



736 Colorado avenue, Suite a, Stuart, Florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

January 19, 2026

Ownership Search

Prepared For: HJA DESIGN STUDIO.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "A & B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews



736 Colorado avenue, Suite a, Stuart, Florida 34994 -phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT
SEARCH NO. P26-00003IC

THE ATTACHED REPORT IS ISSUED TO: HJA DESIGN STUDIO.
THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY STEWART NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500-foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices, or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
850 NW Federal Hwy. Ste. 222, Stuart FL 34994

By: *icrews*

Iris M. Crews

INSTR # 2036442
OR BK 02275 PG 2320
Pgs 2320 - 2322 (3pgs)
RECORDED 09/04/2007 01:50:39 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 0.70
RECORDED BY D Honchel

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

Michael E. Marder, Esq.
Greenspoon Marder, P.A.
201 East Pine Street, Suite 500
Orlando, FL 32801
Telephone: 407-425-6559

Parcel ID No.: 34-38-42-000-185-00010-8

QUITCLAIM DEED

THIS QUITCLAIM DEED made as of the 20th day of AUGUST, 2007, by Jeffrey B. Gelman, a married man ("Grantor"), to MCFL Properties, LLC, a Florida limited liability company ("Grantee"), whose address is 105 Harbor Way, Hobe Sound, Florida 33455.

WITNESSETH: That Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, hereby remises, releases and quitclaims unto Grantee, their heirs, successors and assigns, all of the estate, right, title, lien, equity, interest, claim and demand which Grantor may have, if any, in and to that certain land situated in Martin County, Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREIN

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; and taxes for the year 2007 and subsequent years.

IN WITNESS WHEREOF, the Grantor has set his hand and seal the day and year first above written.

Witnesses:


Name: Jason A. Goff


Name: Jeff Gelman

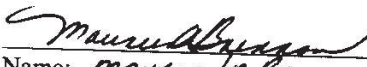
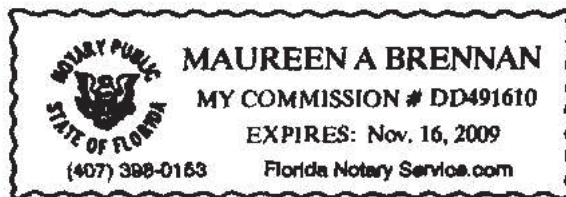

Name: Maureen A. Brennan

EXHIBIT "A" PG 1 of 4

STATE OF FLORIDA)
) ss.
COUNTY OF Martin)

The foregoing instrument was acknowledged before me this 6
2007, by Jeffrey B. Gelman, who is personally known
_____ as identification.



Maureen
NOTARY PUBLIC
Name: Maureen
Serial Number
My Commission

K:\HNB\Gelman\Martin County\34-38-42-000-185-00010-80000.doc

Copy Copy C

Exhibit A

Starting at a triangular concrete marker, the southwesterly corner of the GOMEZ GRANT plat thereof recorded in Plat Book 1, page 10, (now Martin) County, Florida public records, a bearing of $66^{\circ}39'33''$ E along the southerly line of said Grant for a distance of 1,477.86 feet to the point or place of beginning for the following described property: (1) thence run $66^{\circ}39'33''$ E along said Grant line a distance of 214.31 feet to a 6" x 6" concrete marker; (2) thence run continuing along said Grant line for a distance of 1,477.86 feet to a point; (3) thence run $N 21^{\circ}26'07''$ W along the westerly line of said Grant for a distance of 1,002.74 feet to a point on the southerly right-of-way of said Grant; (4) thence run $S 59^{\circ}11'53''$ W along said right-of-way for a distance of 1,497.00 feet to a point; (5) thence run $21^{\circ}26'07''$ E on line parallel to the westerly line of said Grant for a distance of 1,002.74 feet to the point or place of beginning. The above described property is located in the Gomez Grant south of State Road 10, being situate in Martin County, Florida.

LESS: Commencing at a triangular concrete marker being the Southwesterly corner of the GOMEZ GRANT to the Plat thereof, as recorded in Plat Book 1, page 10, (now Martin) County, Florida public records, a bearing of $66^{\circ}39'33''$ East, along the Southerly line of said Grant for a distance of 1,477.86 feet to a concrete marker; (1) Thence continue $N 66^{\circ}39'33''$ East along said Grant line a distance of 214.31 feet to an iron rod;

21°26'07" West parallel to the Westerly line
distance of 1030.95 feet to an iron rod on
right-of-way of State Road No. 708; (3) Thence
along said right-of-way for a distance of
concrete marker; (4) Thence running S 21°
parallel to the Westerly line of said Gr
1002.75 feet, more or less to the Point of

Book2275/Page2322 CFN#2036442

[BACK TO SEARCH](#)

Basic Info

PIN 34-38-42-000-185-00010-8	AIN 48584	Situs Address 7550 SE BRIDGE RD HOBE SOUND FL	Website Updated 1/18/26
--	---------------------	---	-----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

MCFL PROPERTIES LLC

Parcel ID

34-38-42-000-185-00010-8

Use Code/Property Class

4000 - 4000 Vacant Industrial

Mailing Address

C/O JEFFREY B. GELMAN
9508 WINDY RIDGE WAY
WINDERMERE FL 34786

Account Number

48584

Neighborhood

M5 M5-HOBE SOUND

Tax District

DISTRICT THREE MSTU

Property Address

7550 SE BRIDGE RD HOBE SOUND FL

Legal Acres

32

Legal Description

BEG SWLY COR GG, NELY ALG SLY LN OF GG 1...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 2,118,760	\$ 0	\$ 2,118,760	\$ 1,275,439	\$ 843,321	\$ 0	\$ 843,321

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date

9/4/07

Sale Price

\$ 0

Grantor (Seller)

GELMAN, JEFFREY B

Deed Type

Qu

Doc Num

2036442

Book & Page

2275 2320

Legal Description

BEG SWLY COR GG, NELY ALG SLY LN OF GG 1692.17' FOR POB, CONT NELY 1263.64', NWLY PARALLEL TO W LN GG 1194.76' TO S R/W 708, SWLY ALG R/W 1279.92' SELY 1030.95' TO POB

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.