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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

July 8, 2025

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

Re: Property owners within 375 feet of:
SUBJECT: 1600 Washington Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-006-0010

SUBJECT: 1601 Drexel Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-006-0040

SUBJECT: 408 Lincoln Road, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-006-0020

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,

Diana B. Rio

Total number of property owners without repetition: **185, including 7 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

Name	Address	City	State	Zip	Country
DANIEL KELLY NYLIA KELLY	113 WEDGEWOOD DR	TORONTO ON M2M 2H6			CANADA
LOUISE FELLSTROM JTRS FRANK JAKOB MANSSON JTRS	701-1150 BUTE ST	VANCOUVER BC V6E 1Z6			CANADA
MARIA ELISA RAMIREZ TORO	CARRERA 1 84C-50 5102	BOGOTA DC			COLOMBIA
MARIA HLADKA	SOKOLIKA 3	MARTIN 03601			SLOVAKIA
SIMONNEAU LLC	12 LOTISSEMENT LES BALCONS DE SAVE	31530 MONTAIGUT SUR SAVE			FRANCE
TAM KHUU	205 FREDERICK ST #802	TORONTO ON M5A 4V3			CANADA
VALERIE CREUZARD	163 AVENUE CHARLES DE GAULLE	92100 NEUILLY SUR SEINE			FRANCE
1532 DREXEL 202 LLC	5229 SW 62 AVE	MIAMI	FL	33155	USA
1542 WASHINGTON LLC	1717 N BAYSHORE DR #3531	MIAMI	FL	33132	USA
1555 PENN LLC	3050 BISCAYNE BLVD STE 301	MIAMI	FL	33137	USA
1555 PENNSYLVANIA 101 LLC	777 SW 37 AVE STE 510	MIAMI	FL	33135	USA
1600 COLLINS AVENUE LLC	2999 NE 191 ST STE 800	AVENTURA	FL	33180	USA
1671 GREEN LINCOLN LLC GREENVIEW ARO LLC SKYE LUDLOW LLC	138 EAST 31 STREET STE C1	NEW YORK	NY	10016	USA
176 HARDING LLC	10800 BISCAYNE BLVD STE 600	NORTH MIAMI	FL	33161	USA
2611 PACIFIC LLC	PO BOX 3341	LONG BEACH	NJ	07740	USA
318 LINCOLN PARTNERS LLC	230 5 ST	MIAMI BEACH	FL	33139	USA
337 LINCOLN ROAD HOLDINGS LLC	1407 BROADWAY 41 FL	NEW YORK	NY	10018	USA
420 LINCOLN RD ASSOCIATES LTD % PLC REAL ESTATE HOLDINGS INC	420 LINCOLN RD #2D	MIAMI BEACH	FL	33139	USA
420 LINCOLN ROAD DEVELOPMENT LLC	420 LINCOLN RD STE 330	MIAMI BEACH	FL	33139	USA
433 LINCOLN ROAD LLC WEST COAST INVESTORS	225 ARIZONA AVE STE 400	SANTA MONICA	CA	90401	USA
500 LINCOLN ROAD INC	1620 DREXEL AVE	MIAMI BEACH	FL	33139	USA
530 LINCOLN OWNER LLC	801 GRAND AVE	DES MOINES	IA	50392	USA
ABDON SARMIENTO &W MARTHA	571 NW 182 WAY	PEMBROKE PINES	FL	33029	USA
ADAM MATHEW SHEDROFF TRS THE ESTHER SHEDROFF TRUST ALEX MARK SHEDROFF TRS	500 16 ST	MIAMI BEACH	FL	33139	USA
AFFILIATED TRUSTEES LLC LAND TRUST NO 091222	2601 S BISCAYNE BLVD 18 FLOOR	MIAMI	FL	33133	USA
AJAR HOLDINGS LLC	5830 E 2 ST	CASPER	WY	82609	USA
ALBION ASSOCIATES LTD	311 LINCOLN RD STE 200	MIAMI BEACH	FL	33139	USA
ALEJANDRA MARIA E G CAMPERO	1550 DREXEL AVE 105	MIAMI BEACH	FL	33139	USA
ALEX FREDRIK GEORGES	1573 PENNSYLVANIA AVE 7N	MIAMI BEACH	FL	33139	USA
ALFREDO ARIAS &W REGINA	PO BOX 9594	ELIZABETH	NJ	07202-0594	USA
ALFREDO J GARCIA ANGELA V KALLMAN	13240 SW 99 CT	MIAMI	FL	33176	USA
ALTONSTAR LLC C/O SOUTH BEACH TRISTAR CAPITAL	1407 BROADWAY 41 FL	NEW YORK	NY	10018	USA
AMAURY VALLE &W MARIA ET AL	4695 SW 13 ST	MIAMI	FL	33134	USA
ANA CARIDAD MACHADO ZORAN MIHAJLOVIC	1605 PENNSYLVANIA AVE #301	MIAMI BEACH	FL	33139	USA
ANA LAURA ANAYA	15329 SW 53 ST	MIAMI	FL	33185	USA
ANDREW JORDAN	1542 DREXEL AVE #203	MIAMI BEACH	FL	33139	USA
ARNAUD JEAN PIERRE TESORIERE ALEXANDRA VARAKINE TESORIERE	1555 PENNSYLVANIA AVE 209	MIAMI BEACH	FL	33139	USA
BERKELEY SHORE LLC	1111 KANE CONCOURSE #217	BAY HARBOR ISLANDS	FL	33154	USA
BEVELO LLC	5600 SW 135 AVE 200D	MIAMI	FL	33183	USA
BONE GROUP LLC	1555 PENNSYLVANIA AVE #109	MIAMI BEACH	FL	33139	USA
BONVUE PROPERTIES LLC	525 CRESPI DRIVE	PACIFICA	CA	94044	USA
CARLOTA AT SOUTH BEACH LLC	2 CADENCE CT	SPRING	TX	77389	USA
CAROL MULLEN TRS CAROL'S TRUST JAMES ROBERT SPERANS TRS	467 FERNE AVE	PALO ALTO	CA	94306	USA
CHARLES N BELK II	1011 GASTON AVE	DURHAM	NC	27707	USA
CHRISTOPHER MOYNIHAN & TONY L LEDFORD	2856 ASHFORD RD NE	BROOKHAVEN	GA	30319	USA
CITY OF MIAMI BEACH NEW WORLD SYMPHONY LESSEE	500 17 ST	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA

CITY OF MIAMI BEACH ECONOMIC DEVELOPMENT	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
COCOON INVEST LLC	1555 PENNSYLVANIA AVE 206	MIAMI BEACH	FL	33139	USA
COLUMBIA EQUITIES III INC	550 11 ST STE 200	MIAMI BEACH	FL	33139	USA
CONCEPCION & SANTIAGO RODRIIGUEZ	1605 PENNSYLVANIA AVE UNIT 204	MIAMI BEACH	FL	33139	USA
CRINA B PHILLIPS JOHN H PHILLIPS JR	23 RONDWOOD DR	GETZVILLE	NY	14068	USA
DANA B PERRY TRS 2025 IRREV TR AGREEMENT FOR THE BENIFIT OF EVAN TYLER LAMBERT	1616 DREXEL AVE 4	MIAMI BEACH	FL	33139	USA
DANIEL A FOLEY	15645 COLLINS AVE 604	SUNNY ISLES BEACH	FL	33160	USA
DAVID ATTILA NASCIMENTO KATERINA GONZALEZ	1571 PENNSYLVANIA AVE #6S	MIAMI BEACH	FL	33139	USA
DAWN H CALISTRO	838 FOUNTAIN ST	WOODBRIDGE	CT	06525	USA
DOMINIQUE CALVO	1573 PENNSYLVANIA AVE #1N	MIAMI BEACH	FL	33139	USA
DONNA OLLINGER BEVERLY HENNEY	1571 PENNSYLVANIA AVE #10S	MIAMI BEACH	FL	33139	USA
DREXEL APARTMENT LLC	1800 PURDY AVE #2412	MIAMI BEACH	FL	33139	USA
DYAL CORP	1228 ALTON RD	MIAMI BEACH	FL	33139	USA
EDUARDO RIVERO DANIEL TUCKERMAN	1532 DREXEL AVE 304	MIAMI BEACH	FL	33139	USA
ELEPHANT REAL ESTATE LLC	301 ARTHUR GODFREY RD #517	MIAMI BEACH	FL	33140	USA
ENZA MB LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
EUROAMERICAN GRP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
EUROAMERICAN GRP INC	401 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
FAUSTO ADALBERTO DE LA CRUZ LINDA DE LA CRUZ	1532 DREXEL AVE 301	MIAMI BEACH	FL	33139	USA
FEDEMC CORPORATION	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
FH: 1530 WASHINGTON AVE LTD	1065 KANE CONCOURSE 200	BAY HARBOR ISLANDS	FL	33154	USA
FRANCOISE AUGER	1542 DREXEL AVE UNIT 308	MIAMI BEACH	FL	33139	USA
GAIA FELLA	9761 NW 9 ST	MIAMI	FL	33172	USA
GENERAL BEACH LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
GLADISCO (USA) INC	410 - 16 ST	MIAMI BEACH	FL	33139	USA
GLADISCO INC % PROP MANGMT ENT	410 - 16 ST	MIAMI BEACH	FL	33139	USA
GLADYS C VARELA	1605 PENNSYLVANIA AVE UNIT 304	MIAMI BEACH	FL	33139	USA
GREGORY THOMAS JONES ALVARO FARID SEVILLA	1604 DREXEL AVE UNIT 209	MIAMI BEACH	FL	33139	USA
HALEY S COVE JOSEPH J ROTHSCHILD	1605 PENNSYLVANIA AVE 503	MIAMI BEACH	FL	33139	USA
HAMM RESIDENCES LLC	1532 DREXEL AVE 303	MIAMI BEACH	FL	33139	USA
HENRY M FEIEREISEN MIRIAM FEIEREISEN	340 E 64 ST APT 21-G	NEW YORK	NY	10065	USA
I & J PROPERTIES GROUP INC	10S147 CLARENDON HILLS RD	WILLOWBROOK	IL	60527	USA
IMMOBILIARE KOPOSOSINI INC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
IRINA BATISTA PINTO	1604 DREXEL AVE 203	MIAMI BEACH	FL	33139	USA
IVETTE JORGE	2220 E WELDON AVE	PHOENIX	AZ	85016	USA
J BERENS & SONS DEV CORP INC	9623 E BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154	USA
JACQUELINE MOSS	1100 WEST AVE 312	MIAMI BEACH	FL	33139	USA
JAMES FANTOZZI OLIVIA SARRACINO	1528 DREXEL AVE 1B	MIAMI BEACH	FL	33139	USA
JAVED HAMID ENJUM ARA HAMID	1311 29 ST NW	WASHINGTON	DC	20007	USA
JESSICA DE LA C PEREZ LOPEZ	1845 SW 85 CT	MIAMI	FL	33155	USA
JOHN EHLERS	1604 DREXEL AVE #204	MIAMI BEACH	FL	33139	USA
JOHN JOSEPH RYAN MARY BENITA RYAN	1571 PENNSYLVANIA AVE APT 7S	MIAMI BEACH	FL	33139	USA
JOHN P O'BRIEN TARA E O'BRIEN	2218 WATERSIDE WAY	KESWICK	VA	22947	USA
JONATHAN EDWARD EFFGEN JOHN J STOFIK III	1571 PENNSYLVANIA AVE 5S	MIAMI BEACH	FL	33139	USA
JORGE I VELASQUEZ	11206 NW 73 TER	DORAL	FL	33178	USA
JORGE LUIS SOTELO	1605 PENNSYLVANIA AVE #404	MIAMI BEACH	FL	33139	USA
JORGE VALLADARES REBECA JARDINES	1542 DREXEL AVE 102	MIAMI BEACH	FL	33139	USA
JOSEPH LACOMBE CAROLE LACOMBE JOSEPH EDGARD LACOMBE	9021 SW 94 ST 710	MIAMI	FL	33176	USA
K M BEACH LLC	1555 PENNSYLVANIA AVE #207	MIAMI BEACH	FL	33139	USA

