

PT Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

August 16, 2018

Ownership Search

Prepared For: Lucido & Associates

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 "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: (See attached).



Karen Rae Hyche
President



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OWNERSHIP REPORT

SEARCH NO. P18-11,395/KRH

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC 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 SUM OF \$1,000.00.

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: Karen Rae Hyche
Karen Rae Hyche



Recorded in Martin County, FL 6/18/2018 4:14 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00 Deed Tax: \$10,500.00
CFN#2700716 BK 2999 PG 827 PAGE 1 of 3

THIS INSTRUMENT PREPARED BY
Robert G. Greene, Esquire
Greene Hamrick Quintana
& Schermer, P.A.
601 - 12th Street West,
Bradenton, FL 34205
(941) 747-1871

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13th day of June, 2018, by 5051, LLC, a Florida limited liability company, whose post office address is 4461 SE Federal Highway, Stuart, Florida 34997, Grantor, in favor of B11 STORAGE STUART, LLC, a Florida limited liability company, whose post office address is 2 North Tamiami Trail, Suite 104, Sarasota, Florida 34236, Grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in Martin County, Florida (the "Real Property"):

See attached Exhibit "A"

Together with all easements, tenements, hereditaments, and other interests and rights of Grantor which are appurtenant to the Real Property.

(For Information Only: Property Appraiser's Parcel Identification Nos. are 55-38-41-000-075-00042-00000 and 55-38-41-000-075-00011-10000)

Subject to easements, restrictions and reservations of record, and taxes and assessments for the year 2018 and subsequent years.

Grantor does hereby warrant the title to the land described above, and will defend the title to the land described above against the lawful claims of all persons claiming directly through or under Grantor, but against none other.

Whenever used herein the terms "Grantor" and "Grantee" are used for singular and plural, as context requires.

IN WITNESS WHEREOF, Grantor signed and sealed this deed effective the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature
Robert A. Russo
Printed Name

5051, LLC
a Florida limited liability company

Signature
Michelle Dewhurst
Printed Name

By:
Robert V. Maione, Managing Member

Exhibit "A"

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 13th day of June, 2018, by Robert V. Maione, as Managing Member of 5051, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced FLORIDA DRIVER'S LICENSE as identification.



[Signature]
Printed Name:
Notary Public
My commission expires:
My commission number is:

[Signature]
Signature
Lawrence W. Smith
Printed Name

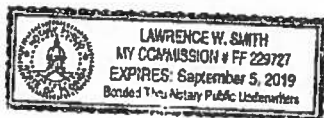
[Signature]
Signature
John Staluppi
Printed Name

5051, LLC
a Florida limited liability company

By: [Signature]
John Staluppi, Managing Member

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 13th day of June, 2018, by John Staluppi, as Managing Member of 5051, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.



[Signature]
Printed Name:
Notary Public
My commission expires:
My commission number is:

EXHIBIT "A"

Parcel 1:

That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the Plat thereof filed January 4, 1911 as recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida, lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No. 1 (State Road No. 5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the Plat thereof, recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida, from said Easterly right of way line of U.S. Highway No. 1 (State Road No. 5).

Parcel 2:

The South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the Plat thereof filed January 4, 1911 as recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida, LESS AND EXCEPT THAT PORTION described as follows: That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, aforesaid, lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No. 1 (State Road No. 5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the plat thereof, recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida, from said Easterly right of way line of U.S. Highway No. 1 (State Road No. 5).

Martin County, Florida - Laurel Kelly, C.F.A

generated on 8/16/2018 12:20:51 PM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-000-075-00041-1	44293	5051 SE FEDERAL HWY, STUART	\$440,000	8/11/2018

Owner Information	
Owner(Current)	BH STORAGE STUART LLC
Owner/Mail Address	2 N TAMIAMI TRL STE 104 SARASOTA FL 34236
Sale Date	6/13/2018
Document Book/Page	<u>2999 0827</u>
Document No.	2700716
Sale Price	1500000

Location/Description			
Account #	44293	Map Page No.	HG-48
Tax District	9009	Legal Description	ST LUCIE INLET FARMS THAT PART OF S 235 OF N 265 OF TR 4 BLK 75 LYING W OF LINE 210 ELY OF & PARALLEL TO E RW US 1 HWY
Parcel Address	5051 SE FEDERAL HWY, STUART		
Acres	1.1329		

Parcel Type	
Use Code	4800 Warehse distribution term
Neighborhood	50700 Federal_Indian to Cove

Assessment Information	
Market Land Value	\$348,472
Market Improvement Value	\$91,528
Market Total Value	\$440,000

Subject Property

Exhibit "B"

