

818 LINCOLN INVESTMENTS LLC  
3500 DE MAISONNEUVE BLVD WEST STE 1650  
WESTMOUNT QC H3Z 3C1  
CANADA

ALBAN COLSON  
164 AVENUE DU DIX SEPTEMBRE  
L2550 LUXEMBOURG  
LUXEMBOURG

COLLINS EIGHTH LLC  
730 LEXINGTON LLC  
905 HODGE STREET  
MONTREAL QC H4N 2B3  
CANADA

LUCA GUARDA NARDINI  
VIA BELZONI 70  
PADOVA 35121  
ITALY

MANUELE MAZZI  
VIA ARIANA 116  
VELLETRI ROMA 00049  
ITALY

1619 MERIDIAN LLC  
PO BOX 2951  
PALM BEACH, FL 33480

1680 COSTA LLC  
C/O DANIEL WARMAN  
7800 SW 57 AVE STE 310  
MIAMI, FL 33143

1685 JEFFERSON LLC  
C/O OCTAZON MANAGEMENT LLC  
801 ARTHUR GODFREY RD #600  
MIAMI BEACH, FL 33140

1688 PROPERTY OWNER LLC  
59 GREENACRES AVE  
SCARSDALE, NY 10583

718 LINCOLN OWNER LLC  
C/O JSRE ACQUISITIONS LLC  
660 MADISON AVE  
NEW YORK, NY 10065

730 CORPORATION  
1665 WASHINGTON AVE PH  
MIAMI BEACH, FL 33139

738 LINCOLN ROAD LLC  
C/O COMRAS COMPANY  
1261 20 ST  
MIAMI BEACH, FL 33139

ANA CARMEN DINCA  
JASON MATTHEW TRINQUE  
86 SUMMIT AVE  
WINTHROP, MA 02152

ANTHONY ARRIGHI  
1619 JEFFERSON AVE 25  
MIAMI BEACH, FL 33139

APCNYASOC LLC  
1549 NE 123 ST  
MIAMI, FL 33161

ASM MIAMI HOLIDAYS INC  
2301 COLLINS AVE APT 414  
MIAMI BEACH, FL 33139

BAMAX CORP  
1444 BISCAYNE BLVD #306  
MIAMI, FL 33132

BRUNSWICK IMMOBILIER LLC  
5500 OAKWOOD LN  
CORAL GABLES, FL 33156-2110

CAMILLA INVESTMENT MIAMI LLC  
8004 NW 154 ST 342  
MIAMI LAKES, FL 33016

CHABAD HOUSE ON WHEELS INC  
3134 ROYAL PALM AVE  
MIAMI BEACH, FL 33140

CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DR 4TH FL  
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH  
FLA BAY SHORE CLUB COURSE  
MIAMI, FL 33125

CITY OF MIAMI BEACH FLA  
CITY HALL  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139

COMCO LLC  
1261 20 ST  
MIAMI BEACH, FL 33139

COMOLAKES LLC  
14721 SW 87 PL  
MIAMI, FL 33176

DAVANESS LLC  
2292 CORAL WAY  
CORAL GABLES, FL 33145-3509

DJANGO MIAMI LLC  
64 COLLINGWOOD ST  
SAN FRANCISCO, CA 94114

E M N E HIJOS LLC  
1390 BRICKELL AVE 275  
MIAMI, FL 33131

EMKER USA LLC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139

ESMERALDA BAY INC  
3401 SW 160 AVE 330  
MIRAMAR, FL 33027

ESTEBAN SUBIAS MANDIBURU  
MARINA CELESTE VILLANUEVA  
1619 JEFFERSON AVE UNIT 20  
MIAMI BEACH, FL 33139

FEDERATED DEPT STORES LESSEE  
TAX DEPT  
1675 AVE MERIDIAN AVE LLC LESSOR  
1065 KANE CONCOURSE STE 200  
BAY HARBOR ISLANDS, FL 33154

