

City Of Miami Beach Fla
Bay Shore Club Course
1901 Convention Center Dr
Miami Beach, FL 33125-3713

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

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

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

420 Lincoln Rd Dev LLC
420 Lincoln Rd Ste 2D
Miami Beach, FL 33139-3031

Katerine B Doyle
1665 Washington Ave Fl 4
Miami Beach, FL 33139-3172

Inres Corporation
210 71st St Ste 309
Miami Beach, FL 33141-3235

Albion Associates Ltd
311 Lincoln Rd Ste 200
Miami Beach, FL 33139-3150

337 Lincoln Road Holdings LLC
1407 Broadway Fl 41
New York, NY 10018-2348

Manhattan House Inc
5660 Collins Ave Apt 5E
Miami Beach, FL 33140-2425

Crest Hotel Group LLC
156 Almeria Ave Ste 201
Coral Gables, FL 33134-6021

1676 James LLC
227 E Rivo Alto Dr
Miami Beach, FL 33139-1247

Greenview Hotel LLC
1671 Washington Ave
Miami Beach, FL 33139-3118

Bsd Raleigh Trustee LLC Trs
Raleigh Land Trust
745 5th Ave
New York, NY 10151-0099

Kk 1665 Washington LLC
C/O Shvo
745 5th Ave
New York, NY 10151-0099

1600 Collins Avenue LLC
2999 NE 191st St Ste 800
Miami, FL 33180-3387

Berkeley Shore LLC
1111 Kane Concourse Ste 217
Miami Beach, FL 33154-2040

Harry Wexler Revoc Business Trust
% Robert Wexler % Tourneau Inc
3 E 54th St
New York, NY 10022-3108

318 Lincoln LLC
390 Park Ave
New York, NY 10022-4608

Sml 350 Lincoln Inc
666 Broadway Fl 2nd
New York, NY 10012-2356

Washington Jal Inc
1228 Alton Rd
Miami Beach, FL 33139-3810

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

NG 1601 Washington Ave (Leasee)
1430 Broadway Rm 1605
New York, NY 10018-3365

Lincoln Realty Management LLC
14039 Sherman Way Ste 206
Van Nuys, CA 91405-5635

230 Lincoln Mb Title LLC
2665 S Bayshore Dr Ste 100
Miami, FL 33133-5402

Af Bep Lincoln Funding LLC
135 San Lorenzo Ave Ste 530
Coral Gables, FL 33146-1872

Lincoln Road Owner LLC
500 Boylston St Ste 1880
Boston, MA 02116-3840

Financial Plaza Condo
407 Lincoln Rd Ph N
Miami Beach, FL 33139

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

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

Order number: 230604
Total non-repetitive labels: 30

OWNERS LIST

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

LEGAL DESCRIPTION:

Lot 16 and the West half of Lot 15, Block 54, of **ALTON BEACH SUBDIVISION**, according to the Plat thereof, as recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida.

ADDRESS: 350 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0820

PREPARED FOR: RJP CONSULTING GROUP

ORDER: 230604

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

City Of Miami Beach Fla
Bay Shore Club Course
1901 Convention Center Dr
Miami Beach, FL 33125-3713

Property address: 1901 Convention Center Dr
Folio number: 0232270000090

Lincoln Rd Sub A PB 34-66 Lots 2 & 3 Blk 3
Property address: 433 Lincoln Rd
Folio number: 0232340050110

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

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

Property address: 421 Lincoln Rd
Folio number: 0232340050120

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

Pine Ridge Sub PB 6-34 Lot 1 Blk 53
Property address: 1600 Washington Ave
Folio number: 0232340060010

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

Pine Ridge Sub PB 6-34 Lots 2 Thru 4 Blk 53 Less Port Desc In Or #30009-4775
Property address: 408 Lincoln Rd
Folio number: 0232340060020

420 Lincoln Rd Dev LLC
420 Lincoln Rd Ste 2D
Miami Beach, FL 33139-3031

Pine Ridge Sub PB 6-34 Lots 5 Thru 10 & N20ft Of W60ft Of Lot 3 & W5ft
OF Lots 2 & 3 Desc In Or #2559-255 Blk 53
Property address: 1601 Drexel Ave
Folio number: 0232340060040

