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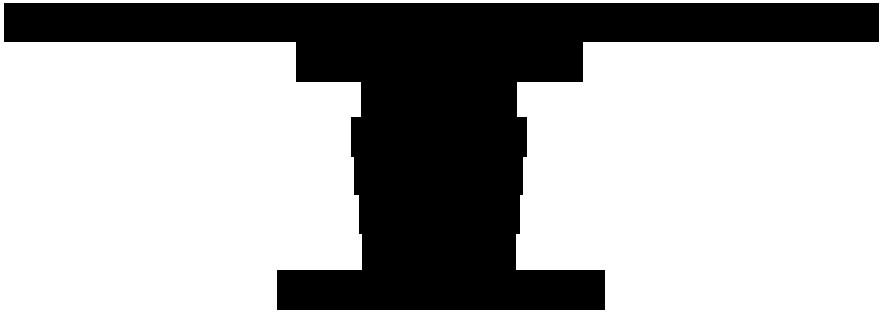
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¹ Howard Kleinberg, Miami Beach (Miami, Florida: Centennial Press, 1994), pp. 10-14.



² Ruby Leach Carson, "Forty Years of Miami Beach," *Tequesta*, volume XV, 1955, pp. 6-7.

³ Biscayne Engineering Company, Miami Beach Improvement Company, "Plat of the Ocean Front Property," 11 December 1912, sheets 1 and 2.



⁴ Charles Edgar Nash, The Magic of Miami Beach (Philadelphia: David McKay Company, 1938), pp.86-89 and 107.

⁵ Kleinberg, p. 24.

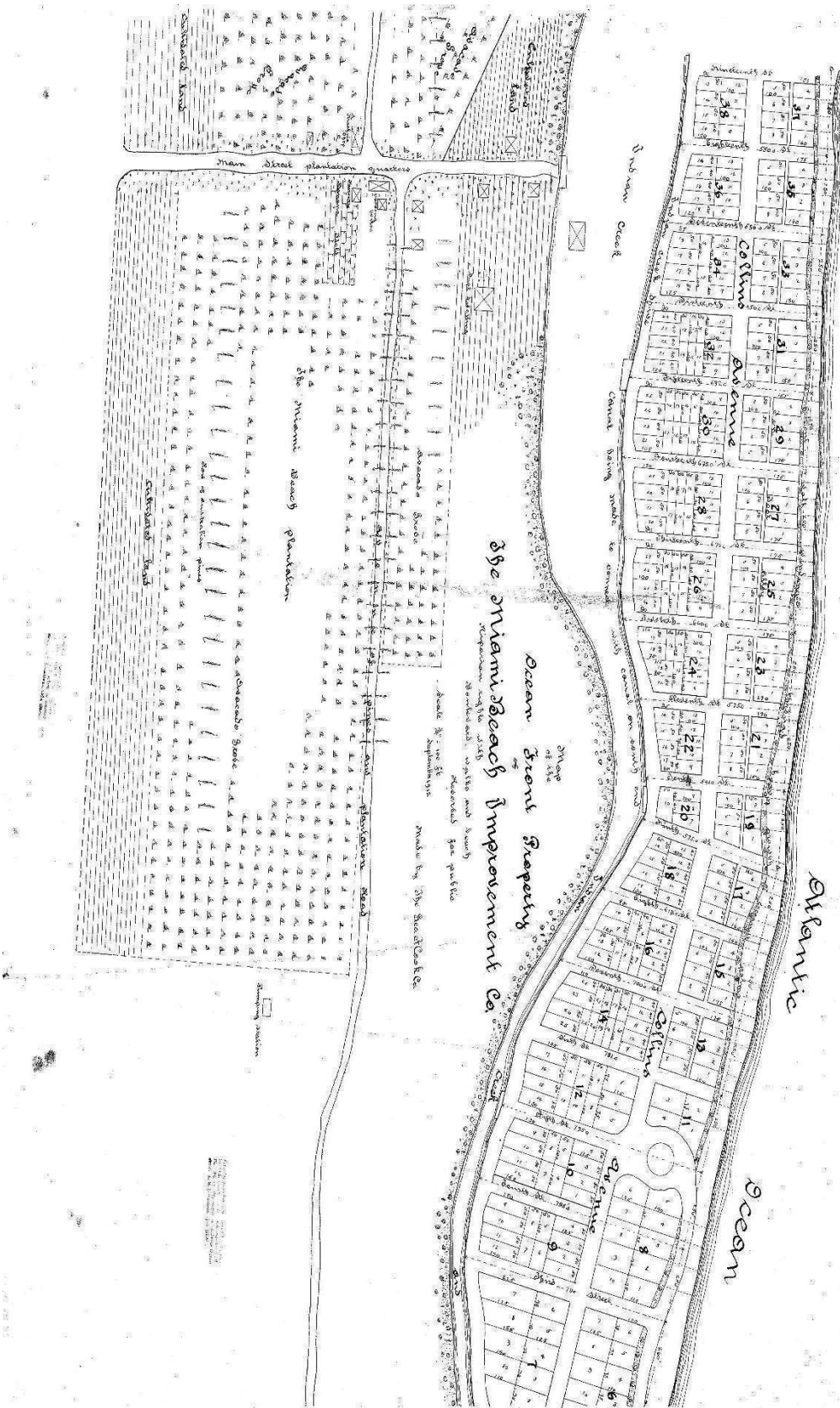
⁶ Carson, p. 8.

