1218 Drexel Ave Apt 203

Miami Beach, FL 33139-8071

1218 Drexel Condo Unit 204 Undiv 4.78 % Int In Common Elements
Property address: 1218 Drexel Ave, #204
Folio number: 0242031620120

Paradise Suites LLC
919 W 39th St
Miami Beach, FL 33140-3818

1218 Drexel Condo Unit 205 Undiv 4.84 % Int In Common Elements
Property address: 1218 Drexel Ave, #205
Folio number: 0242031620130

Wendi R Rosen
PO Box 190185
Miami Beach, FL 33119-0185

1218 Drexel Condo Unit 206 Undiv 4.84 % Int In Common Elements
Property address: 1218 Drexel Ave, #206
Folio number: 0242031620140

Cmgg LLC C/O Realty Group Of Miami
90 Alton Rd
Miami Beach, FL 33139-6874

1218 Drexel Condo Unit 207 Undiv 7.3 % Int In Common Elements
Property address: 1218 Drexel Ave, #207
Folio number: 0242031620150

Jane Maureen Sutton
1218 Drexel Ave Apt 207
Miami Beach, FL 33139-8072

1218 Drexel Condo Unit 208 Undiv 7.27 % Int In Common Elements
Property address: 1218 Drexel Ave, #208
Folio number: 0242031620160

Amit Bhakoo Bhim Bhakoo
22 Sultans Ct
Buffalo, NY 14221-1775

1218 Drexel Condo Unit 303 Undiv 4.51 % Int In Common Elements
Property address: 1218 Drexel Ave, #303
Folio number: 0242031620170

Richmond LLC
440 14th St Apt 2
Miami Beach, FL 33139-8102

1218 Drexel Condo Unit 304 Undiv 4.81 % Int In Common Elements
Property address: 1218 Drexel Ave, #304
Folio number: 0242031620180

Arlene De La Torre
3 Island Ave Apt 14H
Miami Beach, FL 33139-1372

1218 Drexel Condo Unit 305 Undiv 4.84 % Int In Common Elements
Property address: 1218 Drexel Ave, #305
Folio number: 0242031620190

Arnaud Naintre
725 NE 22nd St Ph 1A
Miami, FL 33137-5100

Seville Condo Unit 101 Undiv 6.249 % Int In Common Elements
Property address: 1242 Drexel Ave, #101
Folio number: 0242031790010

Simone Seckington
1242 Drexel Ave Apt 101
Miami Beach, FL 33139-8205

Seville Condo Unit 103 Undiv 4.352 % Int In Common Elements
Property address: 1242 Drexel Ave, #103
Folio number: 0242031790030

Matthew Braunbeck
1242 Drexel Ave Apt 103
Miami Beach, FL 33139-8205

Seville Condo Unit 104 Undiv 3.92 % Int In Common Elements

Property address: 1242 Drexel Ave, #104
Folio number: 0242031790040

Marlon T Richardson
& W Naomi Kowluk
1242 Drexel Ave Apt 104
Miami Beach, FL 33139-8205

Seville Condo Unit 105 Undiv 5.791 % Int In Common Elements
Property address: 1242 Drexel Ave, #105
Folio number: 0242031790050

Lilia M Planet
7515 Whitaker Ave
Philadelphia, PA 19111-3315

Seville Condo Unit 106 Undiv 6.265 % Int In Common Elements
Property address: 1242 Drexel Ave, #106
Folio number: 0242031790060

Michel Bitton
3470 E Coast Ave # Ph104
Miami, FL 33137-3986

Seville Condo Unit 201 Undiv 6.502 % Int In Common Elements
Property address: 1242 Drexel Ave, #201
Folio number: 0242031790070

Carlos De La Puente
209 E 59th St
New York, NY 10022-1412

Seville Condo Unit 202 Undiv 7.238 % Int In Common Elements
Property address: 1242 Drexel Ave, #202
Folio number: 0242031790080

Gael Lelamer
1242 Drexel Ave Apt 202
Miami Beach, FL 33139-8206

Seville Condo Unit 204 Undiv 6.637 % Int In Common Elements
Property address: 1242 Drexel Ave, #204
Folio number: 0242031790100

Richmond LLC
440 14th St Apt 2
Miami Beach, FL 33139-8102

Seville Condo Unit 205 Undiv 6.798 % Int In Common Elements
Property address: 1242 Drexel Ave, #205
Folio number: 0242031790110

Raymond F Wadia
1242 Drexel Ave Apt 205
Miami Beach, FL 33139-8206

Seville Condo Unit 206 Undiv 6.688 % Int In Common Elements
Property address: 1242 Drexel Ave, #206
Folio number: 0242031790120

Donald Robert Abrahamson (Jr)
1242 Drexel Ave Apt 206
Miami Beach, FL 33139-8206

Seville Condo Unit 207 Undiv 6.637 % Int In Common Elements
Property address: 1242 Drexel Ave, #207
Folio number: 0242031790130