KIERNAN MORROW	39 WALTON HEATH WAY	MASHPEE	MA	02649-4605	USA
KILANI ENTERPRISES US INC	1540 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
KIRK KAPPELHOFF	1605 PENNSYLVANIA AVE 303	MIAMI BEACH	FL	33139	USA
KK 1665 WASHINGTON LLC C/O SHVO	745 FIFTH AVE	NEW YORK	NY	10151	USA
KRISTINA BYKOVA	166 EAST 61 ST 15H	NEW YORK	NY	10065	USA
LEG 1 LLC	57 NEAL PATH	SOUTH SETAUKET	NY	11720	USA
LIFE AT THE DREXEL LLC	1900 SW 85 AVE	MIAMI	FL	33155	USA
LINCOLN 511 LLC % JENEL MGMT CORP	275 MADISON AVE STE 702	NEW YORK	NY	10016	USA
LINCOLN DREXEL II LTD LINCOLN DREXEL LTD	1655 DREXEL AVE STE 208	MIAMI BEACH	FL	33139	USA
LINCOLN ROAD OWNER LLC	500 BOYLSTON ST 1880	BOSTON	MA	02116	USA
LOS MOLDITOS LLC	382 NE 191 ST 14369	MIAMI	FL	33179	USA
LOUISE FELLSTROM CARINA JAGETUN	1555 PENNSYLVANIA AVE 201	MIAMI BEACH	FL	33139	USA
LUCA SACCHI &W TINA SACCHI	60 WEST 13 ST #11-A	NEW YORK	NY	10011	USA
LUCAFAH LLC	959 CRANDON BLVD	KEY BISCAYNE	FL	33149	USA
LUISA ESTUPINAN DUARTE	20418 REMSBURY PL	MONTGOMERY VILLAGE	MD	20886-4369	USA
MALCOLM R GAGE JR	1 TUSCANY PARK	SAINT LOUIS	MO	63105-3019	USA
MALIBU WORLD LLC	300 BAYVIEW DR 805	SUNNY ISLES BEACH	FL	33160	USA
MAMAMI SERVICES LLC	2640 HACKNEY RD 104	WESTON	FL	33331	USA
MANHATTAN HOUSE INC	5660 COLLINS AVE APT 5E	MIAMI BEACH	FL	33140	USA
MANZUPELLO INC	1235 EUCLID AVE #8	MIAMI BEACH	FL	33139	USA
MARCO FERDINANDO MARINI	510 76 ST #4	MIAMI BEACH	FL	33140	USA
MARIANO AMBROSIO C/O SAMUEL S BLUM LUCIANA MARIA ANA NICOLI	2666 TIGERTAIL AVE STE 106	MIAMI	FL	33133	USA
MARISSA CARRILLO	1528 DREXEL AVE 1A	MIAMI BEACH	FL	33139	USA
MATTIA DANESE	1555 PENNSYLVANIA AVE 110	MIAMI BEACH	FL	33139	USA
MAULI INC	1464 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MAUREEN LEASWITCH	4827 S CYPRESS DR	WALNUTPORT	PA	18088	USA
MAYBETH LINO FERREIRA	1550 DREXEL AVE 208	MIAMI BEACH	FL	33139	USA
MBCDC 1551 PENNSYLVANIA APTS LLC	935 PENNSYLVANIA AVE STE 102	MIAMI BEACH	FL	33139	USA
MED PROPERTIES OF MIAMI BEACH INC % SHAUL ZISLIN	4100 N 28 TERR	HOLLYWOOD	FL	33020	USA
MEGGEN REGINA HARRIS	1573 PENNSYLVANIA AVE 8N	MIAMI BEACH	FL	33139	USA
MIAMI BEACH COMMUNITY CH INC	1620 DREXEL AVE	MIAMI BEACH	FL	33139	USA
MIAMI BEACH FED SAV & LOAN ASSOC % NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
MOHINI ART INC	PO BOX 190302	MIAMI BEACH	FL	33119	USA
NAGA SAI SUDHA TATINENI	1555 PENNSYLVANIA AVE 108	MIAMI BEACH	FL	33139	USA
NANCY PAYNE	2015 SEA PALM CT	VERO BEACH	FL	32963-2703	USA
NG 1601 WASHINGTON AVE LLC(LEASEE C/O THE NIGHTINGALE GROUP LLC JBL 1601 WASHINGTON LLC (LEASEE	1430 BROADWAY STE 1605	NEW YORK	NY	10018	USA
NINA TISSERANDS	429 WASHINGTON TER FLOOR 1	LEONIA	NJ	07605	USA
NO SOCKS INC C/O SUPERIOR FLORIDA REALTY	877 E PALMETTO PARK RD	BOCA RATON	FL	33432	USA
OLGA LASTRA	5601 BLVD EAST APT 8D	WEST NEW YORK	NJ	07093	USA
ORLY DURAN LEIRA	1542 DREXEL AVE 201	MIAMI BEACH	FL	33139	USA
ORLY M DURAN LEIRA	1542 DREXEL AVE 101	MIAMI BEACH	FL	33139	USA
OSCAR KHAW IVONNE PENICHET	1532 DREXEL AVE 402	MIAMI BEACH	FL	33139	USA
OSVALDO DE CUIA	1542 DREXEL AVE #106	MIAMI BEACH	FL	33139	USA
PAIGE CONOVER	8014 HURST FOREST DR	HUMBLE	TX	77346	USA
PAOLO CALABRO	1542 DREXEL AVE 207	MIAMI BEACH	FL	33139	USA
PARADISE EQUITY LLC	300 BAYVIEW DR 2016	SUNNY ISLES BEACH	FL	33160	USA
PASQUALE SPERANZA DYLAN RHYS WILLIAMS	1573 PENNSYLVANIA AVE #2N	MIAMI BEACH	FL	33139	USA
PATRICK AIDAN TRS PATRICK AIDAN REVOCABLE TRUST	6646 VILLA SONRISA 522	BOCA RATON	FL	33433	USA
PAUL MIKAEL COHEN	1550 DREXEL AVE 204	MIAMI BEACH	FL	33139	USA

