



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

April 29,2025

Ownership Search

Prepared For: CUOZZO PLANNING SOLUTIONS, INC.

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 parcel of land described:

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

TAX ID: See Exhibit "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. P25-11986/IC

THE ATTACHED REPORT IS ISSUED TO CUOZZO PLANNING SOLUTIONS, INC.. 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.
736 Colorado Ave. Ste. A, Stuart FL 34994

By: *icrews*

Iris M. Crews



Recorded in Martin County, FL 9/20/2017 2:22 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$52.50 Deed Tax: \$42,560.00
 CFN#2655899 BK 2949 PG 691 PAGE 1 of 6

Prepared by/ Return to:
 Ryan Grazi, an employee of
 Grazi & Gianino, LLP
 217 E. Ocean Blvd.
 Stuart, Florida 34994
 File Number: GG-39-17

Parcel Identification No. 15-37-41-000-000-00170-8; 15-37-41-000-000-00171-0; 15-37-41-000-000-00190-4; 15-37-41-001-007-00020-4; 15-37-41-001-007-00021-3; 15-37-41-001-008-00040-0; 15-37-41-001-007-00041-0; 15-37-41-001-008-00010-4; 15-37-41-003-001-00020-5; 15-37-41-003-001-00060-6; 15-37-41-003-001-00110-6; and 15-37-41-003-001-00340-8.

[Space Above This Line for Recording Data]

Warranty Deed

THIS INDENTURE is made this 1st day of September, 2017, between **Reily Enterprises, LLC**, a Florida limited liability company, whose post office address is: 3830 NE Indian River Drive, Jensen Beach, Florida 34957, as to Parcels 1 through 11 and Parcel 13 (as defined in Exhibit "A" attached hereto), and **William B. Reily and Nancy Reily, husband and wife**, as to Parcel 12 (as defined in Exhibit "A" attached hereto), whose post office address is: 3830 NE Indian River Drive, Jensen Beach, Florida 34957 (collectively, "Grantor"), and **Jensen Beach MHP LLC**, a Florida limited liability company, whose post office address is: 295 Madison Avenue, 2nd Floor, New York, NY 10017 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of Martin, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A".

TOGETHER WITH, all and singular tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property, together with all of the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, whether at law or in equity.

TO HAVE AND TO HOLD the aforesaid Property in fee simple absolute forever.

THIS CONVEYANCE is made SUBJECT TO the following:

1. Real Property Taxes for the current year;
2. The Covenants and Restrictions set forth in that certain Planned Unit Development Zoning Agreement dated August 7, 2007 (as amended and/or supplemented) for the development of a project on the Property known as "Pitchford's Landing", which agreement is recorded in the Official Records Book 2320, Pages 1062-1126, Public Records of Martin County, Florida; and
3. Other covenants, restrictions and easements of record, if any.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

[Remainder of page intentionally left blank]

Exhibit 'A'

CFN#2655899 BK 2949 PG 692 PAGE 2 of 6

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be hereunto affixed, the day and year first above written.

Signed and Sealed in Our Presence:

Witness Name: Ryan Grazi

Witness Name: Kelly A. Dellaria

Witness Name: Ryan Grazi

Witness Name: Kelly A. Dellaria

Witness Name: Ryan Grazi

Witness Name: Kelly A. Dellaria

GRANTOR:

REILY ENTERPRISES, LLC
Florida limited liability company

By: William B. Reily
Name: William B. Reily
Title: Manager

William B. Reily
William B. Reily

Nancy Reily
Nancy Reily

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 1 day of ^{Sept} ~~August~~, 2017, by William B. Reily, as Manager of Reily Enterprises, LLC, a Florida limited liability company, and William B. Reily and Nancy Reily, husband and wife, ☒ who are personally known to me or ☐ who have produced _____ as identification.