Margaret I Okonkwo
818 NE 75th St
Miami, FL 33138-5240

Seville Condo Unit 208 Undiv 6.688 % Int In Common Elements
Property address: 1242 Drexel Ave, #208
Folio number: 0242031790140

Albert Hopkins
1242 Drexel Ave Apt 208
Miami Beach, FL 33139-8206

Seville Condo Unit 209 Undiv 6.764 % Int In Common Elements
Property address: 1242 Drexel Ave, #209
Folio number: 0242031790150

Jennifer L Pakradooni
1242 Drexel Ave Apt 209
Miami Beach, FL 33139-8206

Seville Condo Unit 210 Undiv 6.637 % Int In Common Elements
Property address: 1242 Drexel Ave, #210
Folio number: 0242031790160

Michael John Harding
1242 Drexel Ave Apt 210
Miami Beach, FL 33139-8206

Windsor Plaza Condo Unit 100 Undiv 3.26 % Int In Common Elements
Property address: 1320 Drexel Ave, #100
Folio number: 0242031910010

Habitat Plus Miami LLC
1000 W Island Blvd Apt 1405
North Miami Beach, FL 33160-4973

Windsor Plaza Condo Unit 200 Undiv 5.94 % Int In Common Elements
Property address: 1320 Drexel Ave, #200
Folio number: 0242031910020

Hsc Mia 2013 LLC
44 W Flagler St Ste 1100
Miami, FL 33130-6803

Windsor Plaza Condo Unit 300 Undiv 5.86 % Int In Common Elements

Property address: 1320 Drexel Ave, #300
Folio number: 0242031910030

Windsor Plaza Condo Unit 201 Undiv 4.57 % Int In Common Elements

Property address: 1320 Drexel Ave, #201
Folio number: 0242031910050

Windsor Plaza Condo Unit 301 Undiv 4.62 % Int In Common Elements

Property address: 1320 Drexel Ave, #301
Folio number: 0242031910060

Windsor Plaza Condo Unit 102 Undiv 4.57 % Int In Common Elements

Property address: 1320 Drexel Ave, #102
Folio number: 0242031910070

Windsor Plaza Condo Unit 202 Undiv 4.44 % Int In Common Elements

Property address: 1320 Drexel Ave, #202
Folio number: 0242031910080

Windsor Plaza Condo Unit 302 Undiv 4.53 % Int In Common Elements

Property address: 1320 Drexel Ave, #302
Folio number: 0242031910090

Windsor Plaza Condo Unit 103 Undiv 2.16 % Int In Common Elements

Property address: 1320 Drexel Ave, #103
Folio number: 0242031910100

Windsor Plaza Condo Unit 203 Undiv 2.16 % Int In Common Elements

Property address: 1320 Drexel Ave, #203
Folio number: 0242031910110

Windsor Plaza Condo Unit 104 Undiv 2.16 % Int In Common Elements

Property address: 1320 Drexel Ave, #104
Folio number: 0242031910130

Windsor Plaza Condo Unit 304 Undiv 2.16 % Int In Common Elements

Property address: 1320 Drexel Ave, #304
Folio number: 0242031910140

Windsor Plaza Condo Unit 105 Undiv 4.64 % Int In Common Elements

Property address: 1320 Drexel Ave, #105
Folio number: 0242031910150

Windsor Plaza Condo Unit 205 Undiv 4.64 % Int In Common Elements

Property address: 1320 Drexel Ave, #205
Folio number: 0242031910160

Carlos J Pelaez
& Maria De Los Angeles Carrillo
1320 Drexel Ave Apt 300
Miami Beach, FL 33139-8132

Andrea Astori Federica Benvenuti
1320 Drexel Ave Apt 201
Miami Beach, FL 33139-8131

Elva Neuman
1320 Drexel Ave Apt 301
Miami Beach, FL 33139-8132

Nelson Ayan
1320 Drexel Ave Apt 102
Miami Beach, FL 33139-8129

William J Martinez Jr & Jay M Gould
1320 Drexel Ave Apt 202
Miami Beach, FL 33139-8131

Itamar Makmal
1320 Drexel Ave Apt 302
Miami Beach, FL 33139-8133

Ventu Investments LLC
10830 Paris St
Hollywood, FL 33026-4819

Adnan J Swani
1320 Drexel Ave Apt 203
Miami Beach, FL 33139-8131

Drexel 1320 Property LLC
2330 Ponce De Leon Blvd
Coral Gables, FL 33134-5417

Lorraine Krijgsman
900 Euclid Ave Apt 9
Miami Beach, FL 33139-5468

Robert William Calkins
Annemarie Calkins
15001 Sacred Ln
Centreville, VA 20121-2191

Stefano Gambuzzi & W Nadia Lodi
1320 Drexel Ave Apt 205
Miami Beach, FL 33139-8106

Windsor Plaza Condo Unit 305 Undiv 4.68 % Int In Common Elements
Property address: 1320 Drexel Ave, #305
Folio number: 0242031910170