PEARSON GLOBAL LLC	3901 S OCEAN DR #1D	HOLLYWOOD	FL	33019	USA
PETER O SILVA	640 HEMPSTEAD AVE	ORLANDO	FL	32803	USA
RAFAEL DIEZ	1542 DREXEL AVE #301	MIAMI BEACH	FL	33139	USA
RAFAEL JUAREZ	1605 PENNSYLVANIA AVE 202	MIAMI BEACH	FL	33139	USA
RAFAEL LAPPOST ALICIA MOLINA	7334 PEPPER PIKE DR	HIALEAH	FL	33016	USA
RDB&J INVESTMENTS LLC	560 LINCOLN RD STE 204	MIAMI BEACH	FL	33139	USA
REDDY INFOSYS INC	60 ZAITZ FARM RD	PRINCETON JUNCTION	NJ	08550	USA
REFC REAL ESTATE CORP	1331 LINCOLN RD #601	MIAMI BEACH	FL	33139	USA
RENATA FRIED	1605 PENNSYLVANIA AVE 203	MIAMI BEACH	FL	33139	USA
RUQUE LLC	340 W FLAGLER ST 1609	MIAMI	FL	33130	USA
SABRINA 1616 INC	3370 MARY ST	MIAMI	FL	33133	USA
SCHUSTER PARTNERS	1800 PURDY AVE #2412	MIAMI BEACH	FL	33139	USA
SDF 1667 WASHINGTON PARKING LLC	745 FIFTH AVE	NEW YORK	NY	10155	USA
SEBASTIAN BIERNAT	5506 BROKEN SOUND BLVD NW #5305	BOCA RATON	FL	33487	USA
SML 350 LINCOLN INC	666 BROADWAY 2ND FLOOR	NEW YORK	NY	10012	USA
SRA LINCOLN THEATER LLC	5345 PINE TREE DR	MIAMI BEACH	FL	33140	USA
STEPHANIE M FUNDORA	1605 PENNSYLVANIA AVE #402	MIAMI BEACH	FL	33139	USA
SUNSET APT LLC	808 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SUNSHINE 05 MIAMI INC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
SUSIE MAULSBY	123 CENTER ST	NAPLES	FL	34108	USA
SYLVIE BOUCHERON SAUNIER CHRISTOPHE DELAGE	1571 PENNSYLVANIA AVE 9S	MIAMI BEACH	FL	33139	USA
THE DENISON CORP % DR D QUITTNER	560 LINCOLN RD STE 204	MIAMI BEACH	FL	33139	USA
TIM JAMIL LISA JAMIL AMBER JAMIL	2820 VALENCIA RIDGE ST	VALRICO	FL	33596	USA
TOPAZ ASSETS INC	1545-1549 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139	USA
TOROLUPA INC	525 LINCOLN RD	MIAMI BEACH	FL	33139	USA
TREVI FOUNTAIN HOUSE LLC	1550 DREXEL AVE 207	MIAMI BEACH	FL	33139	USA
TROPICAL NEST LLC	10301 N MIAMI AVE	MIAMI SHORES	FL	33150	USA
ULISES NUNEZ &W MARIA	39 56 65 PL	WOODSIDE	NY	11377	USA
URGUT LLC	4812 PINE TREE DR #201	MIAMI BEACH	FL	33140	USA
URSULA B DAY	60 EAST 8 ST APT 16L	NEW YORK	NY	10003	USA
VINCENT J ROMVIEL &W JOY R WHITE	4222 LELAND ST	CHEVY CHASE	MD	20815	USA
VITTO 120 LLC	8435 NW 66 ST 3537	MIAMI	FL	33139	USA
WASHINGTON JAL INC	1228 ALTON RD	MIAMI BEACH	FL	33139	USA
WASHINGTON STORE 1537 LLC WASHINGTON STORE 2	17525 NE 9 AVE	MIAMI	FL	33162	USA
WENDY PATRICIA ILES MASI	1532 DREXEL AVE 203	MIAMI BEACH	FL	33139	USA
WILLIAM JOSHUA GUERRERO NIKOLAI URSIN	1605 PENNSYLVANIA AVE 403	MIAMI BEACH	FL	33139	USA
WILLIAM KEITH CARPENTER ANNALISA VARLOTTA	12025 NEW DOMINION PKWY APT 410	RESTON	VA	20190	USA
WINDERMERE LODGE LLC	901 PENNSYLVANIA AVE #3409	MIAMI BEACH	FL	33139	USA
WM GROUP INVESTMENTS LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA

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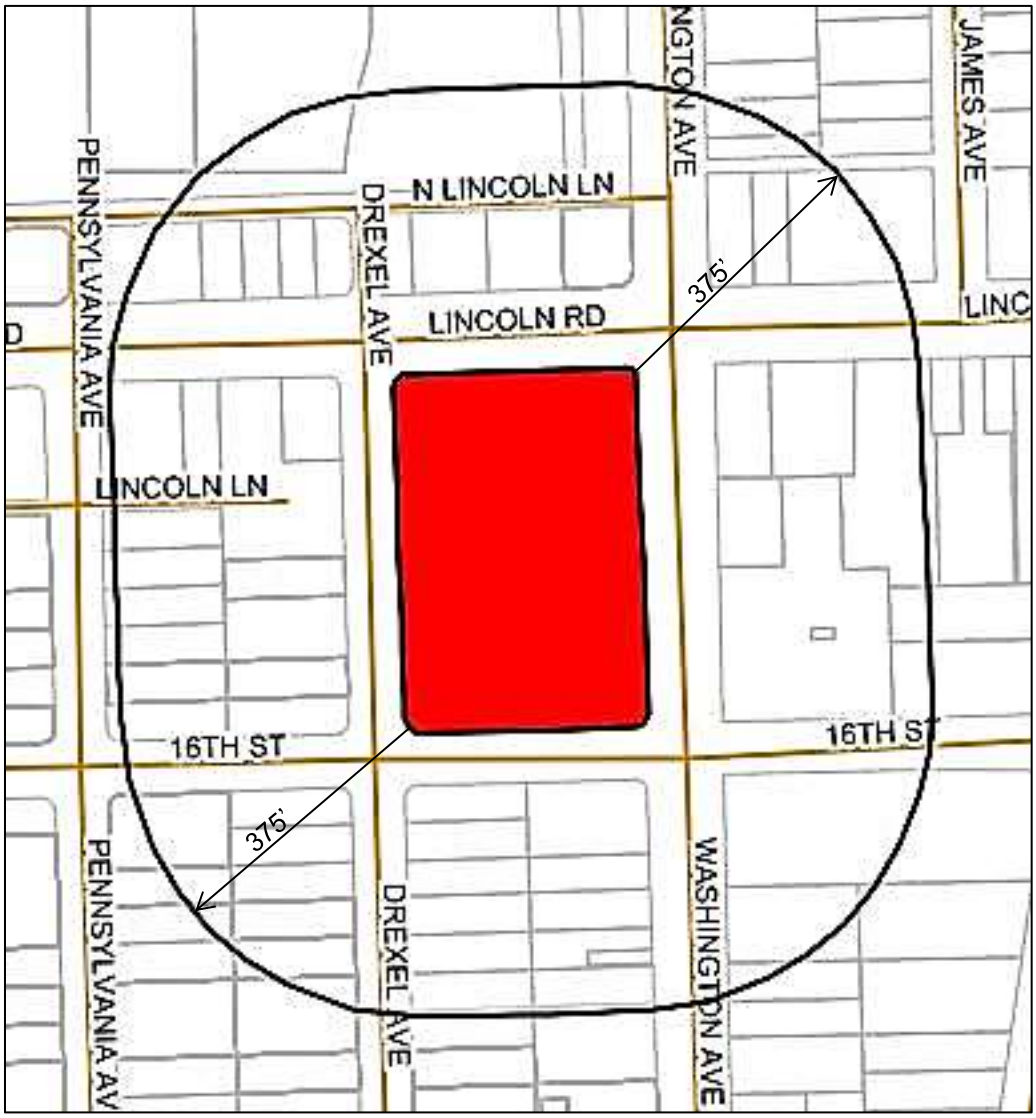
375' RADIUS MAP (N.T.S.)



SUBJECT: 1600 Washington Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-006-0010

SUBJECT: 1601 Drexel Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-006-0040

SUBJECT: 408 Lincoln Road, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-006-0020