My commission expires:

[Signature]
Notary Public
Name: _____

[Notary Seal]

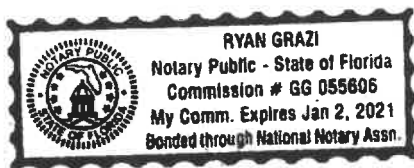


EXHIBIT A

LEGAL DESCRIPTIONS

PARCEL 1:

Lot Six (6), Block One (1), in Blount Pitchford Subdivision of the Town of Jensen, according to the Plat thereof filed on June 11, 1927 and recorded in Plat Book 1, Page 71, Public Records of Martin County, Florida; less and except the following parcels:

1) A hiatus parcel of land lying between the Easterly line of the Plat of Blount Pitchford as recorded in Plat Book 1, Page 71, of the Public Records of Martin County, Florida and the Westerly Right of Way line of Indian River Drive (State Road 707) according to the Florida Department of Transportation Right of Way Map W. P.I. No. 4116209, dated May 1984, lying in Government Lot 4, of Section 15, Township 37 South, Range 41 East, being more particularly described as follows:

Commence at the Southwest corner of said Section 15; thence on an assumed bearing of South 89 degrees 51' 32" East along the South line of said Section 15 a distance of 2575.70 feet; thence North 00 degrees 08' 28" East a distance of 1117.68 feet to a point on the Westerly Right of Way line of said Indian River Drive (State Road 707), said point being the Point of Beginning; thence North 22 degrees 12' 46" West along said Westerly Right of Way line a distance of 89.87 feet to the Easterly extension of the North line of Lot 6 of the said Plat of Blount Pitchford; thence North 89 degrees 13' 06" West a distance of 7.11 feet to the Easterly line of said Plat; thence South 21 degrees 33' 26" East along said Easterly line a distance of 89.44 feet to the Easterly extension of the South Right of Way line of First Street as shown on said Plat; thence South 89 degrees 12' 22" East a distance of 8.23 feet to the Point of Beginning.

2) A portion of Lot 6 of the Plat of Blount Pitchford, as recorded in Plat Book 1, Page 71, Public Records of Martin County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 6; thence on an assumed bearing of North 21 degrees 33' 24" West along the Easterly line of said Lot a distance of 57.00 feet to the North line of said Lot; thence North 89 degrees 13' 06" West along said North line a distance of 5.62 feet; thence South 19 degrees 28' 25" East a distance of 56.20 feet to the South line of said Lot; thence South 89 degrees 12' 22" East along said South line a distance of 7.83 feet to the point of Beginning.

Together with a 10 foot restoration Agreement area lying Westerly of and adjacent to the above described parcel of land.

PARCEL 2:

Lots 2, 3, 4, 5, 7, 8, 9, 10 and 11, Block 1 and Lots 1, 2, 3, 4, 5 and 6, Block 2, Blount Pitchford, according to the Plat thereof as recorded in Plat Book 1, Page 71, Public Records of Martin County, Florida.

PARCEL 3:

A 53 foot strip between the Easterly extension of the North and South line of Lot 1, Block 1, Blount Pitchford Subdivision, as recorded in Plat Book 1, Page 71, Public Records of Martin County, Florida, lying between Old Dixie Highway (now SR 707) and the Indian River.

PARCEL 4

The North 15 acres of the South 45 acres of Government Lot 4, Section 15, Township 37 South, Range 41 East, lying West of Indian River Drive aka S. R. 707 Right of Way, less Blount Pitchford Subdivision, as recorded in Plat Book 1, Page 71, Public Records of Martin County, Florida. Said land lying and being in Martin County, Florida. Less and except Right of Way for the Florida East Coast Railroad.

