

Carlos J. Maradiaga
Georgina Cabrera
Property Owners Data Researches Services
3802 SW 79th Ave, #117
Miami, FL 33155
Pho: (305) 262-8965 ● Pho: (305) 207-1412
E-mail: DataResearchAssociates@gmail.com
Date: May 7, 2026

Number of Owners: 104 (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:
1011 5TH ST
MIAMI BEACH, FL 33139-6504
PID # 02-4204-002-0010

Legal Description: As Describe in Exhibit "A"

3 54 42 MC GUIRES SUB PB 6-83 LOT 6 LESS S10FT & LOT 7 LESS S10FT BLK 98
LOT SIZE 100.000 X 140 OR 19637-3077/19680-1575 0501 1 COC 26220-4008/4010 0208 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:
1011 5TH ST
MIAMI BEACH, FL 33139-6504
PID # 02-4204-002-0010

LEGAL DESCRIPTION:
3 54 42 MC GUIRES SUB PB 6-83 LOT 6 LESS S10FT & LOT 7 LESS S10FT BLK 98 LOT
SIZE 100.000 X 140 OR 19637-3077/19680-1575 0501 1 COC 26220-4008/4010 0208 1

**Gidconda Maria Soledad Carbi
Colonia Jardines Del Pedregal
Coyoacan, 04530
MEXICO**

**Harriet Halpern
485 First Ave# 5p
New York, NY 10016**

**Albert Strignano Le
Rem Jessica Schaefer
2540 Shore Blvd Apt 16c
Astoria, NY 11102-3950**

**Michael Corticchia &
Anna Corticchia
3306 92nd St Apt 1n
Jackson Heights, NY 11372-1808**

**Lilia R. Herrera
10351 NW 127th St
Hialeah, FL 33018-6011**

**550 Michigan Avenue Corp
150 SE 2nd Ave Ste 1010
Miami, FL 33131-1577**

**Scull Investment LLC
848 Brickell Ave # Ph1
Miami, FL 33131-2949**

**609 Lenox LLC
319 NE 59th Ter
Miami, FL 33137-2122**

**Mac 1045 5th St LLC
1261 20th St
Miami Beach, FL 33139-1407**

**610 Michigan Ave LLC
1602 Alton Rd # 599
Miami Beach, FL 33139-2421**

**Bernabe Sosa
687 Rifle Camp Rd
Woodland Park, NJ 07424-3104**

**411 Michigan Sofi Owner LLC
55 E 59th St Fl 24
New York, NY 10022-1700**

**Diego Cuartas
8708 31st Ave Fl 2
East Elmhurst, NY 11369-1438**

**Ciervo Properties LLC
234 Mosher Ave
Woodmere, NY 11598-1623**

**Carlos Sepulveda & Elizabeth
24410 SW 207th Ave
Homestead, FL 33031-3603**

**Toplocation Inc
100 SE 2nd St Ste 2100
Miami, FL 33131-2174**

**524 Jefferson Avenue LLC
1425 Brickell Ave Apt Ph4a
Miami, FL 33131-3423**

**Underhook LLC
600 NE 36th St Apt 1022
Miami, FL 33137-3935**

**560 Michigan Avenue Corp
245 18th St Apt 603
Miami Beach, FL 33139-2002**

**VF Miami Investment Inc
1680 Michigan Ave Ste 910
Miami Beach, FL 33139-2550**

**1019 Fifth Street Equities LLC
1019 Fifth Street Tea LLC
C/O Time Equities Inc
55 5th Ave Fl 15
New York, NY 10003-4301**