DANIEL KELLY
NYLIA KELLY
113 WEDGEWOOD DR
TORONTO ON M2M 2H6
CANADA

LOUISE FELLSTROM JTRS
FRANK JAKOB MANSSON JTRS
701-1150 BUTE ST
VANCOUVER BC V6E 1Z6
CANADA

MARIA ELISA RAMIREZ TORO
CARRERA 1 84C-50 5102
BOGOTA DC
COLOMBIA

MARIA HLADKA
SOKOLIKA 3
MARTIN 03601
SLOVAKIA

SIMONNEAU LLC
12 LOTISSEMENT LES BALCONS DE SAVE
31530 MONTAIGUT SUR SAVE
FRANCE

TAM KHUU
205 FREDERICK ST #802
TORONTO ON M5A 4V3
CANADA

VALERIE CREUZARD
163 AVENUE CHARLES DE GAULLE
92100 NEUILLY SUR SEINE
FRANCE

1532 DREXEL 202 LLC
5229 SW 62 AVE
MIAMI, FL 33155

1542 WASHINGTON LLC
1717 N BAYSHORE DR #3531
MIAMI, FL 33132

1555 PENN LLC
3050 BISCAYNE BLVD STE 301
MIAMI, FL 33137

1555 PENNSYLVANIA 101 LLC
777 SW 37 AVE STE 510
MIAMI, FL 33135

1600 COLLINS AVENUE LLC
2999 NE 191 ST STE 800
AVENTURA, FL 33180

1671 GREEN LINCOLN LLC
GREENVIEW ARO LLC
SKYE LUDLOW LLC
138 EAST 31 STREET STE C1
NEW YORK, NY 10016

176 HARDING LLC
10800 BISCAYNE BLVD STE 600
NORTH MIAMI, FL 33161

2611 PACIFIC LLC
PO BOX 3341
LONG BEACH, NJ 07740

318 LINCOLN PARTNERS LLC
230 5 ST
MIAMI BEACH, FL 33139

337 LINCOLN ROAD HOLDINGS LLC
1407 BROADWAY 41 FL
NEW YORK, NY 10018

420 LINCOLN RD ASSOCIATES LTD
% PLC REAL ESTATE HOLDINGS INC
420 LINCOLN RD #2D
MIAMI BEACH, FL 33139

420 LINCOLN ROAD DEVELOPMENT LLC
420 LINCOLN RD STE 330
MIAMI BEACH, FL 33139

433 LINCOLN ROAD LLC
WEST COAST INVESTORS
225 ARIZONA AVE STE 400
SANTA MONICA, CA 90401

500 LINCOLN ROAD INC
1620 DREXEL AVE
MIAMI BEACH, FL 33139

530 LINCOLN OWNER LLC
801 GRAND AVE
DES MOINES, IA 50392

ABDON SARMIENTO &W MARTHA
571 NW 182 WAY
PEMBROKE PINES, FL 33029

ADAM MATHEW SHEDROFF TRS
THE ESTHER SHEDROFF TRUST
ALEX MARK SHEDROFF TRS
500 16 ST
MIAMI BEACH, FL 33139

AFFILIATED TRUSTEES LLC
LAND TRUST NO 091222
2601 S BISCAYNE BLVD 18 FLOOR
MIAMI, FL 33133

AJAR HOLDINGS LLC
5830 E 2 ST
CASPER, WY 82609

ALBION ASSOCIATES LTD
311 LINCOLN RD STE 200
MIAMI BEACH, FL 33139

ALEJANDRA MARIA E G CAMPERO
1550 DREXEL AVE 105
MIAMI BEACH, FL 33139

ALEX FREDRIK GEORGES
1573 PENNSYLVANIA AVE 7N
MIAMI BEACH, FL 33139

ALFREDO ARIAS &W REGINA
PO BOX 9594
ELIZABETH, NJ 07202-0594

ALFREDO J GARCIA
ANGELA V KALLMAN
13240 SW 99 CT
MIAMI, FL 33176

ALTONSTAR LLC
C/O SOUTH BEACH TRISTAR CAPITAL
1407 BROADWAY 41 FL
NEW YORK, NY 10018

AMAURY VALLE &W MARIA ET AL
4695 SW 13 ST
MIAMI, FL 33134

ANA CARIDAD MACHADO
ZORAN MIHAJLOVIC
1605 PENNSYLVANIA AVE #301
MIAMI BEACH, FL 33139

ANA LAURA ANAYA
15329 SW 53 ST
MIAMI, FL 33185

ANDREW JORDAN
1542 DREXEL AVE #203
MIAMI BEACH, FL 33139

ARNAUD JEAN PIERRE TESORIERE
ALEXANDRA VARAKINE TESORIERE
1555 PENNSYLVANIA AVE 209
MIAMI BEACH, FL 33139

BERKELEY SHORE LLC
1111 KANE CONCOURSE #217
BAY HARBOR ISLANDS, FL 33154

BEVELO LLC
5600 SW 135 AVE 200D
MIAMI, FL 33183

BONE GROUP LLC
1555 PENNSYLVANIA AVE #109
MIAMI BEACH, FL 33139

BONVUE PROPERTIES LLC
525 CRESPI DRIVE
PACIFICA, CA 94044

CARLOTA AT SOUTH BEACH LLC
2 CADENCE CT
SPRING, TX 77389

CAROL MULLEN TRS
CAROL'S TRUST
JAMES ROBERT SPERANS TRS
467 FERNE AVE
PALO ALTO, CA 94306

CHARLES N BELK II
1011 GASTON AVE
DURHAM, NC 27707

CHRISTOPHER MOYNIHAN &
TONY L LEDFORD
2856 ASHFORD RD NE
BROOKHAVEN, GA 30319

CITY OF MIAMI BEACH
NEW WORLD SYMPHONY LESSEE
500 17 ST
MIAMI BEACH, FL 33139

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

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

CITY OF MIAMI BEACH
ECONOMIC DEVELOPMENT
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

COCOON INVEST LLC
1555 PENNSYLVANIA AVE 206
MIAMI BEACH, FL 33139

COLUMBIA EQUITIES III INC
550 11 ST STE 200
MIAMI BEACH, FL 33139

CONCEPCION & SANTIAGO RODRIIGUEZ
1605 PENNSYLVANIA AVE UNIT 204
MIAMI BEACH, FL 33139

CRINA B PHILLIPS
JOHN H PHILLIPS JR
23 RONDWOOD DR
GETZVILLE, NY 14068

DANA B PERRY TRS
2025 IRREV TR AGREEMENT FOR THE
BENIFIT OF EVAN TYLER LAMBERT
1616 DREXEL AVE 4
MIAMI BEACH, FL 33139

DANIEL A FOLEY
15645 COLLINS AVE 604
SUNNY ISLES BEACH, FL 33160

DAVID ATTILA NASCIMENTO
KATERINA GONZALEZ
1571 PENNSYLVANIA AVE #6S
MIAMI BEACH, FL 33139

DAWN H CALISTRO
838 FOUNTAIN ST
WOODBRIDGE, CT 06525

DOMINIQUE CALVO
1573 PENNSYLVANIA AVE #1N
MIAMI BEACH, FL 33139

DONNA OLLINGER
BEVERLY HENNEY
1571 PENNSYLVANIA AVE #10S
MIAMI BEACH, FL 33139

DREXEL APARTMENT LLC
1800 PURDY AVE #2412
MIAMI BEACH, FL 33139

DYAL CORP
1228 ALTON RD
MIAMI BEACH, FL 33139

EDUARDO RIVERO
DANIEL TUCKERMAN
1532 DREXEL AVE 304
MIAMI BEACH, FL 33139

ELEPHANT REAL ESTATE LLC
301 ARTHUR GODFREY RD #517
MIAMI BEACH, FL 33140

ENZA MB LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

EUROAMERICAN GRP INC
407 LINCOLN RD PH-N
MIAMI BEACH, FL 33139

EUROAMERICAN GRP INC
401 LINCOLN RD PH-N
MIAMI BEACH, FL 33139

FAUSTO ADALBERTO DE LA CRUZ
LINDA DE LA CRUZ
1532 DREXEL AVE 301
MIAMI BEACH, FL 33139

FEDEMC CORPORATION
1680 MICHIGAN AVE #700
MIAMI BEACH, FL 33139

FH: 1530 WASHINGTON AVE LTD
1065 KANE CONCOURSE 200
BAY HARBOR ISLANDS, FL 33154

FRANCOISE AUGER
1542 DREXEL AVE UNIT 308
MIAMI BEACH, FL 33139

GAIA FELLA
9761 NW 9 ST
MIAMI, FL 33172

GENERAL BEACH LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

GLADISCO (USA) INC
410 - 16 ST
MIAMI BEACH, FL 33139

GLADISCO INC
% PROP MANGMT ENT
410 - 16 ST
MIAMI BEACH, FL 33139

GLADYS C VARELA
1605 PENNSYLVANIA AVE UNIT 304
MIAMI BEACH, FL 33139

GREGORY THOMAS JONES
ALVARO FARID SEVILLA
1604 DREXEL AVE UNIT 209
MIAMI BEACH, FL 33139

HALEY S COVE
JOSEPH J ROTHSCHILD
1605 PENNSYLVANIA AVE 503
MIAMI BEACH, FL 33139

HAMM RESIDENCES LLC
1532 DREXEL AVE 303
MIAMI BEACH, FL 33139

HENRY M FEIEREISEN
MIRIAM FEIEREISEN
340 E 64 ST APT 21-G
NEW YORK, NY 10065

I & J PROPERTIES GROUP INC
10S147 CLARENDON HILLS RD
WILLOWBROOK, IL 60527

IMMOBILIARE KOPOSOSINI INC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

IRINA BATISTA PINTO
1604 DREXEL AVE 203
MIAMI BEACH, FL 33139

IVETTE JORGE
2220 E WELDON AVE
PHOENIX, AZ 85016

J BERENS & SONS DEV CORP INC
9623 E BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