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

Alton Beach 1St Sub PB 2-77 Lots 1-2-3 Less W60ft Blk 30
Property address: 215 Lincoln Rd
Folio number: 0232340190580

Katerine B Doyle
1665 Washington Ave Fl 4
Miami Beach, FL 33139-3172

Alton Beach 1St Sub PB 2-77 W60ft Of Lots 1-2-3 Blk 30
Property address: 235 Lincoln Rd
Folio number: 0232340190590

Inres Corporation
210 71st St Ste 309
Miami Beach, FL 33141-3235

Alton Beach 1St Sub PB 2-77 Lots 1-2-3 & Lot 4 Less W6ft Blk 31
Property address: 1650 James Ave
Folio number: 0232340190660

Albion Associates Ltd
311 Lincoln Rd Ste 200
Miami Beach, FL 33139-3150

Alton Beach 1St Sub PB 2-77 W6ft Lot 4 & E44.5Ft Lot 5 Blk 31
Property address: 337 Lincoln Rd
Folio number: 0232340190670

337 Lincoln Road Holdings LLC
1407 Broadway Fl 41
New York, NY 10018-2348

Alton Beach 1St Sub PB 2-77 Lot 6 & W5.5Ft Lot 5 Blk 31
Property address: 1651 Washington Ave
Folio number: 0232340190680

Manhattan House Inc
5660 Collins Ave Apt 5E
Miami Beach, FL 33140-2425

Alton Beach 1St Sub PB 2-77 Lot 7 & S20ft Of Lot 8 Blk 31
Property address: 1666 James Ave
Folio number: 0232340190690

Crest Hotel Group LLC
156 Almeria Ave Ste 201
Coral Gables, FL 33134-6021

Alton Beach 1St Sub PB 2-77 N30ft Of Lot 8 & S20ft Of Lot 9 Blk 31
Property address: 1670 James Ave
Folio number: 0232340190691

Crest Hotel Group LLC
156 Almeria Ave Ste 201
Coral Gables, FL 33134-6021

33-34 53 42 Alton Beach 1St Sub PB 2-77 Lot 10 & N30ft Lot 9 Blk 31
Property address: 1676 James Ave
Folio number: 0232340190700

1676 James LLC
227 E Rivo Alto Dr
Miami Beach, FL 33139-1247

33-34 53 42 Alton Beach 1St Sub PB 2-77 Lot 18 Blk 31
Property address: 1671 Washington Ave
Folio number: 0232340190750

Greenview Hotel LLC
1671 Washington Ave
Miami Beach, FL 33139-3118

Alton Beach 1St Sub PB 2-77 Lot 19 Blk 31
Property address: 1667 Washington Ave
Folio number: 0232340190760

Bsd Raleigh Trustee LLC Trs
Raleigh Land Trust
745 5th Ave
New York, NY 10151-0099

Alton Beach 1St Sub PB 2-77 Lot 20 Blk 31
Property address: 1665 Washington Ave
Folio number: 0232340190770

Kk 1665 Washington LLC C/O Shvo
745 5th Ave
New York, NY 10151-0099

Alton Beach 1St Sub PB 2-77 Lots 1 & 2 Blk 54
Property address: 1600 Collins Ave
Folio number: 0232340190780

1600 Collins Avenue LLC
2999 NE 191st St Ste 800
Miami, FL 33180-3387

Alton Beach 1St Sub PB 2-77 Lot 3 & S1/2 Lot 4 Blk 54
Property address: 1610 Collins Ave
Folio number: 0232340190790

Berkeley Shore LLC
1111 Kane Concourse Ste 217
Miami Beach, FL 33154-2040

Alton Beach 1St Sub PB 2-77 N1/2 Lot 4 Pt Lots 5 & 6 & Lots 7 & 8 & Pt
OF 20Ft Alley Lyg Ely Of W/L Lot 8 Ext Sly Blk 54

Property address: 200 Lincoln Rd
Folio number: 0232340190800

Harry Wexler Revoc Business Trust
% Robert Wexler % Tourneau Inc
3 E 54th St
New York, NY 10022-3108

