

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

October 17, 2025

#### Ownership Search

Prepared For: LUCIDO & ASSOCIATES

We hereby certify that a search has been made of the <u>Martin</u> County Property Appraiser's records regarding a <u>1000-foot</u> 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, Suíte a, Stuart, Florida 34994 phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

### OWNERSHIP REPORT SEARCH NO. P25-12008IC

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 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 1000 -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

This Instrument was Prepared By, Record and Return To:

William B. Mason, Esq. Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. 200 East Las Olas Boulevard Suite 2100 Ft. Lauderdale, Florida 33301

Property Appraiser Identification Nos:

See Schedule 1

#### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 3rd day of May, 2022 by TREASURE COAST PROPERTIES INVESTMENTS, LLC, a Florida limited liability company (the "Grantor"), whose mailing address is 9100 S. Dadeland Boulevard, Suite 1500, Miami, Florida 33156, to MARTIN COMMERCE PARK, LLC, a Florida limited liability company (the "Grantee"), whose mailing address is 108 Talavera Place, Palm Beach Gardens, Florida 33418.

#### WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt, adequacy, and sufficiency whereof are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns the real property (the "Property") located in Martin County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: (i) all easements, conditions, covenants, restrictions, reservations, limitations, agreements and other matters of record, provided that this instrument shall not reimpose same, (ii) real estate taxes for the year 2022 and all subsequent years, (iii) existing applicable governmental building and zoning ordinances and other governmental regulations, and (iv) matters that would appear on a current and accurate survey of the Property.

TOGETHER with all the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Property,

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[EXECUTION APPEARS ON THE FOLLOWING PAGE]

Exhibit 4 Page 1 of 5

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

SIGNED AND SEALED IN THE PRESENCE OF:

**GRANTOR:** 

TREASURE COAST PROPERTIES INVESTMENTS, LLC, a Florida limited liability company

By:

Global Innovative Properties, Inc., a Florida corporation, its Sole Member and

Manager

Name:

Name:

Name: Robert Dorfman

Title: President

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF Micin - Della

The foregoing instrument was acknowledged before me by means of → physical presence or □ online notarization this 0 day of 400, 2022, by Robert Dorfman, as President of Global Innovative Properties, Inc., a Florida corporation, as sole Member and Manager of TREASURE COAST PROPERTIES INVESTMENTS, LLC, a Florida limited liability company, on behalf of the limited liability company. He [ ] is personally known to me or [] presented From Plan - 71 as identification

Notary Stamp/Scal:

FRANK PADRON Commission # GG 953806 Expires March 16, 2024 Bonded Thru Budget Notary Services Notary Signature:

Notary Print: Notary Public, State of Florida

953806 Commission No.:

My Commission Expires:

07/16/2024

Exhibit A' page 2 of 5

#### Exhibit "A"

The land referred to herein below is situated in the County of MARTIN, State of Florida, and described as follows:

A PORTION OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 39 EAST, TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 40 EAST IN MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89°51'05" EAST ALONG THE NORTH LINE OF SAID SECTION 19 FOR 955.88 FEET; THENCE SOUTH 0°08'55" WEST FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 89°51'05" EAST ALONG A LINE THAT IS 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 19 FOR 795.84 FEET; THENCE SOUTH 0°06'40" EAST ALONG A LINE THAT IS 1751.29 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 19 FOR 5208.12 FEET; THENCE NORTH 55°42'25" WEST FOR 1479.97 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 3100.04 FEET AND A DELTA ANGLE OF 35°06'40" FOR AN ARC LENGTH OF 1899,72 FEET TO A POINT OF TANGENCY; THENCE NORTH 20°35'45" WEST FOR 1137.69 FEET; THENCE NORTH 16°35'45" WEST FOR 518.74 FEET; THENCE NORTH 10°08'04" WEST FOR 301.22 FEET; THENCE NORTH 2°47'17" EAST FOR 300.47 FEET; THENCE NORTH 9°14'57" EAST FOR 160.18 FEET; THENCE NORTH 11°59'50" EAST FOR 248.03 FEET; THENCE NORTH 49°16'10" EAST FOR 261.62 FEET; THENCE NORTH 86°32'30" EAST FOR 628.69 FEET; THENCE NORTH 88°49'57" EAST FOR 10.00 FEET; THENCE SOUTH 24°18'10" EAST FOR 708.87 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE NORTH 31°31'52" EAST FOR 716.93 FEET; THENCE NORTH 85°00'20" EAST FOR 377.89 FEET; THENCE NORTH 0°08'56" EAST FOR 121.80 FEET; THENCE NORTH 85°00'20" EAST FOR 203.02 FEET TO THE POINT OF BEGINNING (LAST 16 MENTIONED COURSES BEING COINCIDENT WITH THE RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (I-95), ALL LYING AND BEING IN MARTIN COUNTY, FLORIDA. (BEARING BASED ON AN MERIDIAN). **ASSUMED** 