JACQUELINE MOSS
1100 WEST AVE 312
MIAMI BEACH, FL 33139

JAMES FANTOZZI
OLIVIA SARRACINO
1528 DREXEL AVE 1B
MIAMI BEACH, FL 33139

JAVED HAMID
ENJUM ARA HAMID
1311 29 ST NW
WASHINGTON, DC 20007

JESSICA DE LA C PEREZ LOPEZ
1845 SW 85 CT
MIAMI, FL 33155

JOHN EHLERS
1604 DREXEL AVE #204
MIAMI BEACH, FL 33139

JOHN JOSEPH RYAN
MARY BENITA RYAN
1571 PENNSYLVANIA AVE APT 7S
MIAMI BEACH, FL 33139

JOHN P O'BRIEN
TARA E O'BRIEN
2218 WATERSIDE WAY
KESWICK, VA 22947

JONATHAN EDWARD EFFGEN
JOHN J STOFIK III
1571 PENNSYLVANIA AVE 5S
MIAMI BEACH, FL 33139

JORGE I VELASQUEZ
11206 NW 73 TER
DORAL, FL 33178

JORGE LUIS SOTELO
1605 PENNSYLVANIA AVE #404
MIAMI BEACH, FL 33139

JORGE VALLADARES
REBECA JARDINES
1542 DREXEL AVE 102
MIAMI BEACH, FL 33139

JOSEPH LACOMBE
CAROLE LACOMBE
JOSEPH EDGARD LACOMBE
9021 SW 94 ST 710
MIAMI, FL 33176

K M BEACH LLC
1555 PENNSYLVANIA AVE #207
MIAMI BEACH, FL 33139

KIERNAN MORROW
39 WALTON HEATH WAY
MASHPEE, MA 02649-4605

KILANI ENTERPRISES US INC
1540 WASHINGTON AVE
MIAMI BEACH, FL 33139

KIRK KAPPELHOFF
1605 PENNSYLVANIA AVE 303
MIAMI BEACH, FL 33139

KK 1665 WASHINGTON LLC
C/O SHVO
745 FIFTH AVE
NEW YORK, NY 10151

KRISTINA BYKOVA
166 EAST 61 ST 15H
NEW YORK, NY 10065

LEG 1 LLC
57 NEAL PATH
SOUTH SETAUKET, NY 11720

LIFE AT THE DREXEL LLC
1900 SW 85 AVE
MIAMI, FL 33155

LINCOLN 511 LLC
% JENEL MGMT CORP
275 MADISON AVE STE 702
NEW YORK, NY 10016

LINCOLN DREXEL II LTD
LINCOLN DREXEL LTD
1655 DREXEL AVE STE 208
MIAMI BEACH, FL 33139

LINCOLN ROAD OWNER LLC
500 BOYLSTON ST 1880
BOSTON, MA 02116

LOS MOLDITOS LLC
382 NE 191 ST 14369
MIAMI, FL 33179

LOUISE FELLSTROM
CARINA JAGETUN
1555 PENNSYLVANIA AVE 201
MIAMI BEACH, FL 33139

LUCA SACCHI &W
TINA SACCHI
60 WEST 13 ST #11-A
NEW YORK, NY 10011

LUCAFAH LLC
959 CRANDON BLVD
KEY BISCAYNE, FL 33149

LUISA ESTUPINAN DUARTE
20418 REMSBURY PL
MONTGOMERY VILLAGE, MD 20886-4369

MALCOLM R GAGE JR
1 TUSCANY PARK
SAINT LOUIS, MO 63105-3019

MALIBU WORLD LLC
300 BAYVIEW DR 805
SUNNY ISLES BEACH, FL 33160

MAMAMI SERVICES LLC
2640 HACKNEY RD 104
WESTON, FL 33331

MANHATTAN HOUSE INC
5660 COLLINS AVE APT 5E
MIAMI BEACH, FL 33140

MANZUPELLO INC
1235 EUCLID AVE #8
MIAMI BEACH, FL 33139

MARCO FERDINANDO MARINI
510 76 ST #4
MIAMI BEACH, FL 33140

MARIANO AMBROSIO
C/O SAMUEL S BLUM
LUCIANA MARIA ANA NICOLI
2666 TIGERTAIL AVE STE 106
MIAMI, FL 33133

MARISSA CARRILLO
1528 DREXEL AVE 1A
MIAMI BEACH, FL 33139

MATTIA DANESE
1555 PENNSYLVANIA AVE 110
MIAMI BEACH, FL 33139

MAULI INC
1464 WASHINGTON AVE
MIAMI BEACH, FL 33139

MAUREEN LEASWITCH
4827 S CYPRESS DR
WALNUTPORT, PA 18088

MAYBETH LINO FERREIRA
1550 DREXEL AVE 208
MIAMI BEACH, FL 33139

MBCDC 1551 PENNSYLVANIA APTS LLC
935 PENNSYLVANIA AVE STE 102
MIAMI BEACH, FL 33139

MED PROPERTIES OF MIAMI BEACH INC
% SHAUL ZISLIN
4100 N 28 TERR
HOLLYWOOD, FL 33020

MEGGEN REGINA HARRIS
1573 PENNSYLVANIA AVE 8N
MIAMI BEACH, FL 33139

MIAMI BEACH COMMUNITY CH INC
1620 DREXEL AVE
MIAMI BEACH, FL 33139

MIAMI BEACH FED SAV & LOAN ASSOC
% NC1-001-03-81
101 N TRYON ST
CHARLOTTE, NC 28255

MOHINI ART INC
PO BOX 190302
MIAMI BEACH, FL 33119

NAGA SAI SUDHA TATINENI
1555 PENNSYLVANIA AVE 108
MIAMI BEACH, FL 33139

NANCY PAYNE
2015 SEA PALM CT
VERO BEACH, FL 32963-2703

NG 1601 WASHINGTON AVE LLC(LEASEE
C/O THE NIGHTINGALE GROUP LLC
JBL 1601 WASHINGTON LLC (LEASEE
1430 BROADWAY STE 1605
NEW YORK, NY 10018