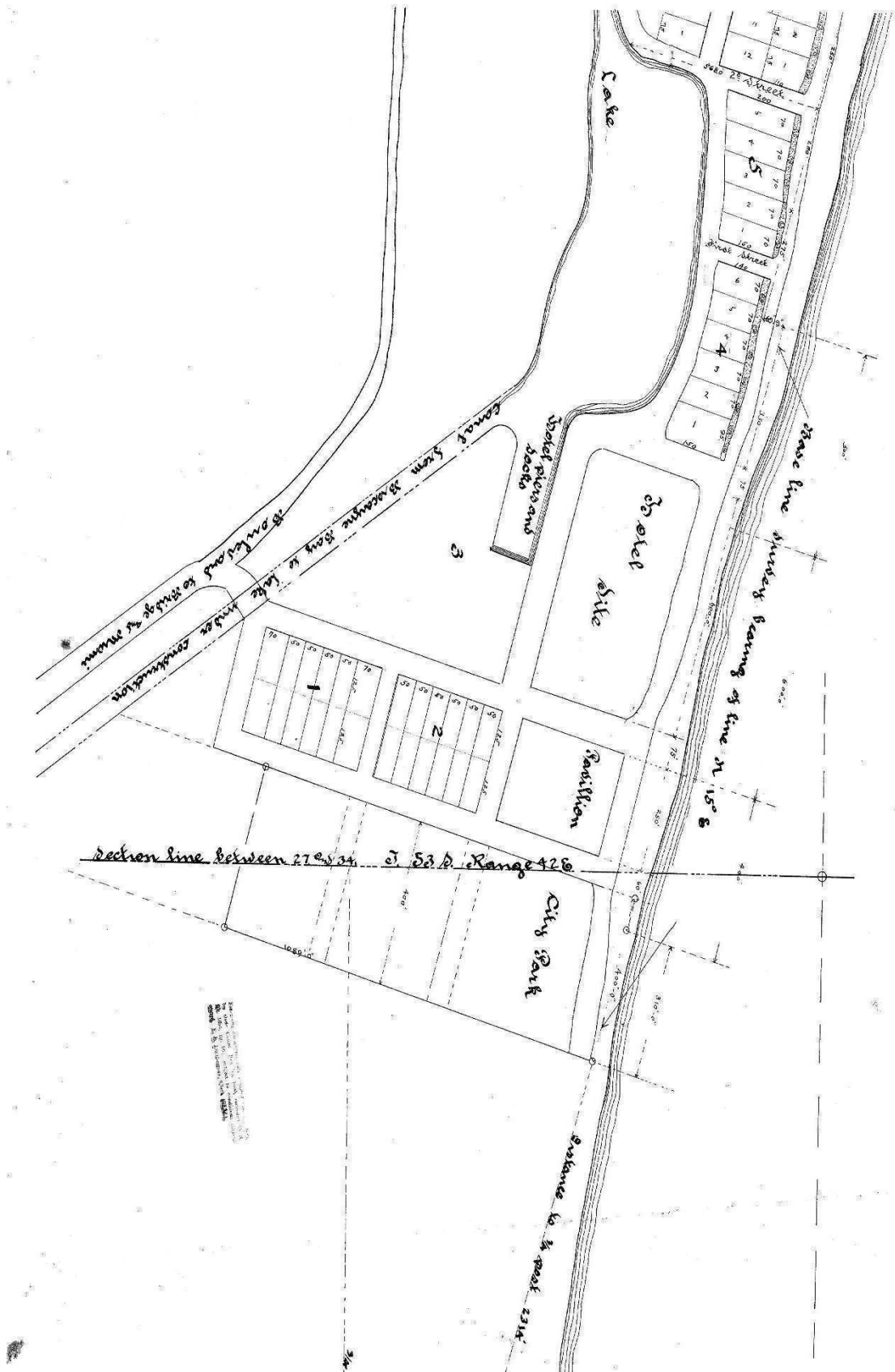
⁷ Carson, p. 9.