Alton Beach 1St Sub PB 2-77 W40ft Of Lot 13 All Lot 14 & E 1/2 Lot 15 Blk 54
Property address: 318 Lincoln Rd
Folio number: 0232340190810

318 Lincoln LLC
390 Park Ave
New York, NY 10022-4608

Alton Beach 1St Sub PB 2-77 Lot 16 & W1/2 Lot 15 Blk 54
Property address: 350 Lincoln Rd
Folio number: 0232340190820

Sml 350 Lincoln Inc
666 Broadway Fl 2nd
New York, NY 10012-2356

Alton Beach 1St Sub PB 2-77 Port Of Lots 17 & 18 & 20Ft Alley Lyg N Of
LOt 17 Blk 54 Desc Beg SW Cor Of Lot 16 Th S Oo Deg W 116.79Ft N 89
Deg E85.19Ft N 00 Deg W 116.70Ft N 89 Deg W 85.19Ft To POB Less
Air Rights DEsc In Or 19236-4458
Property address: 1627 Washington Ave
Folio number: 0232340190830

Washington Jal Inc
1228 Alton Rd
Miami Beach, FL 33139-3810

Alton Beach 1St Sub PB 2-77 Lots 17 & 18 & 20 Ft Alley Lyg N Of Lot 17 LEss
E60ft & Less Beg SW Cor Of Lot 16 Th S 00 Deg W 116.79Ft N 89 Deg E85.20Ft
N 00 Deg E 116.70Ft N 89 Deg W 85.19Ft To POB & All Lots 19 Thru22 &
Air Rights Desc In Or 19236-4458

Property address: 1601 Washington Ave
Folio number: 0232340190840

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

Alton Beach 1St Sub PB 2-77 Tenant Owned Improvements Located On
Lots 17& 18 & 20Ft Alley Lyg N Of Lot 17 Less E60ft & Less Beg SW Cor Of
Lot 16 Th S 00 Deg W 116.79Ft N 89 Deg E 85.20Ft N 00 Deg E 116.70Ft
N 89 DegW 85.19Ft To POB & All Lots 19 Thru 22 & Air Rights Desc In
Or 19236-4458
Property address: 1601 Washington Ave
Folio number: 0232340190842

NG 1601 Washington Ave (Leasee)
1430 Broadway Rm 1605
New York, NY 10018-3365

33-34 53 42 Alton Beach 1St Sub PB 2-77 Beg NE Cor Lot 9 W40ft S100ft
E35ft S195ft M/L E5ft N295ft M/L W To POB Blk 54
Property address: 226 Lincoln Rd
Folio number: 0232340190850

Lincoln Realty Management LLC
14039 Sherman Way Ste 206
Van Nuys, CA 91405-5635

Alton Beach 1St Sub PB 2-77 Beg At Pt On S/L Of Linc Rd 40Ftw Of NE Cor
Lot 9 For POB W30ft S 100Ft W35ft S195ft E100ft N195ft W35ft N To POB
Blk 54

Property address: 230 Lincoln Rd
Folio number: 0232340190860

230 Lincoln Mb Title LLC
2665 S Bayshore Dr Ste 100
Miami, FL 33133-5402

Alton Beach 1St Sub PB 2-77 Beg At Pt 10Ftw Of NE Cor Lot 11 S100ft
E40ft N100ft W40ft M/L To POB Blk 54

Property address: 298 Lincoln Rd
Folio number: 0232340190870

Af Bep Lincoln Funding LLC
135 San Lorenzo Ave Ste 530
Coral Gables, FL 33146-1872

Alton Beach 1St Sub PB 2-77 Beg 10Ftw Of NE Cor Lot 13 S150ft W25ft S121Ft
M/L E60ft S25ft M/L E70ft N196ft M/L W5ft N100ft W100 Ft To POB Blk 54

Property address: 312 Lincoln Rd
Folio number: 0232340190880

Lincoln Road Owner LLC
500 Boylston St Ste 1880
Boston, MA 02116-3840

Financial Plaza Condo Lincoln Rd Sub A PB 34-66 Lots 6 & 7 Blk 3
Property address:

Folio number: 0232340720001

Financial Plaza Condo
407 Lincoln Rd Ph N
Miami Beach, FL 33139

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

Property address: 401 Lincoln Rd
Folio number: 0232340720010

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

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

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

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

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

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

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

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

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

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

Financial Plaza Condo Unit 501 Undiv 1/14 Int In Common Elements

Property address: 401 Lincoln Rd, #501
Folio number: 0232340720050

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

Financial Plaza Condo Unit 601 Undiv 1/14 Int In Common Elements

Property address: 401 Lincoln Rd, #601
Folio number: 0232340720060

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

Financial Plaza Condo Unit 701 Undiv 1/14 Int In Common Elements

Property address: 401 Lincoln Rd, #701
Folio number: 0232340720070

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

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

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

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

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

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

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

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

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

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

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

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

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



June 15, 2023

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

RE: Property Owners List within 375 feet of:

LEGAL DESCRIPTION:

Lot 16 and the West half of Lot 15, Block 54, of **ALTON BEACH SUBDIVISION**, according to the Plat thereof, as recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida.

ADDRESS: 350 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0820

PREPARED FOR: RJP CONSULTING GROUP

ORDER: 230604

Total number of property owners without repetition: 30

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.

A handwritten signature in black ink that reads "Omara R. Lopez".

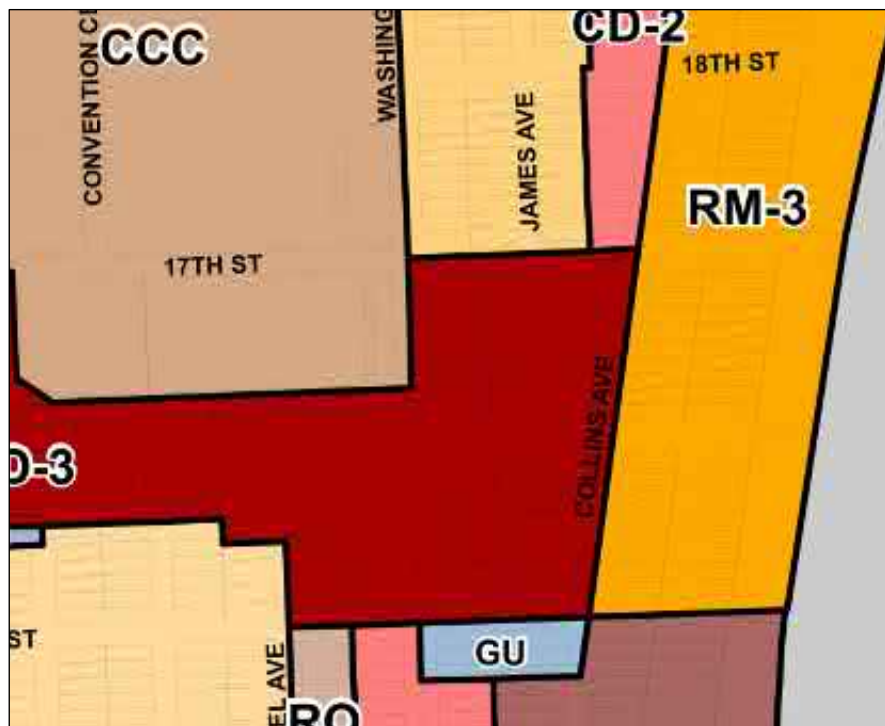
Omara R. Lopez

For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016

Phone: 305 828-1210

www.thezoningspecialistsgroup.com



LEGAL DESCRIPTION:

Lot 16 and the West half of Lot 15, Block 54, of **ALTON BEACH SUBDIVISION**, according to the Plat thereof, as recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida.

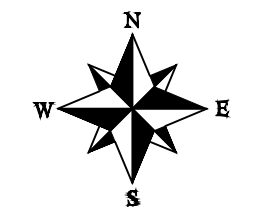
ADDRESS: 350 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0820

PREPARED FOR: RJP CONSULTING GROUP

ORDER: 230604

DATE: June 15, 2023



SCALE: 1"= 125'



 **The Zoning Specialists Group, Inc.**
 7729 NW 146th Street
 Miami Lakes FL 33016
 Ph: (305) 828-1210
www.thezoningspecialistsgroup.com