FIFTH ELEMENT INVEST LLC  
1619 JEFFERSON AVE 4  
MIAMI BEACH, FL 33139

GEORGE CHRISTOPHER GARY ZAGER  
419 FERNLEAF AVE  
CORONA DEL MAR, CA 92625

HOSPITALTY INTERIOR AND  
LUXURY RETAIL LLC  
6995 SW 115 ST  
PINECREST, FL 33156

INTERWIN INVESTMENT LLC  
1911 NW 150 AVE STE 201  
PEMBROKE PINES, FL 33028

ITAMAR MAKMAL  
1619 JEFFERSON AVE #8  
MIAMI BEACH, FL 33139

JOEL G BLANCHETTE &  
KAREN KRANZ SERGI JTRS  
12000 MARKET ST #347  
RESTON, VA 20190

JORGE M PEREZ DE DIOS  
GISELA MARY GONZALEZ MORENO  
10551 NW 52 TER  
DORAL, FL 33178

JOSE RICARDO FURNARI  
3301 N COUNTRY CLUB DR #405  
AVENTURA, FL 33180

LEBABOT LLC  
4747 COLLINS AVE 914  
MIAMI BEACH, FL 33140

LINCOLN 845 LLC  
% JENEL MGMT CORP  
275 MADISON AVE #702  
NEW YORK, NY 10016

LINCOLN CENTER ASSOCIATES  
1300 COLLINS AVE STE 100  
MIAMI BEACH, FL 33139-4234

LINCOLN CENTURION RETAIL LLC  
500 5 AVE FL 39  
NEW YORK, NY 10110

MARK B CARBON  
1737 MILAN ST  
NEW ORLEANS, LA 70115

MARVIAL LLC  
C/O CHEEMA AND DEL FIERO PA  
18628 SW 50 CT  
MIRAMAR, FL 33029

MERIDIAN 1674 LLC  
1111 BRICKELL AVE 2175  
MIAMI, FL 33131

NORMA 1922 CORP  
3370 MARY ST  
MIAMI, FL 33133

OMAR PONS  
451 SE 3 ST  
HIALEAH, FL 33010

PALM AVENUE HIALEAH TRUST  
1900 SUNSET HARBOR DR  
MIAMI BEACH, FL 33139

PATRICE REGNIER  
C/O MIAMI REALTY GROUP  
NATHALIE REGNIER  
90 ALTON RD TH SOUTH  
MIAMI BEACH, FL 33139

PPF 723 LINCOLN LANE LLC  
C/O LINCOLN ROAD MM LLC  
801 ARTHUR GODFREY RD STE 600  
MIAMI BEACH, FL 33140

PPF LRIII PORTFOLIO LLC  
C/O LINCOLN ROAD MM LLC  
801 ARTHUR GODFREY RD #600  
MIAMI BEACH, FL 33140

PPF MBL PORTFOLIO LLC  
C/O LINCOLN ROAD MM LLC  
801 ARTHUR GODFREY RD #600  
MIAMI BEACH, FL 33140

PPF MBL PORTFOLIO LLC (LESSEE)  
C/O LINCOLN ROAD MM LLC  
THE SALVATION ARMY (FEE HOLDER)  
801 ARTHUR GODFREY RD STE 600  
MIAMI BEACH, FL 33140