Juan Andres Baquero
3265 SW 2nd St
Deerfield Beach, FL 33442-2310

Windsor Plaza Condo Unit 106 Undiv 4.64 % Int In Common Elements

Property address: 1320 Drexel Ave, #106
Folio number: 0242031910180

Ryan Caldwell Kurt Vosburgh
Sergio Deleon
1320 Drexel Ave Apt 106
Miami Beach, FL 33139-8156

Windsor Plaza Condo Unit 206 Undiv 4.64 % Int In Common Elements

Property address: 1320 Drexel Ave, #206
Folio number: 0242031910190

Fabrice Lockman
C/O Alfiav Holdings LLC
301 W 41st St Ste 402
Miami Beach, FL 33140-3647

Windsor Plaza Condo Unit 306 Undiv 4.71 % Int In Common Elements
Property address: 1320 Drexel Ave, #306
Folio number: 0242031910200

Abderrahim Goumri
1320 Drexel Ave Apt 306
Miami Beach, FL 33139-8110

Windsor Plaza Condo Unit 107 Undiv 3.13 % Int In Common Elements
Property address: 1320 Drexel Ave, #107
Folio number: 0242031910210

Palm Avenue Hialeah LLC
The Annex 2 Fl
Miami Beach, FL 33139-8136

Windsor Plaza Condo Unit 207 Undiv 3.13 % Int In Common Elements
Property address: 1320 Drexel Ave, #207
Folio number: 0242031910220

Jordan M Gonzalez
1320 Drexel Ave Apt 207
Miami Beach, FL 33139-8106

Windsor Plaza Condo Unit 307 Undiv 3.12 % Int In Common Elements

Property address: 1320 Drexel Ave, #307
Folio number: 0242031910230

Eduardo Marcelo Beccar Varela
Mercedes Agustina Tapia
14866 Draft Horse Ln
Wellington, FL 33414-4502

Windsor Plaza Condo Unit 108 Undiv 3.13 % Int In Common Elements
Property address: 1320 Drexel Ave, #108
Folio number: 0242031910240

Dori M Groves & H Alfonso M Lopez
9530 Sepulveda Blvd Unit 1
North Hills, CA 91343-3393

Windsor Plaza Condo Unit 208 Undiv 3.13 % Int In Common Elements
Property address: 1320 Drexel Ave, #208
Folio number: 0242031910250

George Anthony Ortiz
88 Charles St Apt 2D
New York, NY 10014-2674

Windsor Plaza Condo Unit 308 Undiv 3.13 % Int In Common Elements
Property address: 1320 Drexel Ave, #308
Folio number: 0242031910260

Skyler A Taylor & W Mandi L Taylor
7521 W 143rd Ter
Overland Park, KS 66223-2316

The Habana Condo Unit 101 Undiv 3.40 % Int In Common Elements
Property address: 1308 Drexel Ave, #101
Folio number: 0242031990010

Terrence Quigg Wallace
1308 Drexel Ave Apt 101
Miami Beach, FL 33139-8100

The Habana Condo Unit 201 Undiv 3.40 % Int In Common Elements
Property address: 1308 Drexel Ave, #201
Folio number: 0242031990020

James R Thornton
9 Island Ave Apt 906
Miami Beach, FL 33139-1357

The Habana Condo Unit 301 Undiv 3.32 % Int In Common Elements
Property address: 1308 Drexel Ave, #301
Folio number: 0242031990030

Kathryn Fuller
3718 Morrison St NW
Washington, DC 20015-1734

The Habana Condo Unit 102 Undiv 2.68 % Int In Common Elements
Property address: 1308 Drexel Ave, #102
Folio number: 0242031990040

Placity LLC
225 Fairway Dr
Miami Beach, FL 33141-2416

The Habana Condo Unit 202 Undiv 2.88 % Int In Common Elements
Property address: 1308 Drexel Ave, #202
Folio number: 0242031990050

Francisco O Soto
1308 Drexel Ave Apt 202
Miami Beach, FL 33139-8125

The Habana Condo Unit 302 Undiv 2.08 % Int In Common Elements
Property address: 1308 Drexel Ave, #302
Folio number: 0242031990060

Kevin D Mason
1980 Loch Lomond Trl SW
Atlanta, GA 30331-7436

The Habana Condo Unit 103 Undiv 3.55 % Int In Common Elements
Property address: 1308 Drexel Ave, #103
Folio number: 0242031990070

Rsb Holdings Trust LLC
22230 Hollyhock Trl
Boca Raton, FL 33433-4866

The Habana Condo Unit 203 Undiv 3.55 % Int In Common Elements
Property address: 1308 Drexel Ave, #203
Folio number: 0242031990080

Sarah J Washburn
1308 Drexel Ave Apt 203
Miami Beach, FL 33139-8125

The Habana Condo Unit 303 Undiv 3.62 % Int In Common Elements
Property address: 1308 Drexel Ave, #303
Folio number: 0242031990090

Nicole Henry
1308 Drexel Ave Apt 303
Miami Beach, FL 33139-8127

The Habana Condo Unit 104 Undiv 2.78 % Int In Common Elements
Property address: 1308 Drexel Ave, #104
Folio number: 0242031990100

