

Carlos J. Maradiaga  
Georgina Cabrera  
Property Owners Data Researches Services  
3802 SW 79<sup>th</sup> Ave, #117  
Miami, FL 33155  
Pho: (305) 262-8965 ● Pho: (305) 207-1412  
E-mail: [DataResearchAssociates@gmail.com](mailto:DataResearchAssociates@gmail.com)  
Date: March 13, 2024

**Number of Owners:**   34   (including Subject)

### **COVER LETTER & CERTIFICATION**

**TO:** City of Miami Beach  
Department of Building, Planning & Zoning  
1700 Convention Center Drive  
Miami Beach, FL 33139

**RE:** Property Owners within a 375 FOOT RADIUS of:  
**1728 LENOX AVE**  
**MIAMI BEACH, FL 33139**  
**PID # 02-3234-004-0190**

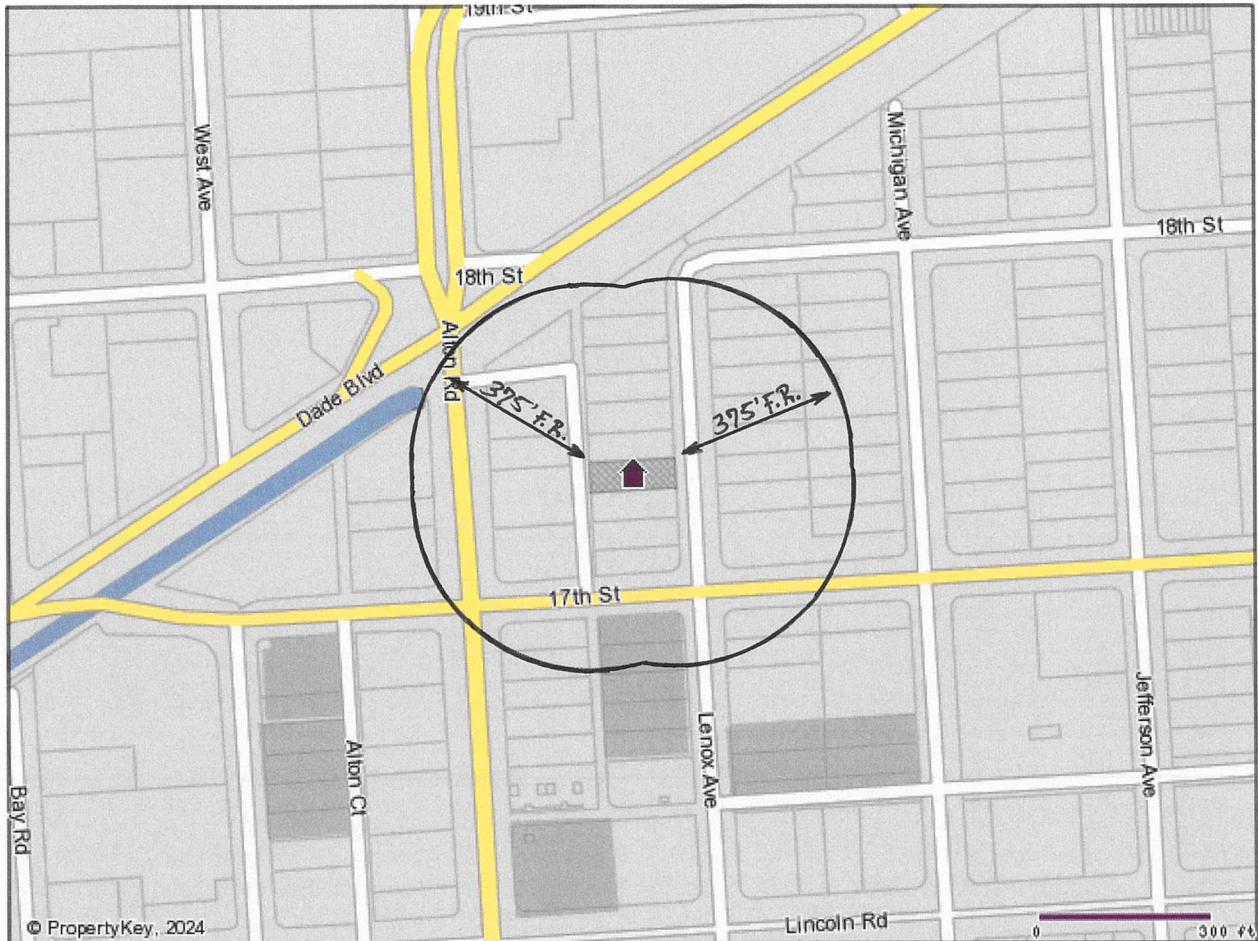
**Legal Description:** As Describe in Exhibit "A"

**PALM VIEW SUB PB 6-29 LOT 4 BLK 18 LOT SIZE 50.000 X 150 OR 19736-3060 05**  
**2001 1**

I hereby certify that I have prepared the attached ownership list, map, and mailing labels which are a complete and accurate representation of all the real estate property and property owners who live (or own) real estate property within a 375 foot radius of the external boundaries of the subject property listed above. All of which reflects the latest ad-valorem tax records on file in the Miami-Dade County Tax Assessor's Office.