#### AND

All of the Plat of MARTINGALE ESTATES, according to the Plat thereof, as recorded in Plat Book 17, Page 25, of the Public Records of Martin County, Florida.

#### LESS:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 38 SOUTH, RANGE 40 EAST, BEING A PORTION OF THE LANDS FORMERLY OWNED BY PALM CITY 95 LAND TRUST AS RECORDED IN OFFICIAL RECORDS BOOK 1633, PAGE 2044 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89°51'45" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, BEING THE BASIS OF BEARING, A DISTANCE OF 957.26 FEET; THENCE SOUTH 00°08'15" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 714 (S.W. MARTIN HIGHWAY) PER F.D.O.T. RIGHT-OF-WAY MAP SEC. 89090-2507, SHEET 9 OF 43, SAID SOUTH RIGHT-OF-WAY LINE BEING COINCIDENT WITH THE NORTH LINE OF A 30' WIDE PIPELINE (FPL) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 928, PAGE 2593 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°08'15" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID 30'

Exhibit A Page 3 95

EASEMENT; THENCE SOUTH 84°59'40" WEST, ALONG SAID SOUTH EASEMENT LINE, A DISTANCE OF 20.08 FEET; THENCE NORTH 00°08'15" EAST, ALONG A LINE PARALLEL TO AND 20.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE FIRST COURSE OF THE DESCRIBED PARCEL, A DISTANCE OF 30.12 FEET TO A POINT ON THE NORTH LINE OF SAID 30' EASEMENT AND THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 714; THENCE NORTH 84°59'40" EAST, A DISTANCE OF 18.73 FEET; THENCE SOUTH 89°51'45" EAST, A DISTANCE OF 1.35 FEET TO THE POINT OF BEGINNING. THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 714 AND THE NORTH LINE OF SAID 30' EASEMENT.

#### AND LESS:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 38 SOUTH, RANGE 40 EAST, BEING A PORTION OF THE LANDS FORMERLY OWNED BY PALM CITY 95 LAND TRUST AS RECORDED IN OFFICIAL RECORDS BOOK 1633, PAGE 2044 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89°51'45" EAST ALONG THE NORTH LINE OF SAID SECTION 19, BEING THE BASIS OF BEARING, A DISTANCE OF 957.26 FEET; THENCE SOUTH 00°08'15" WEST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH LINE OF A 30' WIDE PIPELINE (FPL) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 928, PAGE 2593 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 84°59'40" WEST, ALONG SAID SOUTH EASEMENT LINE AND RUNNING PARALLEL TO, AND 30.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST MARTIN HIGHWAY, STATE ROAD 714, PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 89090-2507, SHEET 9 OF 43, A DISTANCE OF 200.29 FEET TO A POINT ON THE EASTERLY LINE OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2154, PAGE 2324, OF SAID PUBLIC RECORDS; THENCE SOUTH 39°53'27" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 73.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 33°18'31", DISTANCE OF 127.90 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 06°34'56" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 13.74 FEET; THENCE SOUTH 89°51'45" EAST, A DISTANCE OF 74.79 FEET; THENCE NORTH 00°08'15" EAST, A DISTANCE OF 201.22 FEET TO THE POINT OF BEGINNING.

Exhibit A Page 4 95

#### LEGAL DESCRIPTION

All of the Plat of MARTINGALE ESTATES, according to the Plat thereof, as recorded in Plat Book 17, Page 25, of the Public Records of Martin County, Florida.