PARCEL 5;

The North Six (6) feet of the following described land:

Begin 88 yards or 4 chains North of the Southwest corner of land Lot 4, Section 15, Township 37 South, Range 41 East; thence run North on the West line of said land lot 636 3/4 feet to land now or formerly owned by George E. Coon; thence run East on the South line of said tract or formerly owned by the said George E. Coon to Indian River; thence run Southwesterly meandering the waters edge of the Indian River to a point due East of the starting point, being the Northeast corner of land now or formerly belonging to one Baldwin; thence run West on the North line of the said tract now or formerly belonging to the said Baldwin to the West line of Lot 4 at the Point of Beginning, together with all and singular the submerged land in front of said property; excepting however, out of the land above described the following 2 parcels, to wit: The Right of Way of the Florida East Coast Railway Company, being a strip of land 100 feet in width extending 50 feet in either side of the center line of the tract of said Railway Company as the same is now constructed through said property. The second tract above excepted is described as follows: Commencing at the Southeast corner of the land above described, Begin a point at the waters edge of Indian River, 4 chains or 88 yards due North of the South line of Section 15 and being the Northeast corner of the said Baldwin Tract; thence running West along the South line of the tract above described 5.38 chains; thence running North 4.27 chains; thence East 3.98 chains to Indian River; thence Southeasterly along the waters edge of the river to the Point of Beginning; and also excepting the submerged land in front of the above two acres; except the Right of Way of Dixie Highway and approach to Jensen Bridge across the Indian River.

Said property also described as: The North 6 feet of the South 900 3/4 feet of said Government Lot 4, Section 15, Township 37 South, Range 41 East, (as this parcel is described in Deed Book 29, Page 52, Public Records of Martin County, Florida) said land lying and being in Martin County, Florida.

PARCEL 6:

The North 5 acres of the South 45 acres of Government Lot 4, Section 15, Township 37 South, Range 41 East, lying East of State Road 707 aka Indian River Drive, less the North 50 feet thereof, said land lying and being in Martin County, Florida.

PARCEL 7:

An easement for ingress and egress over, under across and through the Easterly 50 feet of the following described real property, to wit: The North 85 feet of the South 1/2 of Lot 7, lying east of Skyline Drive, Map of Ballentine & Moore's Subdivision, Plat Book 1, Page 141, Brevard County, Florida and Plat Book 1, Page 205, Public Records of St. Lucie (now Martin) County, Florida.

Less and except from the land described herein above those certain land described in Warranty Deed recorded February 3, 2005 in O. R. Book 1978, Page 2359, Public records of Martin County, Florida; said lands being more particularly described as follows, to wit:

A parcel of land in Section 15, Township 37 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Government Lot 4, of said Section 15, thence North 00 degrees 32' 50" East 264.00 feet, thence South 89 degrees 16' East, 1262.56 feet thence North 1 degrees 49' East 100 feet; thence South 89 degrees 36' 06" East 227.75 feet; thence North 13 degrees 59' 30" West 425.77 feet to the intersection of the centerline of State Road 707 with the centerline of Jensen Causeway; thence run North 16 degrees 44' West along the center line of State Road 707; a distance of 33.00 feet to the Point of Beginning; thence continue to run North 16 degrees 44" West along said road centerline, a distance of 90.90 feet; thence run South 89 degrees 31' East a distance of 59.20 feet; thence run North 72 degrees 54' East, a distance of 88.50 feet to the waters of the Indian River; thence meandering said waters, run South 47 degrees 32' 20" East a distance of 10.06 feet; thence still meandering said waters, run South 72 degrees 05' East a distance of 60.00

feet; thence run South 17 degrees 06' East a distance of 30.00 feet to the Northerly Right of Way line of Jensen Causeway; thence run South 72 degrees 54' West along said Right of Way line, a distance of 199.79 feet to the Point of Beginning, less the right of way for State Road 707 described in Quit Claim Deed recorded in O. R. Book 669, Page 2485, of the Public Records of Martin County, Florida.

PARCEL 8:

The South 76.94 feet of the South one half of Lot 7, Map of Ballantine & Moore, according to the Plat thereof recorded in Plat Book 1, Page 141, Brevard County, Florida and in Plat Book 1, Page 205, Public Records of St. Lucie (now Martin) County, Florida.