RAYMOND XU  
YAPING CHEN  
3463 WINDY KNOLL LN  
CARMEL, IN 46074

RC LINCOLN RD HOLDINGS LLC  
C/O CROWN  
767 FIFTH AVENUE #24 FLR  
NEW YORK, NY 10153

REFC REAL ESTATE CORP  
9245 SW 157 ST 210  
PALMETTO BAY, FL 33157

REGINA HUBER  
1827 ADAM CLAYTON POWELL JR BLVD 4C  
NEW YORK, NY 10026

SAMA5 LLC  
9 ISLAND AVE #1701  
MIAMI BEACH, FL 33139

SEVEN HUNDRED REALTY CORP LESSEE  
% NATHAN NEWMAN AGENT  
15499 W DIXIE HWY  
N MIAMI BEACH, FL 33162-6031

SILVIA DISDERI  
830 SW 9 STREET CIR 201  
BOCA RATON, FL 33486

SILVINA BELMONTE  
1619 JEFFERSON AVE #24  
MIAMI BEACH, FL 33139

SOUTH BEACH TRISTAR 800 LLC  
TRICAP  
590 MADISON AVE 21 FLR  
NEW YORK, NY 10022

SOUTH FLORIDA ART CENTER INC  
924 LINCOLN RD #205  
MIAMI BEACH, FL 33139

THALLY INC  
1619 JEFFERSON AVE APT 11  
MIAMI BEACH, FL 33139-7602

VIOLET EUCLID 5 LLC  
2520 CORAL WAY 2 355  
MIAMI, FL 33145

XAVIEN HOOD  
BRANDI HOOD  
1616 EUCLID AVE #4  
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
818 LINCOLN INVESTMENTS LLC	3500 DE MAISONNEUVE BLVD WEST STE 1650	WESTMOUNT QC H3Z 3C1			CANADA
ALBAN COLSON	164 AVENUE DU DIX SEPTEMBRE	L2550 LUXEMBOURG			LUXEMBOURG
COLLINS EIGHTH LLC 730 LEXINGTON LLC	905 HODGE STREET	MONTREAL QC H4N 2B3			CANADA
LUCA GUARDA NARDINI	VIA BELZONI 70	PADOVA 35121			ITALY
MANUELE MAZZI	VIA ARIANA 116	VELLETRI ROMA 00049			ITALY
1619 MERIDIAN LLC	PO BOX 2951	PALM BEACH	FL	33480	USA
1680 COSTA LLC C/O DANIEL WARMAN	7800 SW 57 AVE STE 310	MIAMI	FL	33143	USA
1685 JEFFERSON LLC C/O OCTAZON MANAGEMENT LLC	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	USA
1688 PROPERTY OWNER LLC	59 GREENACRES AVE	SCARSDALE	NY	10583	USA
718 LINCOLN OWNER LLC C/O JSRE ACQUISITIONS LLC	660 MADISON AVE	NEW YORK	NY	10065	USA
730 CORPORATION	1665 WASHINGTON AVE PH	MIAMI BEACH	FL	33139	USA
738 LINCOLN ROAD LLC C/O COMRAS COMPANY	1261 20 ST	MIAMI BEACH	FL	33139	USA
ANA CARMEN DINCA JASON MATTHEW TRINQUE	86 SUMMIT AVE	WINTHROP	MA	02152	USA
ANTHONY ARRIGHI	1619 JEFFERSON AVE 25	MIAMI BEACH	FL	33139	USA
APCNYASOC LLC	1549 NE 123 ST	MIAMI	FL	33161	USA
ASM MIAMI HOLIDAYS INC	2301 COLLINS AVE APT 414	MIAMI BEACH	FL	33139	USA
BAMAX CORP	1444 BISCAYNE BLVD #306	MIAMI	FL	33132	USA
BRUNSWICK IMMOBILIER LLC	5500 OAKWOOD LN	CORAL GABLES	FL	33156-2110	USA
CAMILLA INVESTMENT MIAMI LLC	8004 NW 154 ST 342	MIAMI LAKES	FL	33016	USA
CHABAD HOUSE ON WHEELS INC	3134 ROYAL PALM AVE	MIAMI BEACH	FL	33140	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR 4TH FL	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CITY OF MIAMI BEACH FLA CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
COMCO LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
COMOLAKES LLC	14721 SW 87 PL	MIAMI	FL	33176	USA
DAVANESS LLC	2292 CORAL WAY	CORAL GABLES	FL	33145-3509	USA
DJANGO MIAMI LLC	64 COLLINGWOOD ST	SAN FRANCISCO	CA	94114	USA
E M N E HIJOS LLC	1390 BRICKELL AVE 275	MIAMI	FL	33131	USA
EMKER USA LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
ESMERALDA BAY INC	3401 SW 160 AVE 330	MIRAMAR	FL	33027	USA
ESTEBAN SUBIAS MANDIBURU MARINA CELESTE VILLANUEVA	1619 JEFFERSON AVE UNIT 20	MIAMI BEACH	FL	33139	USA
FEDERATED DEPT STORES LESSEE TAX DEPT 1675 AVE MERIDIAN AVE LLC LESSOR	1065 KANE CONCOURSE STE 200	BAY HARBOR ISLANDS	FL	33154	USA
FIFTH ELEMENT INVEST LLC	1619 JEFFERSON AVE 4	MIAMI BEACH	FL	33139	USA
GEORGE CHRISTOPHER GARY ZAGER	419 FERNLEAF AVE	CORONA DEL MAR	CA	92625	USA
HOSPITALTY INTERIOR AND LUXURY RETAIL LLC	6995 SW 115 ST	PINECREST	FL	33156	USA
INTERWIN INVESTMENT LLC	1911 NW 150 AVE STE 201	PEMBROKE PINES	FL	33028	USA
ITAMAR MAKMAL	1619 JEFFERSON AVE #8	MIAMI BEACH	FL	33139	USA
JOEL G BLANCHETTE & KAREN KRANZ SERGI JTRS	12000 MARKET ST #347	RESTON	VA	20190	USA
JORGE M PEREZ DE DIOS GISELA MARY GONZALEZ MORENO	10551 NW 52 TER	DORAL	FL	33178	USA
JOSE RICARDO FURNARI	3301 N COUNTRY CLUB DR #405	AVENTURA	FL	33180	USA
LEBABOT LLC	4747 COLLINS AVE 914	MIAMI BEACH	FL	33140	USA
LINCOLN 845 LLC % JENEL MGMT CORP	275 MADISON AVE #702	NEW YORK	NY	10016	USA
LINCOLN CENTER ASSOCIATES	1300 COLLINS AVE STE 100	MIAMI BEACH	FL	33139-4234	USA
LINCOLN CENTURION RETAIL LLC	500 5 AVE FL 39	NEW YORK	NY	10110	USA
MARK B CARBON	1737 MILAN ST	NEW ORLEANS	LA	70115	USA
MARVIAL LLC C/O CHEEMA AND DEL FIERO PA	18628 SW 50 CT	MIRAMAR	FL	33029	USA
MERIDIAN 1674 LLC	1111 BRICKELL AVE 2175	MIAMI	FL	33131	USA
NORMA 1922 CORP	3370 MARY ST	MIAMI	FL	33133	USA
OMAR PONS	451 SE 3 ST	HIALEAH	FL	33010	USA
PALM AVENUE HIALEAH TRUST	1900 SUNSET HARBOR DR	MIAMI BEACH	FL	33139	USA
PATRICE REGNIER C/O MIAMI REALTY GROUP NATHALIE REGNIER	90 ALTON RD TH SOUTH	MIAMI BEACH	FL	33139	USA