#### MARTIN COMMERCE PARK LLC

Parcel IDs

19-38-40-001-000-00010-0

19-38-40-001-000-00020-0

19-38-40-001-000-00100-0

19-38-40-001-000-00090-0

19-38-40-001-000-00080-0

19-38-40-001-000-00070-0

19-38-40-001-000-00060-0

19-38-40-001-000-00050-0

19-38-40-001-000-00040-0

19-38-40-001-000-00030-0

19-38-40-001-000-00110-0

19-38-40-001-000-00120-0

19-38-40-001-000-00130-0

19-38-40-001-000-00140-0

19-38-40-001-000-00150-0

19-38-40-001-000-00160-0

19-38-40-001-000-00170-0

19-38-40-001-000-00180-0

19-38-40-001-000-00190-0

19-38-40-001-000-00200-0

19-38-40-001-000-00210-0

Exhibit A' page 5 0/5



19-38-40-001-000-00001-0

AIN 1114408

**Situs Address UNASSIGNED** 

Website Updated 10/17/25

#### **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK

HC

**Account Number** 

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628

**Tax District** 

DISTRICT FIVE MSTU

Parcel ID

19-38-40-001-000-00001-0

1114408

**Property Address** 

UNASSIGNED

**Legal Description** 

PRIVATE R/WS - MARTINGALE ESTATES (PB

17...

**Use Code/Property Class** 

9499 - 9499 ComAssnNoVal ROW

Comm

Neighborhood

M4 M4-PALM CITY

Legal Acres

Ag Use Size (Acre\Sq Ft)

N/A

### **Current Value**

**County Taxable Total County** Value Not Assessed Market Year Land **Improvement** Value **Exemptions** Value Value Taxed Value 2025 Value \$ 0 \$ 0 \$0 \$ 0 \$ 0 \$ 0 \$0

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 5/3/22

Grantor (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

**Deed Type** 

Sale Price \$ 8,516,700

Special Warranty Deed

**Doc Num** 2958252 **Book & Page** 3310 2764

Exhibit B' (and 1)

PRIVATE R/WS - MARTINGALE ESTATES (PB 17 PG 25)

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



PIN

19-38-40-001-000-00140-0

AIN

1114422

Situs Address

9350 SW CLYDESDALE PL PALM CITY FL

**Website Updated** 

10/17/25

#### **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00140-0

**Use Code/Property Class** 

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628 **Account Number** 

1114422

Neighborhood

M4 M4-PALM CITY

Tax District

DISTRICT FIVE MSTU

**Property Address** 

9350 SW CLYDESDALE PL PALM CITY FL

**Legal Acres** 

7.75

Legal Description

LOT 14 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

154075

### **Current Value**

**Year** 2025

Land Value

\$ 233,945

Improvement Value

\$ 0

Market Value \$ 233,945

Value Not Taxed

Assessed Value

\$ 18,600

Total County Exemptions

\$ 17,660

County Taxable Value

\$ 940

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\$ 215,345

### **Current Sale**

Sale Date

5/3/22 Sale Price

\$ 8,516,700

**Grantor** (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

**Deed Type** 

Special Warranty Deed

Doc Num 2958252 Book & Page 3310 2764

Exhibit B' (aard 2) page 1

LOT 14 MARTINGALE ESTATES (PB 17 PG 25)

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



PIN

19-38-40-001-000-00120-0

**AIN** 1114420

Situs Address

4501 SW MARTINGALE DR PALM CITY FL

**Website Updated** 

10/17/25

#### **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00120-0

Use Code/Property Class

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628 **Account Number** 

1114420

Neighborhood

M4 M4-PALM CITY

Tax District

DISTRICT FIVE MSTU

**Property Address** 

4501 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

5.03

Legal Description

LOT 12 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

219107

### **Current Value**

Year	Land	Improvement	Market	Value Not	Assessed	Total County	County
2025	Value	Value	Value	Taxed	Value	Exemptions	Taxable Value
	\$ 205,522	\$ 0	\$ 205,522	\$ 204,192	\$ 1,330	\$ 0	\$ 1,330

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### **Current Sale**

Sale Date

5/3/22 Sale Price

\$ 8,516,700

**Grantor** (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

**Deed Type** 

Special Warranty Deed

Doc Num 2958252 Book & Page 3310 2764

Exhibit B' (card 3) Pg 1

LOT 12 MARTINGALE ESTATES (PB 17 PG 25)