PARCEL 9:

Begin at the Northeast corner of Lot 7, thence run West 148.02 feet to a point that is 250 feet East of the Right of Way of Skyline Drive; thence run South perpendicular to the last line a distance of 165 feet; thence run East 148 feet to the East line of Lot 7; thence run Northerly along said East line to the Point of Beginning. Said land being a part of Lot 7, Map of Ballantine & Moore, according to the Plat thereof as recorded in Plat Book 1, Page 141, Brevard County, Florida and in Plat Book 1, Page 205, Public Records of St. Lucie (now Martin) County, Florida.

PARCEL 10:

The North 201 feet of Lot 8, less the South 75 feet thereof, lying East of Skyline Drive, Map of Ballantine & Moore, according to the Plat thereof as recorded in Plat Book 1, Page 141, Brevard County, Florida and in Plat Book 1, Page 205, Public Records of St. Lucie (now Martin) County, Florida.

PARCEL 11:

The following described parcels of land situate, lying and being in Section 15, Township 37 South, Range 41 East:

Parcel 1:

Begin at a point on the South line of and 160 feet Easterly of the Southwest corner of Parcel described in Deed Book 90, Page 396, Public Records of Martin County, Florida; thence run South on a line parallel to the West line of said parcel described in Deed Book 90, Page 396, if extended Southerly for a distance of 65 feet to a point; thence run West along a line parallel to and 65 feet South of the South line of Parcel described in Deed Book 90, Page 396, to the Easterly right-of-way line of Skyline Drive; thence run Northerly along the Easterly right-of-way line of Skyline Drive to the Southwest corner of Parcel described in Deed Book 90, Page 396; thence East along the South line of said Parcel in Deed Book 90, Page 396, a distance of 160 feet to the Point of Beginning.

Parcel 2:

Begin at the Southeast corner of Parcel of land described in Deed Book 90, Page 396, Public Records of Martin County, Florida; thence run South along the Southerly extension of East line of Parcel of land described in Deed Book 90, Page 396, a distance of 65 feet; thence run West along a line parallel to and 65 feet Southerly of the South line of the parcel of land described in Deed Book 90, Page 396, Public Records of Martin County, Florida, to the Easterly right-of-way line of Skyline Drive, said point being the Southwest corner of that parcel of land described in Official Record Book 401, Page 199, Public Records of Martin County, Florida; thence run Northerly along the West line of said Parcel of land described in Official Record Book 401, Page 199, Public Records of Martin County, Florida, to the Southwest corner of parcel of land described in Deed Book 90, Page 396, Public Records of Martin County, Florida; thence run East along the South line of parcel of land described in Deed Book 90, Page 396, Public Records of Martin county, Florida, to the Point of Beginning, less and excepting therefrom parcel of land described in Official Record Book 401, Page 199, Public Records of Martin County, Florida.

PARCEL 12:

The North 85 feet of the South one half (S 1/2) of Lot 7, lying East of Skyline Drive, Ballentine and Moore's Subdivision, according to the Plat thereof as recorded in Plat Book 1, Page 141, Brevard County, Florida, and in Plat Book1, Page 205, Public Records of St. Lucie (now Martin) County, Florida.

PARCEL 13:

A PARCEL OF LAND FOR PITCHFORD'S PARK LYING EAST OF NE INDIAN RIVER DRIVE IN A PORTION OF THE NORTH 15 ACRES OF THE SOUTH 45 ACRES OF GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND FOR PITCHFORD'S PARK BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1 OF BLOUNT PITCHFORD, AS RECORDED IN PLAT BOOK 1, Page 71, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE

SOUTH 89°45'56" EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 38.80 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NE INDIAN RIVER DRIVE; THENCE SOUTH 22°28'20" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 62.34 FEET; THENCE SOUTH 20°55'27" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 47.79 FEET; THENCE NORTH 80°30'56" EAST DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1.20 FEET; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80°30'56" EAST, A DISTANCE OF 51.95 FEET; THENCE SOUTH 11°11'48" WEST, A DISTANCE OF 49.94 FEET; THENCE SOUTH 19°57'05" EAST, A DISTANCE OF 37.28 FEET; THENCE SOUTH 29°25'28" EAST, A DISTANCE OF 40.13 FEET; THENCE SOUTH 51°40'11" EAST, A DISTANCE OF 76.77 FEET; THENCE SOUTH 19°40'32" EAST, A DISTANCE OF 60.45 FEET; THENCE SOUTH 72°48'24" WEST, A DISTANCE 69.78 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NE INDIAN RIVER DRIVE; THENCE NORTH 15°23'21" WEST ALONG THE SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 27.66 FEET; THENCE NORTH 67°58'04" EAST DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 3.69 FEET; THENCE NORTH 22°01'56" WEST, A DISTANCE OF 223.88 FEET TO THE POINT OF BEGINNING.

Basic Info

PIN 15-37-41-000-000-00181-5	AIN 607	Situs Address 3825 NE INDIAN RIVER DR JENSEN BEACH FL	Website Updated 4/29/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
JENSEN BEACH MHP LLC

Parcel ID
15-37-41-000-000-00181-5

Use Code/Property Class
2100 - 2100 Restaurant/cafeterias

Mailing Address
1701 SKEES RD #1
WEST PALM BEACH FL 33411

Account Number
607

Neighborhood
M1 M1-JENSEN/RIO/HI

Tax District
DISTRICT ONE MSTU

Property Address
3825 NE INDIAN RIVER DR JENSEN BEACH FL

Legal Acres
0.41

Legal Description
SOUTH 10 ACRES OF THE NORTH 15 ACRES OF ...

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
2024	\$ 414,162	\$ 173,500	\$ 587,662	\$ 34,768	\$ 552,894	\$ 0	\$ 552,894

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 9/1/17	Grantor (Seller) REILY ENTERPRISES LLC
Sale Price \$ 400,000	Deed Type Wd Full Covenant and Warranty Deed

Doc Num
2655895
Book & Page
2949 0668

Legal Description

SOUTH 10 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 45 ACRES OF GOVERNMENT LOT 4 IN SEC 15-37-41 LYING EAST OF NE INDIAN RIVER DRIVE AKA STATE ROAD 707 RIGHT OF WAY, (less THAT PORTION OF LAND FOR PITCHFORD'S PARK LYING EAST OF NE INDIAN RIVER DR IN A PORTION OF THE NORTH 15 ACRES OF THE SOUTH 45 ACRES OF GOV LOT 4 AS FOLLOWS; BEGIN AT THE NE CORNER OF LOT 2, BLK 1, BLOUNT PITCHFORD, SE ALONG THE NORTH LINE OF LOT 2 FOR 38.80 FT, SE 62.34 FT, SE 47.79 FT, NE 1.20 FT FOR THE POB, CONT NE 51.95 FT, SW 49.94 FT, SE 37.28 FT, SE 40.13 FT, SE 76.77 FT, SE 60.45 FT, SW 69.78 FT, NW ALONG THE EASTERLY ROW LINE OF NE INDIAN RIVER DR 27.66 FT, NE 3.69 FT, NW 223.88 FT TO THE POB DESCRIBED IN OR 2922/2307)

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

Exhibit 'B' (1)

Basic Info

PIN 15-37-41-003-001-00340-8	AIN 659	Situs Address NE INDIAN RIVER DR JENSEN BEACH FL	Website Updated 4/29/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
JENSEN BEACH MHP LLC

Parcel ID
15-37-41-003-001-00340-8

Use Code/Property Class
1000 - 1000 Vacant Commercial

Mailing Address
1701 SKEES RD #1
WEST PALM BEACH FL 33411

Account Number
659

Neighborhood
M1 M1-JENSEN/RIO/HI

Tax District
DISTRICT ONE MSTU

Property Address
NE INDIAN RIVER DR JENSEN BEACH FL

Legal Acres
0.1095

Legal Description
BLOUNT PITCHFORD, A 53' STRIP BETWEEN EX...