Jose Ramon Freixas
1308 Drexel Ave Apt 104
Miami Beach, FL 33139-8100

The Habana Condo Unit 304 Undiv 3.89 % Int In Common Elements
Property address: 1308 Drexel Ave, #304
Folio number: 0242031990120

Maria S Milano & Lilia Tome Jtrs
1308 Drexel Ave Apt 304
Miami Beach, FL 33139-8127

The Habana Condo Unit 105 Undiv 1.91 % Int In Common Elements
Property address: 1308 Drexel Ave, #105
Folio number: 0242031990130

Joncy Rickett
3520 Cline St
Houston, TX 77020-6128

The Habana Condo Unit 205 Undiv 1.91 % Int In Common Elements

Property address: 1308 Drexel Ave, #205
Folio number: 0242031990140

Parco Investments LLC
C/O Daniele Pustilnik
6646 Villa Sonrisa Dr Apt 522
Boca Raton, FL 33433-4014

The Habana Condo Unit 305 Undiv 1.93 % Int In Common Elements
Property address: 1308 Drexel Ave, #305
Folio number: 0242031990150

Roger Carlos Valecillos
15021 Coconut Ave
Hialeah, FL 33014-2530

The Habana Condo Unit 206 Undiv 2.33 % Int In Common Elements
Property address: 1308 Drexel Ave, #206
Folio number: 0242031990160

Emilio Pellicciotta Ombretta Aniasi
140 Ocean Dr
Miami Beach, FL 33139-7213

The Habana Condo Unit 306 Undiv 2.38 % Int In Common Elements
Property address: 1308 Drexel Ave, #306
Folio number: 0242031990170

Andrea Ballerini
1308 Drexel Ave Apt 306
Miami Beach, FL 33139-8128

The Habana Condo Unit 107 Undiv 1.84 % Int In Common Elements
Property address: 1308 Drexel Ave, #107
Folio number: 0242031990180

Habana Condo Association Inc
C/O Marlene Leon Rubido Esq
6780 Coral Way
Miami, FL 33155-1702

The Habana Condo Unit 207 Undiv 2.13 % Int In Common Elements
Property address: 1308 Drexel Ave, #207
Folio number: 0242031990190

David P Nguah
1308 Drexel Ave Apt 207
Miami Beach, FL 33139-8126

The Habana Condo Unit 307 Undiv 2.13 % Int In Common Elements
Property address: 1308 Drexel Ave, #307
Folio number: 0242031990200

John Harden Susan Harden
1308 Drexel Ave Apt 307
Miami Beach, FL 33139-8128

The Habana Condo Unit 108 Undiv 3.08 % Int In Common Elements
Property address: 1308 Drexel Ave, #108
Folio number: 0242031990210

Tatacam LLC
1308 Drexel Ave Apt 108
Miami Beach, FL 33139-8100

The Habana Condo Unit 208 Undiv 3.37 % Int In Common Elements
Property address: 1308 Drexel Ave, #208
Folio number: 0242031990220

James Cohen
7888 Cummings Ln
Boca Raton, FL 33433-4117

The Habana Condo Unit 308 Undiv 3.3 % Int In Common Elements
Property address: 1308 Drexel Ave, #308
Folio number: 0242031990230

Cesar Della Bianca
430 E 63 St Apt 5 1
New York New, NY 10021

The Habana Condo Unit 109 Undiv 2.48% Int In Common Elements
Property address: 1308 Drexel Ave, #109
Folio number: 0242031990240

Aldo Bottai
1308 Drexel Ave Apt 109
Miami Beach, FL 33139-8125

The Habana Condo Unit 209 Undiv 3.32% Int In Common Elements
Property address: 1308 Drexel Ave, #209
Folio number: 0242031990250

Karl W Alomar Jtrs Olga Malyuk Jtrs
38 W 26th St Apt 5B
New York, NY 10010-2013

The Habana Condo Unit 309 Undiv 3.32% Int In Common Elements
Property address: 1308 Drexel Ave, #309
Folio number: 0242031990260

Flavio A Rausei
429 W 24th St Apt 5D
New York, NY 10011-1229

The Habana Condo Unit 110 Undiv 2.73% Int In Common Elements
Property address: 1308 Drexel Ave, #110
Folio number: 0242031990270

Manuel A Lugo Uribe & W Maria A
1308 Drexel Ave Apt 110
Miami Beach, FL 33139-8125

The Habana Condo Unit 210 Undiv 2.78% Int In Common Elements
Property address: 1308 Drexel Ave, #210
Folio number: 0242031990280

Franklin Rj Ewing
1308 Drexel Ave Apt 210
Miami Beach, FL 33139-8126

The Habana Condo Unit 310 Undiv 2.9 % Int In Common Elements
Property address: 1308 Drexel Ave, #310
Folio number: 0242031990290

Felipe G Cunha
1308 Drexel Ave Apt 310
Miami Beach, FL 33139-8128

The Habana Condo Unit 111 Undiv 3.17% Int In Common Elements
Property address: 1308 Drexel Ave, #111
Folio number: 0242031990300