1 of 2

Martin County, Florida - Laurel Kelly, C.F.A

generated on 8/16/2018 12:21:32 PM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-000-075-00042-0	44294	5051 SE FEDERAL HW, STUART	\$142,480	8/11/2018

Owner Information	
Owner(Current)	BH STORAGE STUART LLC
Owner/Mail Address	2 N TAMIAMI TRL STE 104 SARASOTA FL 34236
Sale Date	6/13/2018
Document Book/Page	2999 0827
Document No.	2700716
Sale Price	1500000

Location/Description			
Account #	44294	Map Page No.	HG-48
Tax District	9009	Legal Description	ST LUCIE INLET FARMS N 265 OF TR 4 BLK 75 (LESS THAT PART OF S 235 OF N 265 OF TRACT 4 LYING W OF LINE 210 ELY OF & PARALLEL TO E R/W US 1 HWY)
Parcel Address	5051 SE FEDERAL HW, STUART		
Acres	2.2658		

Parcel Type	
Use Code	0110 Single FamilyTransitional
Neighborhood	51100 Cove_Federal Hwy

Assessment Information	
Market Land Value	\$98,700
Market Improvement Value	\$43,780
Market Total Value	\$142,480

Subject property

Exhibit "B"

2 of 2

BH Storage Stuart LLC
2 N. Tamiami Trl. Ste. 104
Sarasota FL 34236

City of Stuart
121 SW Flagler Ave.
Stuart FL 34994

Sabal Palms Development Corp.
5122 SE Lisbon Cir.
Stuart FL 34997

Woods Family Ltd. Partnership II
PO Box 15340
Fort Pierce FL 34979

Judith O. & O. Lloyd Johnson
PO Drawer O
Port Salerno FL 34992

Iglesia Lugares Celestiales Inc.
3337 SE Salerno Rd.
Stuart FL 34997

Crystal Lake Holding Corp.
3257 SE Brook St.
Stuart FL 34997

TC Motorsports Holdings LLC
1440 Sportsman Ln. NE
Palm Bay FL 32905

GFK Inc.
PO Box 1186
Palm City FL 34991

Sunshine Mobile Manor MHC
LLC
8800 N. Bronx Ave. 2nd Floor
Skokie IL 60077

Brook Villas Prop Owners Assn
3160 SE Brook St.
Stuart FL 34997

Marianne & Charles H. Johnson
3160 SE Brook St.
Stuart FL 34997

Betty Knox
600 Oak Terr.
Jupiter FL 33458

Thomas Kyle Ader
Erica Rae Bordinger
3124 SE Brook St.
Stuart FL 34997

Mary K. Huser
Rhiannon E. Huser
3120 SE Brook St.
Stuart FL 34997

James E. Mitchell
7437 SE Autumn Ln.
Hobe Sound FL 33455

Lobmatic Inc.
3115 SE Gran Park Way
Stuart FL 34997

Martin R. & Lori A. Drummond
10405 SW 92nd St.
Miami FL 33176

Joan M. Gonzalez
3164 SE Brook St.
Stuart FL 34997

Roger Mark Brown Trust
356 SW Lake Forest Way
Port Saint Lucie FL 34986

Christopher A. & Joyce I. Maresco
158 Hedges Ave.
East Patchogue NY 11772

Diana Jean Hess
Brenda Joan Bowers
4332 SE Hopetown Terr.
Stuart FL 34997

Sara Sorenson
3194 SE Brook St.
Stuart FL 34997

Leo E. & Barbara J. Denlea
PO Box 237
Island Heights NJ 08732-0237

Donald R. Mancil
3182 SE Brook St.
Stuart FL 34997

Rodney A. Robertson
1301 SW Blue Stem Way
Stuart FL 34997

Fabian E. Perez
Emma B. Mesa Perez
3186 SE Brook St.
Stuart FL 34997

Martin Pines Inc.
5094 SE Federal hwy.
Stuart FL 34997

Rita G. Rhodes (Tr)
2192 SE Mandrake Cir.
Port Saint Lucie FL 34952

Dale Lucius
5875 SE Riverboat Dr.
Stuart FL 34997

Miguel A. & Marlyn I. Figueroa
3020 SE Holly St.
Stuart FL 34997

Elizabeth A. Temple
3010 SE Holly St.
Stuart FL 34997

Donroc LLC
1714 Rio Vista Dr.
Fort Pierce FL 34949

Superior Family G-E Ventures
LLC
11558 150th Ct. N.
Jupiter FL 33478

Claude & Claudette Robitaille
2999 Holly St.
Stuart FL 34997

David & Sowkeng Korth
7800 Bishipwood Rd.
Lake Worth FL 33467