PPF 723 LINCOLN LANE LLC C/O LINCOLN LANE MM	801 ARTHUR GODFREY RD STE 600	MIAMI BEACH	FL	33140	USA
PPF LRIII PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	USA
PPF MBL PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	USA
PPF MBL PORTFOLIO LLC (LESSEE) C/O LINCOLN ROAD MM LLC THE SALVATION ARMY (FEE HOLDER)	801 ARTHUR GODFREY RD STE 600	MIAMI BEACH	FL	33140	USA
RAYMOND XU YAPING CHEN	3463 WINDY KNOLL LN	CARMEL	IN	46074	USA
RC LINCOLN RD HOLDINGS LLC C/O CROWN	767 FIFTH AVENUE #24 FLR	NEW YORK	NY	10153	USA
REFC REAL ESTATE CORP	9245 SW 157 ST 210	PALMETTO BAY	FL	33157	USA
REGINA HUBER	1827 ADAM CLAYTON POWELL JR BLVD 4C	NEW YORK	NY	10026	USA
SAMAS LLC	9 ISLAND AVE #1701	MIAMI BEACH	FL	33139	USA
SEVEN HUNDRED REALTY CORP LESSEE % NATHAN NEWMAN AGENT	15499 W DIXIE HWY	N MIAMI BEACH	FL	33162-6031	USA
SILVIA DISDERI	830 SW 9 STREET CIR 201	BOCA RATON	FL	33486	USA
SILVINA BELMONTE	1619 JEFFERSON AVE #24	MIAMI BEACH	FL	33139	USA
SOUTH BEACH TRISTAR 800 LLC TRICAP	590 MADISON AVE 21 FLR	NEW YORK	NY	10022	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD #205	MIAMI BEACH	FL	33139	USA
THALLY INC	1619 JEFFERSON AVE APT 11	MIAMI BEACH	FL	33139-7602	USA
VIOLET EUCLID 5 LLC	2520 CORAL WAY 2 355	MIAMI	FL	33145	USA
XAVIEN HOOD BRANDI HOOD	1616 EUCLID AVE #4	MIAMI BEACH	FL	33139	USA



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting  
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