Flavio Lima
1537 Chesapeake Ave
Naples, FL 34102-2406

The Habana Condo Unit 211 Undiv 3.13% Int In Common Elements

Property address: 1308 Drexel Ave, #211
Folio number: 0242031990310

Dauphin Muteba Kazadi
C/O Grand Central Station
PO Box 5008
New York, NY 10163-5008

The Habana Condo Unit 311 Undiv 3.3 % Int In Common Elements
Property address: 1308 Drexel Ave, #311
Folio number: 0242031990320

Habana 311 LLC C/O Nicolas Molina
8230 SW 53rd Ave
Miami, FL 33143-8404

The Habana Condo Unit 112 Undiv 2.85% Int In Common Elements

Property address: 1308 Drexel Ave, #112
Folio number: 0242031990330

Wagner Ferreira De Oliveira Jtrs
Thomas B Vise Jtrs
217 Common St
Watertown, MA 02472-4936

The Habana Condo Unit 212 Undiv 2.85% Int In Common Elements
Property address: 1308 Drexel Ave, #212
Folio number: 0242031990340

Arielle Cote Colisson
10302 Leslie St
Silver Spring, MD 20902-4858

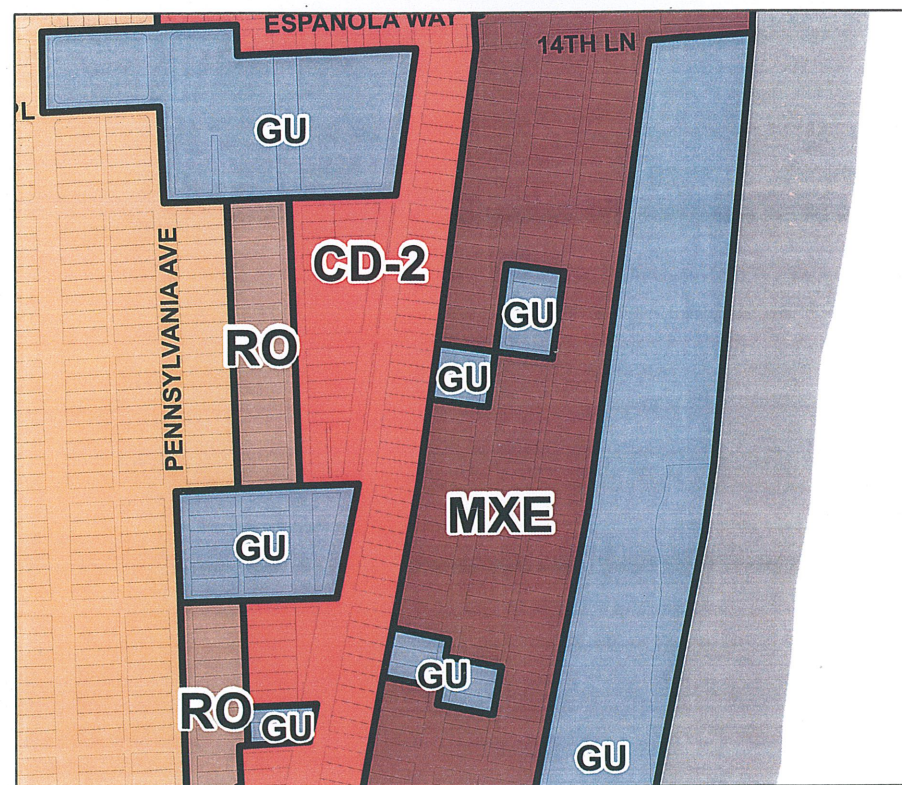
The Habana Condo Unit 312 Undiv 2.98% Int In Common Elements
Property address: 1308 Drexel Ave, #312
Folio number: 0242031990350

Christelle Gosselin
1308 Drexel Ave Apt 312
Miami Beach, FL 33139-8128

Islander Condo Apts Unit 408 Undiv 1.48% Int In Common Elements

Property address: 1255 Collins Ave, #408
Folio number: 0232340550220

Maria E Fraga
& Teresita Quavedo De Fraga Jtrs
PO Box 190915
San Juan Pr 00919, PR 00919

**LEGAL DESCRIPTION:**

Lots 11 through 16, inclusive, in Block 28 of "OCEAN BEACH ADDITION NO. TWO", according to the Plat thereof, as recorded in Plat Book 2, at Page 56 of the Public Records of Miami-Dade County, Florida.