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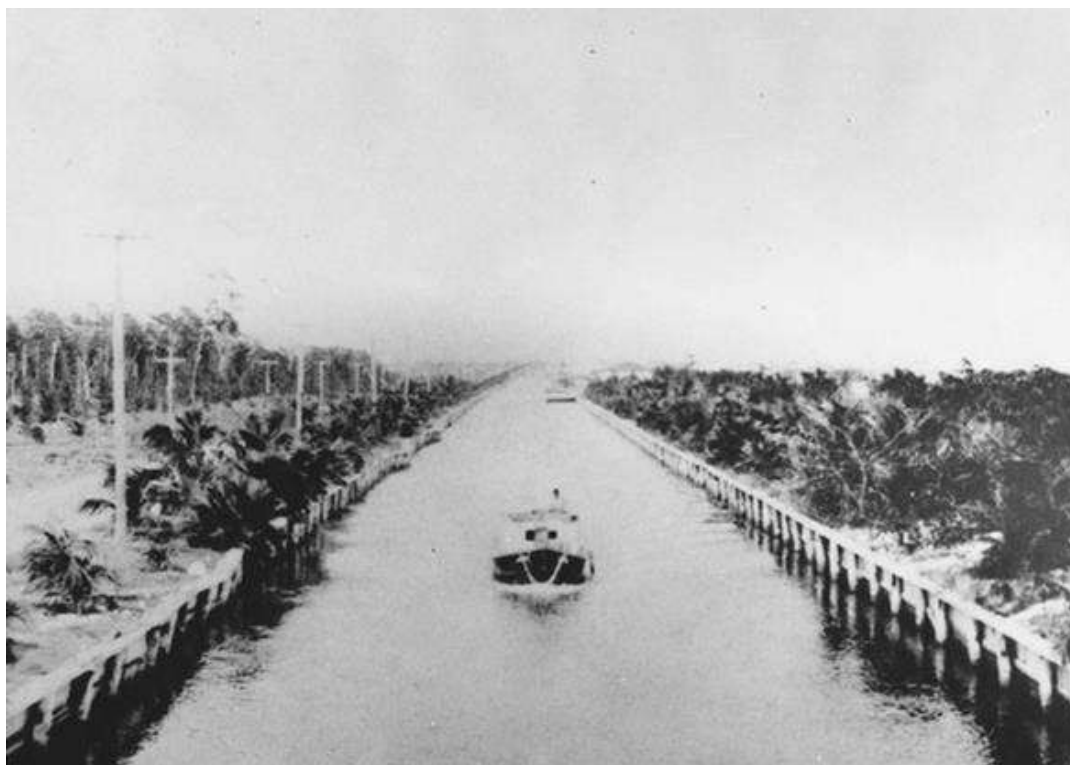
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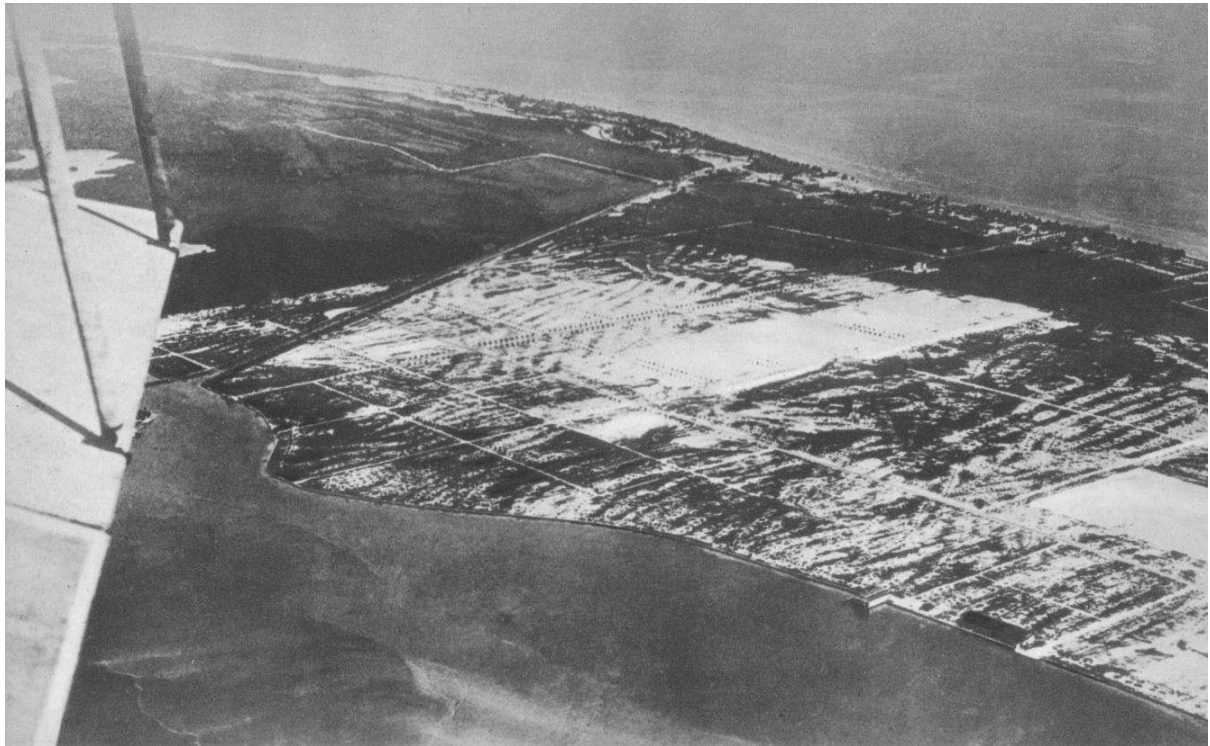
