



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



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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 20<sup>th</sup> 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: Jeffrey B. Gelman

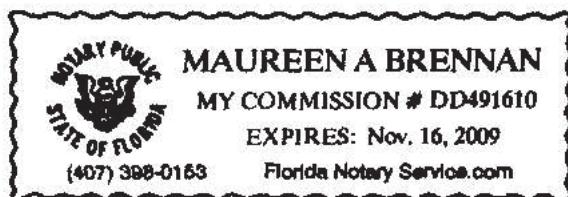
  
Jeff Gelman

Name: Marsha Ewing

EXHIBIT "A" PG 1 of 4

STATE OF FLORIDA )  
COUNTY OF *MARION* )  
ss. )

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



mauve  
NOTARY PU  
Name: mauve  
Serial Number  
My Commissi

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Copy Copy Copy

DOV  
Exhibit A

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

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

21°26'07" West <sup>8</sup> parallel to the Westerly line  
distance of 1030.95 feet to an iron rod at  
off-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 Grade  
1002.75 feet, more or less to the Point of

Book2275/Page2322 CFN#2036442

[BACK TO SEARCH](#)

## Basic Info

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

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

<b>Property Owners</b> MCFL PROPERTIES LLC	<b>Parcel ID</b> 34-38-42-000-185-00010-8	<b>Use Code/Property Class</b> 4000 - 4000 Vacant Industrial
<b>Mailing Address</b> C/O JEFFREY B. GELMAN 9508 WINDY RIDGE WAY WINDERMERE FL 34786	<b>Account Number</b> 48584	<b>Neighborhood</b> M5 M5-HOBE SOUND
<b>Tax District</b> DISTRICT THREE MSTU	<b>Property Address</b> 7550 SE BRIDGE RD HOBE SOUND FL	<b>Legal Acres</b> 32
	<b>Legal Description</b> BEG SWLY COR GG, NELY ALG SLY LN OF GG 1...	<b>Ag Use Size (Acre\Sq Ft)</b> 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

<b>Sale Date</b> 9/4/07	<b>Grantor (Seller)</b> GELMAN, JEFFREY B	<b>Doc Num</b> 2036442
<b>Sale Price</b> \$ 0	<b>Deed Type</b> Qu	<b>Book &amp; Page</b> <u>2275 2320</u>

## 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.*