Sincerely,





**375 FOOT RADIUS MAP**  
APPROXIMATE SCALE = 1' = 375'

PROPERTY ADDRESS:  
**1728 LENOX AVE**  
**MIAMI BEACH, FL 33139**  
**PID # 02-3234-004-0190**

LEGAL DESCRIPTION:  
**PALM VIEW SUB PB 6-29 LOT 4 BLK 18 LOT SIZE 50.000 X 150 OR**  
**19736-3060 05 2001 1**



**1107 19b LLC**  
c/o The Witkoff Group  
233 Broadway Rm 2305  
New York, NY 10279-2503

**La Bella Carla LLC**  
4615 Prairie Ave  
Miami, FL 33140-3006

**SOBE Alton LLC**  
9425 Harding Ave  
Miami, FL 33154-2803

**Goldwater Realty II Inc.**  
Po Box 190816  
Miami Beach, FL 33119-0816

**Izabela Kruczek**  
1732 Meridian Ave Apt 504  
Miami Beach, FL 33139-1870

**Leslie E. Silberstein**  
Leslie E. Silberstein Rev Tr  
1729 Lenox Ave  
Miami Beach, FL 33139-2414

**Avrohom Brody & Yehudis**  
1761 Lenox Ave  
Miami Beach, FL 33139-2414

**Martin L. Wiles**  
1780 Lenox Ave  
Miami Beach, FL 33139-2415

**Paul H. Freeman**  
1776 Michigan Ave  
Miami Beach, FL 33139-2417

**Alton Road Owner LLC**  
1691 Michigan Ave Ste 510  
Miami Beach, FL 33139-2562

**1695 Alton LLC**  
5800 NW 171st St  
Hialeah, FL 33015-4608

**Rosnick Enterprises Inc.**  
300 SW 18th Ter Ste 100  
Miami, FL 33129-1060

**E & S Shull Inc.**  
1235 Seabay Rd  
Weston, FL 33326-3324

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

**John Courtney &  
Bailey Lowenthal**  
1026 18th St  
Miami Beach, FL 33139-2410

**Jay R. Levy & Claudia**  
1753 Lenox Ave  
Miami Beach, FL 33139-2414

**Leonel P. Limonte**  
1750 Lenox Ave  
Miami Beach, FL 33139-2415

**Martin Wiles**  
1770 Lenox Ave  
Miami Beach, FL 33139-2415

**Arnold Alex Daoud**  
1750 Michigan Ave  
Miami Beach, FL 33139-2417

**1735 Lenox Ave LLC**  
2729 N Bay Rd  
Miami Beach, FL 33140-4264

**1000 17th St LLC c/o**  
Azora Exan Capital Partners  
1111 Brickell Ave Ste 2175  
Miami, FL 33131-3162

**BI 44 LLC**  
c/o Mark Migdal Hayden  
80 SW 8th St Ste 1999  
Miami, FL 33130-3036

**HM Property 3 LLC**  
8020 S Rainbow Blvd # 100-615  
Las Vegas, NV 89139-6483

**Mac Alton LLC**  
1261 20th St  
Miami Beach, FL 33139-1407

**Katz Family Partnership**  
1735 Alton Rd  
Miami Beach, FL 33139-2411

**David M. Roth & Isabel Roth**  
1745 Lenox Ave  
Miami Beach, FL 33139-2414

**David Feldman**  
1760 Lenox Ave  
Miami Beach, FL 33139-2415

**Cuban Hebrew Congregation**  
1700 Michigan Ave  
Miami Beach, FL 33139-2417

**Berke Steve**  
1766 Michigan Ave  
Miami Beach, FL 33139-2417

**1760 Michigan Ave LLC**  
c/o Lillian Ser Esq.  
1815 Michigan Ave  
Miami Beach, FL 33139-2418

**Tiga Of South Florida LLC  
c/o Keystone Property Mgmt.  
765 W 41 St  
Miami Beach, FL 33140**

**1728 Lenox Avenue LLC  
1211 Euclid Ave Apt 2  
Miami Beach, FL 33139-4490**

**M H Berkson Assoc. Ltd.  
6538 Collins Ave Pmb 508  
Miami Beach, FL 33141-4694**

**Rel Alton Ltd.  
6538 Collins Ave Pmb 508  
Miami Beach, FL 33141-4694**

<b>Property Owner Name</b>	<b>Property Address</b>	<b>Property City</b>	<b>Property Zip Code</b>
1107 19b LLC c/o The Witkoff Group	233 Broadway Rm 2305	New York, NY	10279-2503
1695 Alton LLC	5800 NW 171st St	Hialeah, FL	33015-4608
1000 17th St LLC c/o Azora Exan Capital Partners	1111 Brickell Ave Ste 2175	Miami, FL	33131-3162
La Bella Carla LLC	4615 Prairie Ave	Miami, FL	33140-3006
Rosnick Enterprises Inc.	300 SW 18th Ter Ste 100	Miami, FL	33129-1060
BI 44 LLC c/o Mark Migdal Hayden	80 SW 8th St Ste 1999	Miami, FL	33130-3036
SOBE Alton LLC	9425 Harding Ave	Miami, FL	33154-2803
E & S Shull Inc.	1235 Seabay Rd	Weston, FL	33326-3324
HM Property 3 LLC	8020 S Rainbow Blvd # 100-615	Las Vegas, NV	89139-6483
Goldwater Realty II Inc.	Po Box 190816	Miami Beach, FL	33119-0816
City Of Miami Beach City Hall	1700 Convention Center Dr.	Miami Beach, FL	33139-1819
Mac Alton LLC	1261 20th St	Miami Beach, FL	33139-1407
Izabela Kruczek	1732 Meridian Ave Apt 504	Miami Beach, FL	33139-1870
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1735 Lenox Ave LLC	2729 N Bay Rd	Miami Beach, FL	33140-4264
1760 Michigan Ave LLC c/o Lillian Ser Esq.	1815 Michigan Ave	Miami Beach, FL	33139-2418
Tiga Of South Florida LLC c/o Keystone Property Mgmt.	765 W 41 St	Miami Beach, FL	33140
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