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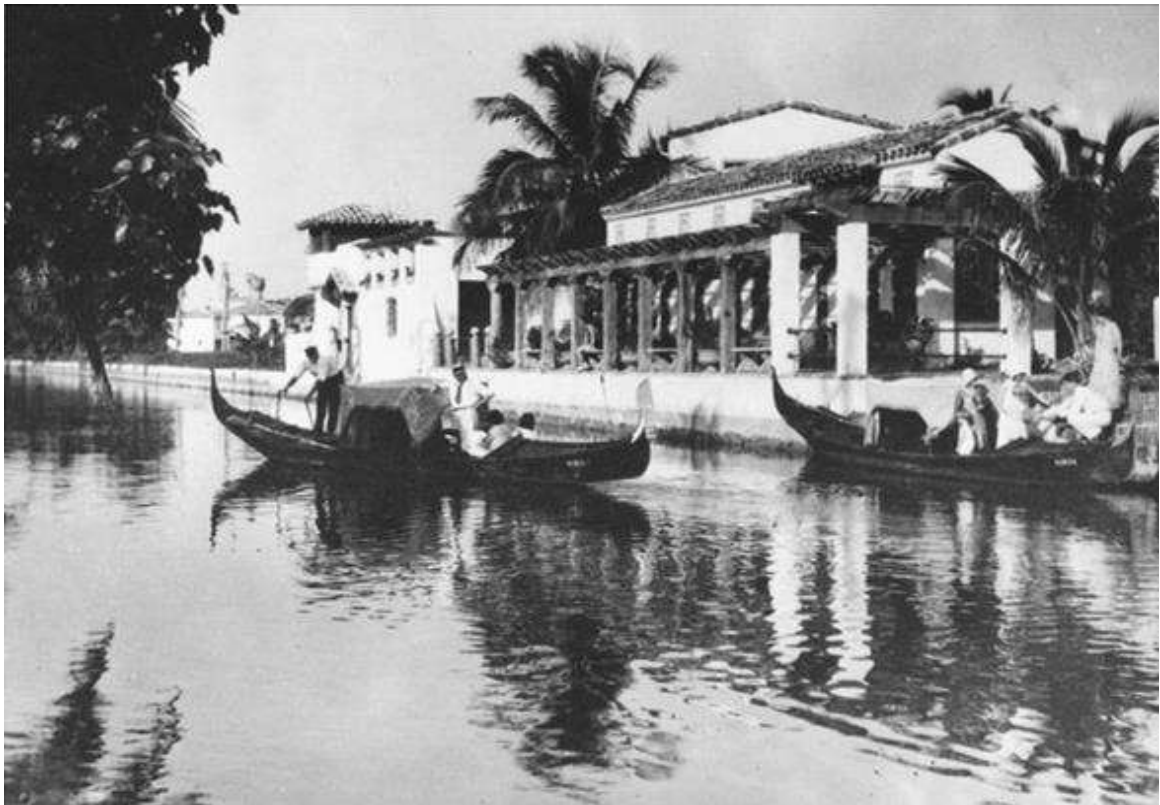
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⁸ “The Great Improvements Now Being Made at Collins’ Ranch, Across Bay”, Miami Herald, July 6, 1912.