NINA TISSERANDS
429 WASHINGTON TER FLOOR 1
LEONIA, NJ 07605

NO SOCKS INC
C/O SUPERIOR FLORIDA REALTY
877 E PALMETTO PARK RD
BOCA RATON, FL 33432

OLGA LASTRA
5601 BLVD EAST APT 8D
WEST NEW YORK, NJ 07093

ORLY DURAN LEIRA
1542 DREXEL AVE 201
MIAMI BEACH, FL 33139

ORLY M DURAN LEIRA
1542 DREXEL AVE 101
MIAMI BEACH, FL 33139

OSCAR KHAW
IVONNE PENICHET
1532 DREXEL AVE 402
MIAMI BEACH, FL 33139

OSVALDO DE CUIA
1542 DREXEL AVE #106
MIAMI BEACH, FL 33139

PAIGE CONOVER
8014 HURST FOREST DR
HUMBLE, TX 77346

PAOLO CALABRO
1542 DREXEL AVE 207
MIAMI BEACH, FL 33139

PARADISE EQUITY LLC
300 BAYVIEW DR 2016
SUNNY ISLES BEACH, FL 33160

PASQUALE SPERANZA
DYLAN RHYS WILLIAMS
1573 PENNSYLVANIA AVE #2N
MIAMI BEACH, FL 33139

PATRICK AIDAN TRS
PATRICK AIDAN REVOCABLE TRUST
6646 VILLA SONRISA 522
BOCA RATON, FL 33433

PAUL MIKAEL COHEN
1550 DREXEL AVE 204
MIAMI BEACH, FL 33139

PEARSON GLOBAL LLC
3901 S OCEAN DR #1D
HOLLYWOOD, FL 33019

PETER O SILVA
640 HEMPSTEAD AVE
ORLANDO, FL 32803

RAFAEL DIEZ
1542 DREXEL AVE #301
MIAMI BEACH, FL 33139

RAFAEL JUAREZ
1605 PENNSYLVANIA AVE 202
MIAMI BEACH, FL 33139

RAFAEL LAPPOST
ALICIA MOLINA
7334 PEPPER PIKE DR
HIALEAH, FL 33016

RDB&J INVESTMENTS LLC
560 LINCOLN RD STE 204
MIAMI BEACH, FL 33139

REDDY INFOSYS INC
60 ZAITZ FARM RD
PRINCETON JUNCTION, NJ 08550

REFC REAL ESTATE CORP
1331 LINCOLN RD #601
MIAMI BEACH, FL 33139

RENATA FRIED
1605 PENNSYLVANIA AVE 203
MIAMI BEACH, FL 33139

RUQUE LLC
340 W FLAGLER ST 1609
MIAMI, FL 33130

SABRINA 1616 INC
3370 MARY ST
MIAMI, FL 33133

SCHUSTER PARTNERS
1800 PURDY AVE #2412
MIAMI BEACH, FL 33139

SDF 1667 WASHINGTON PARKING LLC
745 FIFTH AVE
NEW YORK, NY 10155

SEBASTIAN BIERNAT
5506 BROKEN SOUND BLVD NW #5305
BOCA RATON, FL 33487

SML 350 LINCOLN INC
666 BROADWAY 2ND FLOOR
NEW YORK, NY 10012

SRA LINCOLN THEATER LLC
5345 PINE TREE DR
MIAMI BEACH, FL 33140

STEPHANIE M FUNDORA
1605 PENNSYLVANIA AVE #402
MIAMI BEACH, FL 33139

SUNSET APT LLC
808 COLLINS AVE
MIAMI BEACH, FL 33139

SUNSHINE 05 MIAMI INC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

SUSIE MAULSBY
123 CENTER ST
NAPLES, FL 34108

SYLVIE BOUCHERON SAUNIER
CHRISTOPHE DELAGE
1571 PENNSYLVANIA AVE 9S
MIAMI BEACH, FL 33139

THE DENISON CORP
% DR D QUITTNER
560 LINCOLN RD STE 204
MIAMI BEACH, FL 33139

TIM JAMIL
LISA JAMIL
AMBER JAMIL
2820 VALENCIA RIDGE ST
VALRICO, FL 33596

TOPAZ ASSETS INC
1545-1549 PENNSYLVANIA AVE
MIAMI BEACH, FL 33139

TOROLUPA INC
525 LINCOLN RD
MIAMI BEACH, FL 33139

TREVI FOUNTAIN HOUSE LLC
1550 DREXEL AVE 207
MIAMI BEACH, FL 33139

TROPICAL NEST LLC
10301 N MIAMI AVE
MIAMI SHORES, FL 33150

ULISES NUNEZ &W MARIA
39 56 65 PL
WOODSIDE, NY 11377

URGUT LLC
4812 PINE TREE DR #201
MIAMI BEACH, FL 33140

URSULA B DAY
60 EAST 8 ST APT 16L
NEW YORK, NY 10003

VINCENT J ROMVIEL &W JOY R WHITE
4222 LELAND ST
CHEVY CHASE, MD 20815

VITTO 120 LLC
8435 NW 66 ST 3537
MIAMI, FL 33139

WASHINGTON JAL INC
1228 ALTON RD
MIAMI BEACH, FL 33139

WASHINGTON STORE 1537 LLC
WASHINGTON STORE 2
17525 NE 9 AVE
MIAMI, FL 33162

WENDY PATRICIA ILES MASI
1532 DREXEL AVE 203
MIAMI BEACH, FL 33139

WILLIAM JOSHUA GUERRERO
NIKOLAI URSIN
1605 PENNSYLVANIA AVE 403
MIAMI BEACH, FL 33139

WILLIAM KEITH CARPENTER
ANNALISA VARLOTTA
12025 NEW DOMINION PKWY APT 410
RESTON, VA 20190

WINDERMERE LODGE LLC
901 PENNSYLVANIA AVE #3409
MIAMI BEACH, FL 33139

WM GROUP INVESTMENTS LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139