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
2024	\$ 196,910	\$ 0	\$ 196,910	\$ 80,898	\$ 116,012	\$ 0	\$ 116,012

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Current Sale

Sale Date 9/1/17	Grantor (Seller) REILY ENTERPRISES LLC	Doc Num 2655899
Sale Price \$ 6,080,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2949 0691</u>

Legal Description

BLOUNT PITCHFORD, A 53' STRIP BETWEEN EXTENSION OF N & S LINE OF LOT 1, BLK 1, BETWEEN OLD DIXIE HWY & RIVER

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

Exhibit "B" (2)

Basic Info

PIN 15-37-41-003-001-00020-5	AIN 655	Situs Address 3830 NE INDIAN RIVER DR JENSEN BEACH FL	Website Updated 4/29/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
JENSEN BEACH MHP LLC

Parcel ID
15-37-41-003-001-00020-5

Use Code/Property Class
2800 - 2800 Mobile Home Parks

Mailing Address
1701 SKEES RD #1
WEST PALM BEACH FL 33411

Account Number
655

Neighborhood
M1 M1-JENSEN/RIO/HI

Tax District
DISTRICT ONE MSTU

Property Address
3830 NE INDIAN RIVER DR JENSEN BEACH FL

Legal Acres
13.25

Legal Description
LOTS 2, 3, 4, 5, 7, 8, 9, 10, 11 & A POR...

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
2024	\$ 4,429,840	\$ 684,960	\$ 5,114,800	\$ 622,675	\$ 4,492,125	\$ 0	\$ 4,492,125

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 9/1/17	Grantor (Seller) REILY ENTERPRISES LLC	Doc Num 2655899
Sale Price \$ 6,080,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2949 0691</u>

Legal Description

LOTS 2, 3, 4, 5, 7, 8, 9, 10, 11 & A PORTION OF LOT 6 BLOCK 1 AND LOTS 1, 2, 3, 4, 5 & 6 BLOCK 2 BLOUNT PITCHFORD (PB 1 PAGE 71, TOGETHER WITH A PARCEL OF LAND LYING IN 15-37-41, (all BEING DESCRIBED IN OR 2949/691)

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

Exhibit "B" (3)

Basic Info

PIN 15-37-41-001-008-00010-4	AIN 626	Situs Address NE SKYLINE DR JENSEN BEACH FL	Website Updated 4/29/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
JENSEN BEACH MHP LLC

Parcel ID
15-37-41-001-008-00010-4

Use Code/Property Class
0000 - 0000 Vacant Residential

Mailing Address
1701 SKEES RD #1
WEST PALM BEACH FL 33411

Account Number
626

Neighborhood
215020 Skyline Pk, SkylineHts, IR Gard

Tax District
DISTRICT ONE MSTU

Property Address
NE SKYLINE DR JENSEN BEACH FL

Legal Acres
0.817

Legal Description
BALLANTINE & MOORE N 201' OF LOT 8 E OF ...

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
2024	\$ 135,850	\$ 0	\$ 135,850	\$ 0	\$ 135,850	\$ 0	\$ 135,850

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 9/1/17	Grantor (Seller) REILY, WILLIAM B & NANCY	Doc Num 2655899
Sale Price \$ 6,080,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2949 0691</u>

Legal Description

BALLANTINE & MOORE N 201' OF LOT 8 E OF SKYLINE DRIVE (LESS S 75')

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

Exhibit 'B' (4)

Basic Info

PIN 15-37-41-001-007-00040-0	AIN 625	Situs Address 3869 NE SKYLINE DR JENSEN BEACH FL	Website Updated 4/29/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
JENSEN BEACH MHP LLC

Parcel ID
15-37-41-001-007-00040-0

Use Code/Property Class
0100 - 0100 Single Family

Mailing Address
1701 SKEES RD #1
WEST PALM BEACH FL 33411

Account Number
625

Neighborhood
215020 Skyline Pk,SkylineHts, IR Gard

Tax District
DISTRICT ONE MSTU

Property Address
3869 NE SKYLINE DR JENSEN BEACH FL

Legal Acres
0.721

Legal Description
BALLANTINE & MOORE N 85' OF S 1/2 OF LOT...