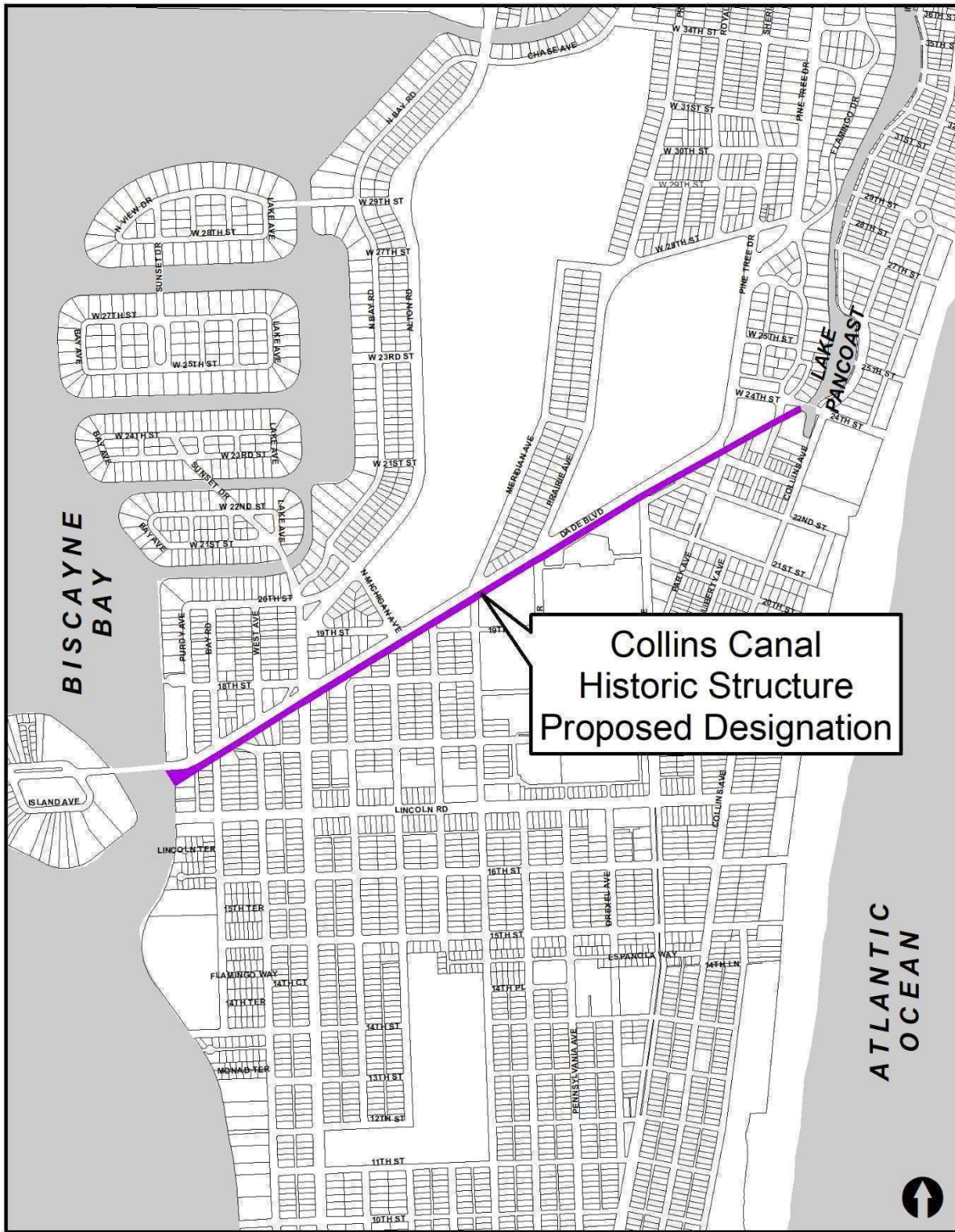
⁹ Kleinberg, pp.24-25.











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