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



PIN

19-38-40-001-000-00110-0

AIN 1114419 Situs Address

4601 SW MARTINGALE DR PALM CITY FL

**Website Updated** 

10/17/25

#### **General Information**

**CHANGE MAILING ADDRESS** 

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00110-0

Use Code/Property Class

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628

**Account Number** 

1114419

Neighborhood

M4 M4-PALM CITY

**Tax District** 

DISTRICT FIVE MSTU

**Property Address** 

4601 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

5.87

**Legal Description** 

LOT 11 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

196818

#### **Current Value**

Year 2025

Land Value

\$ 225,528

Value

**Improvement** 

\$ 0

Market

Value \$ 225,528 Value Not Taxed

\$ 218,668

Assessed Value

\$ 6,860

**Total County Exemptions** 

\$ 5,660

County **Taxable Value** 

\$1,200

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### **Current Sale**

Sale Date

5/3/22 Sale Price \$ 8,516,700 **Grantor** (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

**Deed Type** 

Special Warranty Deed

Doc Num 2958252 **Book & Page** 3310 2764

Exhibit B' (card 4) Pg 1

LOT 11 MARTINGALE ESTATES (PB 17 PG 25)

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



19-38-40-000-000-00012-2

AIN 16758 Situs Address **UNASSIGNED** 

Website Updated

10/17/25

### General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-000-000-00012-2

**Use Code/Property Class** 

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628

**Account Number** 

16758

Neighborhood

M4 M4-PALM CITY

**Tax District** 

DISTRICT FIVE MSTU

**Property Address** 

**UNASSIGNED** 

**Legal Acres** 

50.47

**Legal Description** 

WESTERLY 1751.29 FT OF SECTION EAST OF I...

Ag Use Size (Acre\Sq Ft)

826769

### **Current Value**

Year 2025 Land Value

\$ 1,091,867

**Improvement** 

Value

\$ 0

Market

Value

\$ 1,091,867

Taxed \$ 954,707

**Value Not** 

Assessed Value \$ 137,160 **Total County Exemptions** 

\$ 132,130

County **Taxable Value** 

\$ 5,030

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

Sale Price

\$8,516,700

5/3/22

**Grantor** (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

**Deed Type** 

Special Warranty Deed

Doc Num 2958252 **Book & Page** 3310 2764

Exhibit "B" (card 5) Pg 1

WESTERLY 1751.29 FT OF SECTION EAST OF I-95, (less MARTINGALE ESTATES (PB 17 PG 25) & less SR 714 ROW & less STATE RETENTION AREA IN NW CORNER CONTAINING 5.72 AC), CONTAINING 50.46 AC M/L

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' (card 5) Pg 2



PIN

19-38-40-001-000-00130-0

AIN 1114421 **Situs Address** 

4401 SW MARTINGALE DR PALM CITY FL

Website Updated

10/17/25

#### General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00130-0

**Use Code/Property Class** 

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628

Account Number

1114421

Neighborhood

M4 M4-PALM CITY

**Tax District** 

DISTRICT FIVE MSTU

**Property Address** 

4401 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

5.04

**Legal Description** 

LOT 13 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

219542

#### **Current Value**

\$ 205,930

Market Improvement Year Land Value Value 2025 Value \$ 205,930 \$ 0

Value Not **Assessed** Value Taxed \$ 1,330 \$ 204,600

**Total County Exemptions** 

\$0

County **Taxable Value** 

\$ 1,330

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

5/3/22 Sale Price \$ 8,516,700 **Grantor** (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

**Deed Type** 

Special Warranty Deed

Doc Num 2958252 **Book & Page** 3310 2764

Eshibit B' (card 6) Pg 1

LOT 13 MARTINGALE ESTATES (PB 17 PG 25)

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

Edubit B' (card 6) Pg 2



PIN

19-38-40-001-000-00160-0

**AIN** 1114424

**Situs Address** 

4351 SW MARTINGALE DR PALM CITY FL

Website Updated

10/17/25

### **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00160-0

Use Code/Property Class

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628 **Account Number** 

1114424

Neighborhood

M4 M4-PALM CITY

Tax District

DISTRICT FIVE MSTU

**Property Address** 

4351 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

5.08

Legal Description

LOT 16 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

208194

### **Current Value**

Year	Land	Improvement	Market	Value Not	Assessed	Total County	County
2025	Value	Value	Value	Taxed	Value	Exemptions	Taxable Value
	\$ 206,789	\$ 0	\$ 206,789	\$ 204,259	\$ 2,530	\$ 1,260	\$ 1,270