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
2024	\$ 448,880	\$ 268,580	\$ 717,460	\$ 64,725	\$ 652,735	\$ 0	\$ 652,735

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 9/1/17	Grantor (Seller) REILY, WILLIAM B & NANCY	Doc Num 2655899
Sale Price \$ 6,080,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2949 0691</u>

Legal Description

BALLANTINE & MOORE N 85' OF S 1/2 OF LOT 7 LYING E OF SKYLINE DRIVE

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

Exhibit 'B' (5)

Basic Info

PIN 15-37-41-001-007-00021-3	AIN 623	Situs Address 3879 NE SKYLINE DR JENSEN BEACH FL	Website Updated 4/29/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
JENSEN BEACH MHP LLC

Parcel ID
15-37-41-001-007-00021-3

Use Code/Property Class
0100 - 0100 Single Family

Mailing Address
1701 SKEES RD #1
WEST PALM BEACH FL 33411

Account Number
623

Neighborhood
215020 Skyline Pk, SkylineHts, IR Gard

Tax District
DISTRICT ONE MSTU

Property Address
3879 NE SKYLINE DR JENSEN BEACH FL

Legal Acres
0.354

Legal Description
BALLENTINE & MOORE'S S/D START ON N/LN L...

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
2024	\$ 427,500	\$ 143,980	\$ 571,480	\$ 92,150	\$ 479,330	\$ 0	\$ 479,330

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 9/1/17	Grantor (Seller) REILY ENTERPRISES LLC	Doc Num 2655899
Sale Price \$ 6,080,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2949 0691</u>

Legal Description

BALLENTINE & MOORE'S S/D START ON N/LN LOT 7 AT PT 250' E OF R/W OF SKYLINE DRIVE, S 100' FOR POB, S 65', W 220' TO R/W, NWLY ALG R/W 70' M/L & E 235' 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.

Exhibit "B" (6)

Basic Info

PIN 15-37-41-000-000-00171-0	AIN 1117314	Situs Address UNASSIGNED	Website Updated 4/29/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
JENSEN BEACH MHP LLC

Parcel ID
15-37-41-000-000-00171-0

Use Code/Property Class
1000 - 1000 Vacant Commercial

Mailing Address
1701 SKEES RD #1
WEST PALM BEACH FL 33411

Account Number
1117314

Neighborhood
M1 M1-JENSEN/RIO/HI

Tax District
DISTRICT ONE MSTU

Property Address
UNASSIGNED

Legal Acres
0.23

Legal Description
A PARCEL OF LAND FOR PITCHFORDS PARK LYI...

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
2024	\$ 413,580	\$ 0	\$ 413,580	\$ 170,188	\$ 243,392	\$ 0	\$ 243,392

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 9/1/17	Grantor (Seller) REILY, WILLIAM B & NANCY	Doc Num 2655899
Sale Price \$ 6,080,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2949 0691</u>

Legal Description

A PARCEL OF LAND FOR PITCHFORDS PARK LYING EAST OF NE INDIAN RIVER DRIVE IN A PORTION OF THE NORTH 15 ACRES OF THE SOUTH 45 ACRES OF GOV LOT 4 IN 15-37-41 AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF LOT 2 BLOCK 1, BLOUNT PITCHFORD (PB 1 PG 71), SE ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 FOR 38.80 FT TO A POINT ON THE EASTERLY ROW LINE OF NE INDIAN RIVER DR, SE ALONG ROW LINE 47.79 FT, NE DEPARTING FROM ROW LINE 1.20 FT FOR THE POB, CONT NE 51.95 FT, SW 49.94 FT, SE 37.28 FT, SE 40.13 FT, SE 76.77 FT, SE 60.45 FT, SW 69.78 FT, TO THE EASTERLY ROW LINE OF NE INDIAN RIVER DR, NW ALONG EASTERLY ROW LINE 27.66 FT, THEN NE DEPARTING FROM ROW LINE 3.69 FT, NW 223.88 FT TO THE 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.