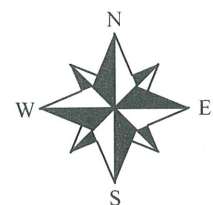
LOCATION: 1239 Washington Ave., Miami Beach FL 33139

FOLIO NO. 02-3234-008-1091

PREPARED FOR: SUSHI SONG

ORDER: 160807

DATE: August 5, 2016



SCALE: 1" = 150'

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



Don Burns Aileen Burns
Wellington House Captains Row
Lymington Hampshire S041 9Rr,
United Kingdom

Maria Del Mar Pascual Alfonso
Gran Via 6 4Tz Izquierda
Salamanca 37001, Spain

Sabina Belyakova
Perovskaya St 40 3 Apt 14
Moscow 111141, Russia

Susanna Isgro & Maria Elena Lucchi
Via Citta Della Pieve No 83 00191
Rome, Italy

Carlo Vedovato & W Brigitte L
Via Tizzani 94
00151 Roma, Italy

Anne Blank
4912 Lacombe Ave Montreal
Quebec H3w 1R7, Canada

Ernest Ortino & W Adriana
11904 Woodbine Ave
Gormey Ontario L0h 1G0, Canada

Regina Alloul
1105 Milton Ave Chomedey Laval
Quebec H7w 1V9, Canada

Laura Gunnell
218 Appleton Ct
Newmarket L37 0B8 On, Canada

Josee Collura
1612 Leclair Verdun
Montreal Canada H4h2m8,
Canada

Ayman Mohammed Al Arabi
256 Jarvis St Un7b
Toronto On M5b 2J4, Canada

1131 Kent LLC
16885 Dallas Pkwy
Addison, TX 75001-5215

1155 Collins LLC
1051 Washington Ave
Miami Beach, FL 33139-5017

Cg Tides Village LLC Cg Tides
Village I LLC Cg Tides Village II LLC
3200 Stirling Rd
Hollywood, FL 33021-2041

Engeocom Collins LLC
2525 Ponce De Leon Blvd Fl 4
Coral Gables, FL 33134-6044

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

1343 Collins Avenue LLC
C/O Hawkins Way
100 Wilshire Blvd Ste 1750
Santa Monica, CA 90401-3604

Carol Invest Usa Inc
C/O Finley And Bologna Intl
150 SE 2nd Ave Ste 1010
Miami, FL 33131-1577

Beachcomber Investments Corp
1340 Collins Ave
Miami Beach, FL 33139-4209

1330 Collins LLC
16885 Dallas Pkwy
Addison, TX 75001-5215

1300 Collins Realty
1300 Collins Ave Ofc 100
Miami Beach, FL 33139-4234

E D Y Inc
1051 Washington Ave
Miami Beach, FL 33139-5017

Washington Avenue L C
1317 Washington Ave
Miami Beach, FL 33139-4211

1331 Washington Buyer LLC
140 N Federal Hwy
Boca Raton, FL 33432-3946

Alexis J & Alexis J Ehrenhaft
Rev Trust Michael J Karaty Jr
7250 SW 39th Ter
Miami, FL 33155-6624

Alexis J Ehrenhaft, Michael J
Karaty Jr Trs Emily Jepeway Trs
7250 SW 39th Ter
Miami, FL 33155-6624

Ray Corp
2021 Selva Madera Ct
Atlantic Beach, FL 32233-4531

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

1238 Collins Ave Corp
% Eugene J Howard Esquire
9441 E Broadview Dr
Miami Beach, FL 33154-1915

Impala Hotel LLC
201 S Biscayne Blvd Ste 850
Miami, FL 33131-4326

1220 Collins Avenue Inc
C/O Frazier Hotte & Associates Pa
1220 Collins Ave
Miami Beach, FL 33139-4607

1208 Collins Ave LLC
1208 Collins Ave
Miami Beach, FL 33139-4607

Pann Florida LLC
120 Columbia Tpke Ste 3
Florham Park, NJ 07932-2155

Pix Realty L P
C/O John Brandt
1 W Elm St
Greenwich, CT 06830-6417

1130 Collins LLC
2601 Collins Avenue
Miami Beach, FL 33140

Crp Nash LLC
C/O The Carlyle Group
1001 Pennsylvania Ave NW
Washington, DC 20004-2505

Nakash Eleventh Street LLC
233 11th St
Miami Beach, FL 33139-5082

Connie Agra
8395 SW 73rd Ave Apt 401
Miami, FL 33143-7527

Washington Center Ltd Ptnship
%Streamline Mgmt
1125 Washington Ave
Miami Beach, FL 33139-4611

Barry D Meiselman Toba Meiselman Tr
Barry Meiselman 2013 Family Trs
9850 E Broadview Dr
Miami Beach, FL 33154-1117

United State Of Amer Post Office
1300 Washington Ave
Miami Beach, FL 33119-2762

Waldorf Hotel LLC
1111 Kane Concourse Ste 217
Miami Beach, FL 33154-2040

1370 Washington LLC
C/O Greenberg & Company
1370 Washington Ave Ste 306
Miami Beach, FL 33139-4215

Lawrence Ghougasian
1741 NW 88th Way
Pembroke Pines, FL 33024-3319

Charles W Moschos
1255 Collins Ave Apt 201
Miami Beach, FL 33139-4623

H & M Miami Investments L L C
4010 San Amaro Dr
Coral Gables, FL 33146-1039

Lucas Bond Kateryna Grygorieva
1255 Collins Ave Apt 206
Miami Beach, FL 33139-4623