May 2, 2023

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

**Re: Property owners within 375 feet of:**

**SUBJECT:** 749 Lincoln Road, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-007-0491

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

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Diana B. Rio

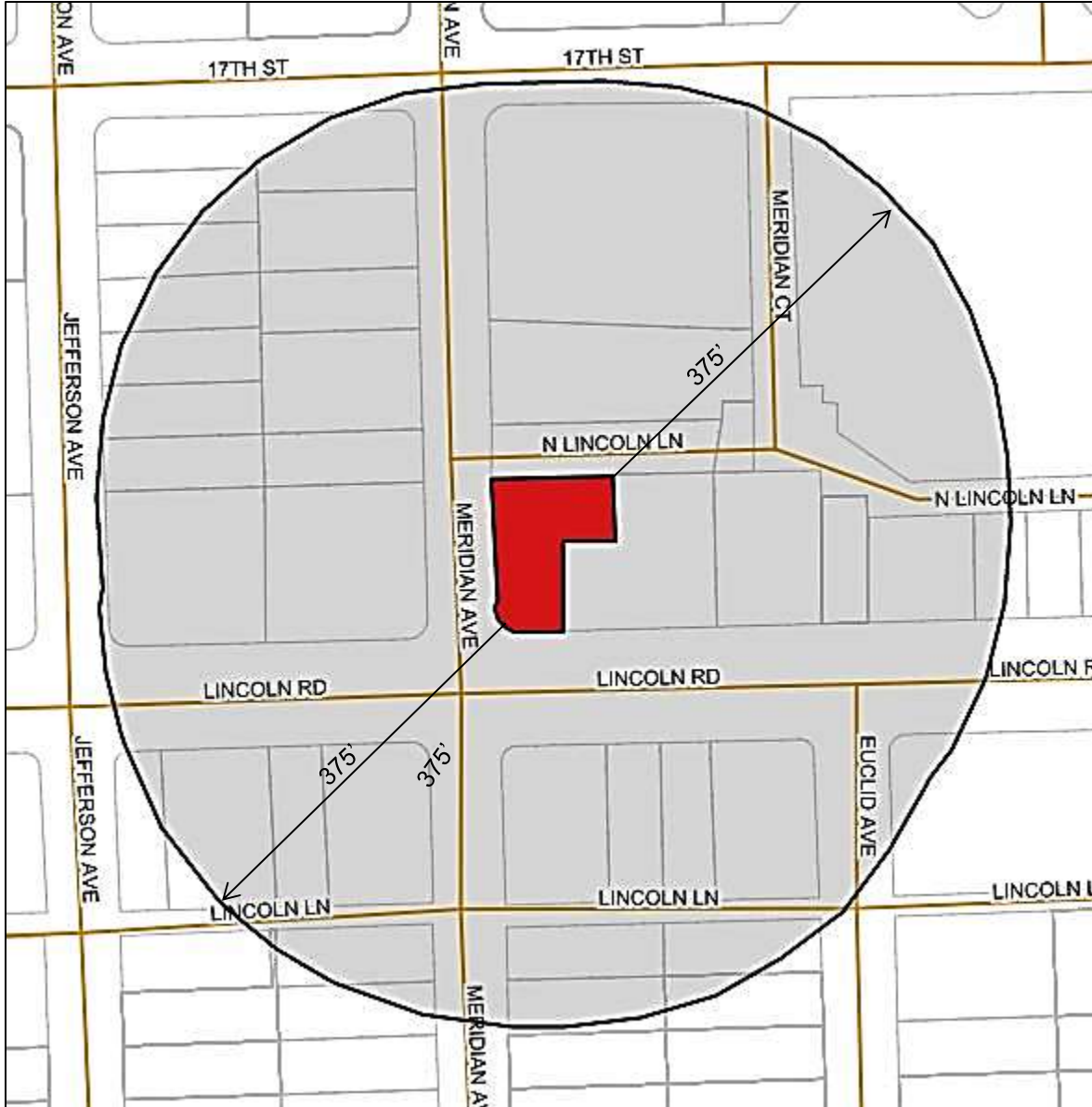
Total number of property owners without repetition: **68, including 5 international**



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting  
rdmiami.com | diana@rdmiami.com | 305.498.1614

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



**SUBJECT:** 749 Lincoln Road, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-007-0491