**Nina Bernstein
415 E 52nd St Apt 10ab
New York, NY 10022-6489**

**Saad Lalmi
Po Box 422961
San Francisco, CA 94142-2961**

**Rochelle Careathers &
Kevin Banks
8239 NE 310th Ave
Fort Mc Coy, FL 32134-6569**

**Sandorne LLC
5040 NW 7th St Ste 705
Miami, FL 33126-3434**

**MJ Michigan 7 LLC
31 SE 5th St Ste 312
Miami, FL 33131-2504**

**225 Jefferson Corp
3109 Grand Ave # 554
Miami, FL 33133-5103**

**Mandarin Real Estate LLC
501 NE 31st St Unit 301
Miami, FL 33137-4479**

**William Enroque Arteaga
Bremer Fam Irrev Tr
C/O Hamia LLC
1602 Alton Rd # 599
Miami Beach, FL 33139-2421**

**Montigny And Partners LLC
1680 Michigan Ave Ste 722
Miami Beach, FL 33139-2551**

Place For Peace Inc
1680 Michigan Ave Ste 700
Miami Beach, FL 33139-2551

**NF Fifth St LLC &
BK Fifth St LLC**
690 Lincoln Rd Ste 300
Miami Beach, FL 33139-2905

ACM Group LLC
407 Lincoln Rd Ste 2h
Miami Beach, FL 33139-3018

Midblock 820 LLC
407 Lincoln Rd Ste 6j
Miami Beach, FL 33139-3023

1725 James Ave No 26 LLC
1354 Washington Ave Ste 223
Miami Beach, FL 33139-4203

Modimida LLC
1354 Washington Ave Ste 220
Miami Beach, FL 33139-4203

MBDC/The Jefferson Corp
935 Pennsylvania Ave Apt 102
Miami Beach, FL 33139-5421

Lore USA LLC
860 Collins Ave
Miami Beach, FL 33139-5808

John Catrakis Charilaos
600 Michigan Ave # 1
Miami Beach, FL 33139-6014

Ahmed Alashwah
601 Michigan Ave Apt 2
Miami Beach, FL 33139-6050

Eileen Penta
610 Michigan Ave # 8
Miami Beach, FL 33139-6064

Erica A. Porter
610 Michigan Ave # 7
Miami Beach, FL 33139-6064

Karolina Plaza & Alberto Plaza
610 Michigan Ave Apt 3
Miami Beach, FL 33139-6083

Rayla Guimaraes Jacunda
610 Michigan Ave Apt 2
Miami Beach, FL 33139-6083

**Sandra Varela &
Juan Sebastian Pelot Varela**
601 Michigan Ave # 3
Miami Beach, FL 33139-6089

**Ahmed Alashwah &
Lynne Marlette**
601 Michigan Ave # 5
Miami Beach, FL 33139-6089

**Shane Molinaro &
Alejandra Palau**
900 6th St Apt 31
Miami Beach, FL 33139-6314

Fryd Family Associates Ltd
523 Michigan Ave
Miami Beach, FL 33139-6317

Charilaos J. Catrakis
1001 6th St # 2
Miami Beach, FL 33139-6323

Caribe Life Corp
557 Michigan Ave Apt 112
Miami Beach, FL 33139-6325

Shadow Me LLC
557 Michigan Ave Apt 115
Miami Beach, FL 33139-6325

Evgenia Artemenko
551 Michigan Ave Apt 123
Miami Beach, FL 33139-6328

**Suzanne Camille Joly &
Fabrice Joly**
551 Michigan Ave Apt 122
Miami Beach, FL 33139-6328

Caribe Life Corp
557 Michigan Ave Apt 222
Miami Beach, FL 33139-6329

Dejon Kimari
557 Michigan Ave Apt 213
Miami Beach, FL 33139-6329

Iona Lazanyi
544 Michigan Ave Apt 3
Miami Beach, FL 33139-6330

Jayden Avaham LLC
544 Michigan Ave Apt 2
Miami Beach, FL 33139-6330

Michael Trainor
544 Michigan Ave Apt 6
Miami Beach, FL 33139-6330

Tatiana Nikolaeva
544 Michigan Ave Apt 1
Miami Beach, FL 33139-6330

Emilia Compagnoni
544 Michigan Ave Apt 5
Miami Beach, FL 33139-6330

Filipe Queiroz Barreto
900 6th St Apt 4
Miami Beach, FL 33139-6342

Miami Beach Massage Therapy Corp
900 6th St Apt 7
Miami Beach, FL 33139-6343

Robert Turner
900 6th St Apt 6
Miami Beach, FL 33139-6343

Gaudenzio Garozzo & Clelia Cepparulo
900 6th St Apt 10
Miami Beach, FL 33139-6343