807 Investment Corp
1055 Washington Ave
Miami Beach, FL 33139-5017

Islander 208 LLC C/O Mirta Perez
1492 S Miami Ave
Miami, FL 33130-4322

Louise Ramirez
& Serene Justice Reed Jtrs
219 NE 14th Ave Apt 304
Hallandale, FL 33009-7420

Juan Carlos Lopez & W Laura M
200 S Biscayne Blvd Ste 2900
Miami, FL 33131-5324

Miguel A Inguanzo & W Maria M
3100 SW 130th Ave
Miami, FL 33175-2514

Juan A Pascual
7951 NW 166th St
Hialeah, FL 33016-3419

Augustin J Bunuel
2201 Brickell Ave Apt 58
Miami, FL 33129-2134

Jenny Vazquez Jtrs David Diaz Jtrs
1570 W 46th St Apt 217
Hialeah, FL 33012-7138

Stpac Inc
1255 Collins Ave Apt 307
Miami Beach, FL 33139-4639

Barbara Micheletti
2954 Carambola Cir S
Coconut Creek, FL 33066-2587

Clecio Eugenio Primo
28233 N Via Sonata Dr
Valencia, CA 91354-3095

Jose Miguel Gonzalez Perez
Po 10677 Caparra Station
San Juan, PR 00922-0677

Gary T Kane
1255 Collins Ave Apt 404
Miami Beach, FL 33139-4639

Georgina Lopez
1255 Collins Ave Apt 405
Miami Beach, FL 33139-4640

Elizabeth Vento
100 SW 30th Rd
Miami, FL 33129-2724

George E Wollner Trs George E
Wollner Revocable Trust
701 Pennsylvania Ave NW Apt 1123
Washington, DC 20004-2603

Xanas Investment Corp
5800 W 13th Ave
Hialeah, FL 33012-6355

Eduardo J & Hilda Elizondo Jtrs
Linda Elizondo Cabrera Jtrs
110 W Sunrise Ave
Coral Gables, FL 33133-6910

Sigfridus F Jorna
1255 Collins Ave Apt 503
Miami Beach, FL 33139-4640

Islander 504 LLC C/O Mirta Perez
1492 S Miami Ave
Miami, FL 33130-4322

Brant Steele & W Dru E Hilson
1255 Collins Ave Apt 507
Miami Beach, FL 33139-4641

Jerome Dufour
1255 Collins Ave Apt 508
Miami Beach, FL 33139-4641

Gary Kane
1255 Collins Ave Apt 601
Miami Beach, FL 33139-4641

I Mary Corriea Jtrs
Jessica Ann Farah Jtrs
11030 NW 62nd Ave
Hialeah, FL 33012-2318

Carmen & Luis J Morrira Jtrs
Carmen M Morrira Jtrs
7030 W 12th Ln
Hialeah, FL 33014-4511

Islander 604 LLC
C/O Mirta Perez Etal
1492 S Miami Ave
Miami, FL 33130-4322

E Bruce Berman & Patricia Foley Jtrs
1255 Collins Ave Apt 605
Miami Beach, FL 33139-4642

Marcos F Almeida
Yara De O Almeida
1255 Collins Ave Apt 606
Miami Beach, FL 33139-4642

Philippe Lascar
C/O Realty Group Of Miami
90 Alton Rd Ste 104
Miami Beach, FL 33139-6891

John Wood Wyetha Wood
10074 Marion Rd
Princeton, KY 42445-5023

Maria M Inguanzo
3100 SW 130th Ave
Miami, FL 33175-2514

Sylvan G Feldstein
395 Riverside Dr Apt 1C
New York, NY 10025-1840

Raymond Failer & W Dorothy Failer
10275 Collins Ave Apt 222
Miami Beach, FL 33154-1420

Maria Luisa Puyans Rosa Puyans
De Maltes Ramon Maltes Puyans
1255 Collins Ave Apt 704
Miami Beach, FL 33139-4642

Agustin J Bunuel
2201 Brickell Ave Apt 58
Miami, FL 33129-2134

Teresa Bailey
130 S Ammons St
Denver, CO 80226-1462

Ismelia M Correia Jtrs
Stephanie A Farah Jtrs
11030 NW 62nd Ave
Hialeah, FL 33012-2318

Gary T Kane
1255 Collins Ave Apt 708
Miami Beach, FL 33139-4643

Lazaro Fraga & W Marina
8275 SW 5th St
Miami, FL 33144-3511

Eduardo J Elizondo Jtrs Hilda
Elizondo Jtrs Hilda M Elizondo Jtrs
110 W Sunrise Ave
Coral Gables, FL 33133-6910

Jeffrey Watson
1255 Collins Ave Apt 804
Miami Beach, FL 33139-4643

I Mary Correia Jtrs
Jacqueline F Fernandez Jtrs
11030 NW 62nd Ave
Hialeah, FL 33012-2318