Exhibit 'B' (7)

Basic Info

PIN 15-37-41-001-007-00020-4	AIN 622	Situs Address UNASSIGNED	Website Updated 4/29/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
JENSEN BEACH MHP LLC

Parcel ID
15-37-41-001-007-00020-4

Use Code/Property Class
0000 - 0000 Vacant Residential

Mailing Address
1701 SKEES RD #1
WEST PALM BEACH FL 33411

Account Number
622

Neighborhood
215020 Skyline Pk, SkylineHts, IR Gard

Tax District
DISTRICT ONE MSTU

Property Address
UNASSIGNED

Legal Acres
0.561

Legal Description
BALLANTINE & MOORE BEG NE COR LOT 7, W 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
2024	\$ 55,580	\$ 0	\$ 55,580	\$ 0	\$ 55,580	\$ 0	\$ 55,580

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 9/1/17	Grantor (Seller) REILY ENTERPRISES LLC	Doc Num 2655899
Sale Price \$ 6,080,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2949 0691</u>

Legal Description

BALLANTINE & MOORE BEG NE COR LOT 7, W 148.02' TO PT 250' E OF R/W OF SKYLINE DR, S PERP 165', E 148' TO E/LN OF LOT 7, N ALG E/LN 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.

Exhibit "B" (8)

Basic Info

PIN 15-37-41-000-000-00170-8	AIN 606	Situs Address UNASSIGNED	Website Updated 4/29/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
JENSEN BEACH MHP LLC

Parcel ID
15-37-41-000-000-00170-8

Use Code/Property Class
1000 - 1000 Vacant Commercial

Mailing Address
1701 SKEES RD #1
WEST PALM BEACH FL 33411

Account Number
606

Neighborhood
M1 M1-JENSEN/RIO/HI

Tax District
DISTRICT ONE MSTU

Property Address
UNASSIGNED

Legal Acres
0.16

Legal Description
NORTH 5 ACRES OF THE SOUTH 45 ACRES OF G...

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
2024	\$ 287,720	\$ 0	\$ 287,720	\$ 118,397	\$ 169,323	\$ 0	\$ 169,323

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 9/1/17	Grantor (Seller) REILY ENTERPRISES LLC
Sale Price \$ 6,080,000	Deed Type Wd Full Covenant and Warranty Deed

Doc Num
2655899
Book & Page
2949 0691

Legal Description

NORTH 5 ACRES OF THE SOUTH 45 ACRES OF GOVERNMENT LOT 4 SEC 15-37-41 LYING EAST OF STATE ROAD 707 AKA INDIAN RIVER DRIVE (less THE NORTH 50 FEET THEREOF) & (less A PARCEL OF LAND FOR PITCHFORDS PARK LYING EAST OF NE INDIAN RIVER DRIVE IN A PORTION OF THE NORTH 15 ACRES OF THE SOUTH 45 ACRES OF GOV LOT 4 IN 15-37-41 AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF LOT 2 BLOCK 1, BLOUNT PITCHFORD (PB 1 PG 71), SE ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 FOR 38.80 FT TO A POINT ON THE EASTERLY ROW LINE OF NE INDIAN RIVER DR, SE ALONG ROW LINE 47.79 FT, NE DEPARTING FROM ROW LINE 1.20 FT FOR THE POB, CONT NE 51.95 FT, SW 49.94 FT, SE 37.28 FT, SE 40.13 FT, SE 76.77 FT, SE 60.45 FT, SW 69.78 FT, TO THE EASTERLY ROW LINE OF NE INDIAN RIVER DR, NW ALONG EASTERLY ROW LINE 27.66 FT, THEN NE DEPARTING FROM ROW LINE 3.69 FT, NW 223.88 FT TO THE 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.

Exhibit 'B' (9)