Yisser Herrera
900 6th St Apt 11
Miami Beach, FL 33139-6343

Delu USA LLC
900 6th St Apt 14
Miami Beach, FL 33139-6343

Victoria Brunacci Olmo
900 6th St Apt 23
Miami Beach, FL 33139-6344

Lamyax USA LLC
900 6th St Apt 22
Miami Beach, FL 33139-6344

Delu USA LLC
900 6th St Apt 18
Miami Beach, FL 33139-6344

Eddy Lacayo
544 Michigan Ave Apt 14
Miami Beach, FL 33139-6350

Cesar Espinoza
544 Michigan Ave Apt 8
Miami Beach, FL 33139-6350

Daily Vacation Rentals LLC
544 Michigan Ave Apt 11
Miami Beach, FL 33139-6350

Luffield LLC
544 Michigan Ave Apt 9
Miami Beach, FL 33139-6350

Juandavid Sanchez
551 Michigan Ave # 223
Miami Beach, FL 33139-6351

Duy David Vo & Alejandro Aivar Garcia
900 6th St Apt 16
Miami Beach, FL 33139-6363

Mau Mau Corp
420 Jefferson Ave
Miami Beach, FL 33139-6503

Sultana The King LLC
C/O Sator Management
1000 5th St Ste 230
Miami Beach, FL 33139-6510

Mavie LLC
401 Ocean Dr Apt 516
Miami Beach, FL 33139-6630

1030 Property Investments LLC
814 1st St
Miami Beach, FL 33139-6705

Cami Salon & Spa LLC
941 4th St
Miami Beach, FL 33139-6816

David Sine
935 4th St
Miami Beach, FL 33139-6825

Alejandra Palau & Shane Pasqual Molinaro
345 Ocean Dr Apt 509
Miami Beach, FL 33139-6916

William P. Vallejos & Eliana Raquel Vallejos
500 Alton Rd Unit 1002
Miami Beach, FL 33139-7197

Christopher Carter Browder
110 Washington Ave Apt 1406
Miami Beach, FL 33139-7223

Marble Estate LLC
1610 Euclid Ave Apt C102
Miami Beach, FL 33139-7776

Celeste Renee Vezolles
1457 Meridian Ave Apt 104
Miami Beach, FL 33139-8069

Umtata Transkei LLC
1 Century Ln Apt 408
Miami Beach, FL 33139-8811

531 MB LLC
5501 Pine Tree Dr
Miami Beach, FL 33140-2147

Arturo Menendez
4747 Alton Rd
Miami Beach, FL 33140-2863

Astoria Uno LLC
1270 SW 13th St
Miami, FL 33145-1636

**Michael E. Hughes &
Roger Avila Leyva
9160 Byron Ave
Surfside, FL 33154-3137**

**Happy To Be LLC
17001 Collins Ave Apt 2106
Sunny Isles Beach, FL
33160-3674**

**Sunshine Gasoline
Distributors Inc
1650 NW 87th Ave
Miami, FL 33172-2614**

**Tandil LLC
7325 SW 98th Ct
Miami, FL 33173-4635**

**1000 Fifth St Corporation
Po Box 398570
Miami Beach, FL 33239-8570**

**Florida Power & Light Co
Attn Property Tax Dept
700 Universe Blvd
Juno Beach, FL 33408-2657**

**Abraao Pinheiro &
Benjamin Locreille
7519 La Paz Blvd Apt C301
Boca Raton, FL 33433-6048**

**Darren Apel &
Dana Apel Goldstein
1015 NW 17th Ave
Delray Beach, FL 33445-2558**

**Robert Micah Ossias &
Stanley Jonas Ossias
16935 Clear Cork Dr
Wimauma, FL 33598-2232**

**Luciano Sorrentino &
Felicitas Del Cioppo Arce
2393 Salmista Ter
North Port, FL 34286-6738**

**Jack A. Taylor
6044 N Chanticleer Dr
Maumee, OH 43537-1302**

**Leo Kingston
2239 NW 39th St
Oklahoma City, OK 73112-8831**

**Leo Kingston
Po Box 12920
Oklahoma City, OK 73157-2920**

**Lenox 429 Ave Inc
177 NE Loop 410
San Antonio, TX 78216**