Patricia Nazar % Alex Borell
1255 Collins Ave Apt 806
Miami Beach, FL 33139-4644

Miriela Marcos Marilu Bakula
1255 Collins Ave Apt 807
Miami Beach, FL 33139-4644

Patricia Quintana
1255 Collins Ave Apt 808
Miami Beach, FL 33139-4644

Orlando Sowma Trs
Orlando Sowma Trust
10567 NW 52nd Ter
Miami, FL 33178-2603

Jaime Navarro Roger Navarro
8315 Menteith Ter
Hialeah, FL 33016-1432

Julia P Reed
1255 Collins Ave Apt 903
Miami Beach, FL 33139-4644

Claudio Muns
1255 Collins Ave Apt 904
Miami Beach, FL 33139-4644

Gabriel Fernandez & Jorge Moya
7810 Coquina Dr
Miami Beach, FL 33141-4031

Francisco & Zoila C De Mansilla
Jtrs Et Al Barbara Mansilla
1255 Collins Ave Apt 908
Miami Beach, FL 33139-4601

Francisco & Zoila C De Mansilla Jtrs
Barbara Mancilla De Gar
1255 Collins Ave # Pha
Miami Beach, FL 33139-4621

Joan S Drummond Branson
1150 Collins Ave
Miami Beach, FL 33139-4622

Raul Gonzalez & W Rosina
9657 SW 18th Ter
Miami, FL 33165-7623

Mary G & Maria G & Juan M Morillo
1150 Collins Ave Apt 301
Miami Beach, FL 33139-4645

Carlos M & Madelyn L Alvarino Trs
Carlos M Alvarino
1150 Collins Ave Apt 401
Miami Beach, FL 33139-4646

Crystal V Hover & Ann I Johansson Le
Rem Crystal V Hover Trs Jtrs
1254 9th St Apt 9
Santa Monica, CA 90401-1835

Rosanna Bocconcelli
1150 Collins Ave Apt 202
Miami Beach, FL 33139-4629

Maria G Morillo
1150 Collins Ave Apt 302
Miami Beach, FL 33139-4645

Juan F Garcia & W Barbara J
3981 SW 147th Ave
Hollywood, FL 33027-3720

Maher LLC
44 W Flagler St Ste 1100
Miami, FL 33130-6803

Yolanda Valdes Flores
& Ricardo Valdes Flores Jr
812 El Rado St
Coral Gables, FL 33134-2202

Rafael Cores Fernandez Ladreda
1150 Collins Ave Apt 303
Miami Beach, FL 33139-4645

Grazina Babusis Trs
Grazina Babusis Revocable Trust
7330 Ocean Ter Apt 803
Miami Beach, FL 33141-2723

Teresita Maria Baldor
10502 SW 46th St
Miami, FL 33165-5621

Raquel Asato
8200 Sunrise Lakes Blvd # 58107
Fort Lauderdale, FL 33322-1541

Lila Mateo
6035 Broadway Apt 6R
Bronx, NY 10471-4109

Jose Fernandez
1207 Drexel Ave Unit 10
Miami Beach, FL 33139-8202

Stephen Gordon
1150 Collins Ave Apt 504
Miami Beach, FL 33139-4630

Teresa Rodriguez
1150 Collins Ave Apt 305
Miami Beach, FL 33139-4645

Beunaventura M Arce Le
Rem Pedro M & Alex M Arce
1150 Collins Ave Apt 405
Miami Beach, FL 33139-4646

Sharon Miller
159 W 53rd St Apt 27F
New York, NY 10019-6068

Beatriz De La Maza Jtrs
Teresita Baldor Jtrs
10502 SW 46th St
Miami, FL 33165-5621

Julia Perez
1150 Collins Ave Apt 306
Miami Beach, FL 33139-4646

Kevin J Koski
1150 Collins Ave Apt 406
Miami Beach, FL 33139-4646

Charles H Burke Jr & W Dionisia
42 Sturges Rd
West Roxbury, MA 02132-2923

Nilda Sarlabous
1334 Collins Ave Apt 201
Miami Beach, FL 33139-4221

Raquel Mantilla
1334 Collins Ave Apt 301
Miami Beach, FL 33139-4221

Tamarin Holdings LLC
C/O Lance A Geller P A
1680 Michigan Ave Ste 700
Miami Beach, FL 33139-2551

Antonio Rifa
1334 Collins Ave Apt 501
Miami Beach, FL 33139-4227

Hank Olson
1334 Collins Ave Apt 601
Miami Beach, FL 33139-4228

Eli Da Silva
1334 Collins Ave Apt 202
Miami Beach, FL 33139-4221

Jeffrey Gottesman
407 Redbud Way
Nevada City, CA 95959-2155

IVan Chorens Mabel Chorens
1334 Collins Ave Apt 402
Miami Beach, FL 33139-4222

Fe Milagros Carbonell Jtrs
Ana Lopez Jtrs
1334 Collins Ave Apt 502
Miami Beach, FL 33139-4227

Emma D Shaner
1334 Collins Ave Apt 602
Miami Beach, FL 33139-4228

Houshig A Tejrjian
1334 Collins Ave Apt 303
Miami Beach, FL 33139-4222

Elizabeth Borbolla
13309 SW 1st St
Miami, FL 33184-1170

Matthew C Kobin Trs
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