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** 5/3/22

Sale Price

Grantor (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

Deed Type

\$ 8,516,700 Special Warranty Deed

Doc Num 2958252 Book & Page

<u>3310 2764</u>

Ealubit B' (card 7) Pg1

LOT 16 MARTINGALE ESTATES (PB 17 PG 25)

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' (card 7) Pg 2



PIN

19-38-40-001-000-00180-0

**AIN** 1114426

Situs Address

4101 SW MARTINGALE DR PALM CITY FL

Website Updated

10/17/25

#### **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00180-0

Use Code/Property Class

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628 **Account Number** 

1114426

Neighborhood

M4 M4-PALM CITY

Tax District

DISTRICT FIVE MSTU

**Property Address** 

4101 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

6.22

Legal Description

LOT 18 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

192019

### **Current Value**

Year	Land	Improvement	Market	Value Not	Assessed	<b>Total County</b>	County
2025	Value	Value	Value	Taxed	Value	Exemptions	Taxable Value
	\$ 233,278	\$ 0	\$ 233,278	\$ 224,518	\$ 8,760	\$ 7,590	\$ 1,170

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

**Grantor (Seller)** 

5/3/22
Sale Price

TREASURE COAST PROPERTIES INVESTMENTS LLC

Deed Type

\$ 8,516,700

Special Warranty Deed

Doc Num 2958252 Book & Page

<u>3310 2764</u>



LOT 18 MARTINGALE ESTATES (PB 17 PG 25)

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 Br (card 8) pg 2



PIN

19-38-40-001-000-00170-0

**AIN** 1114425

Situs Address

4201 SW MARTINGALE DR PALM CITY FL

Website Updated

10/17/25

#### **General Information**

**CHANGE MAILING ADDRESS** 

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00170-0

**Use Code/Property Class** 

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628 **Account Number** 

1114425

Neighborhood

M4 M4-PALM CITY

Tax District

DISTRICT FIVE MSTU

**Property Address** 

4201 SW MARTINGALE DR PALM CITY FL

Legal Acres

9.26

**Legal Description** 

LOT 17 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

183862

### **Current Value**

Year	Land	Improvement	Market	Value Not	Assessed	Total County	County
2025	Value	Value	Value	Taxed	Value	Exemptions	Taxable Value
	\$ 264,006	\$ 0	\$ 264,006	\$ 241,736	\$ 22,270	\$ 21,150	\$ 1,120

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 5/3/22

Sale Price

**Grantor (Seller)** 

TREASURE COAST PROPERTIES INVESTMENTS LLC

**Deed Type** 

\$ 8,516,700 Special Warranty Deed

Doc Num 2958252 Book & Page 3310 2764

Edubit B' (card 9) pg 1

LOT 17 MARTINGALE ESTATES (PB 17 PG 25)

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' (card 9) Pg 2



PIN

19-38-40-001-000-00100-0

**AIN** 1114418

Situs Address

4650 SW MARTINGALE DR PALM CITY FL

Website Updated

10/17/25

#### General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00100-0

**Use Code/Property Class** 

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628 **Account Number** 

1114418

Neighborhood

M4 M4-PALM CITY

Tax District

DISTRICT FIVE MSTU

**Property Address** 

4650 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

7.49

**Legal Description** 

LOT 10 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

326264

### **Current Value**

Year	Land	Improvement	Market	Value Not	Assessed	Total County	County
2025	Value	Value	Value	Taxed	Value	Exemptions	Taxable Value
	\$ 262.643	\$ 0	\$ 262,643	\$ 260,663	\$ 1,980	\$ 0	\$ 1,980

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

5/3/22 **Sale Price** \$ 8,516,700 **Grantor** (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

**Deed Type** 

Special Warranty Deed

Doc Num 2958252 Book & Page 3310 2764

Eachibit B' (card ID) Pg I

LOT 10 MARTINGALE ESTATES (PB 17 PG 25)

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



PIN

19-38-40-001-000-00200-0

**AIN** 1114428

**Situs Address** 

4001 SW MARTINGALE DR PALM CITY FL

**Website Updated** 

10/17/25

#### **General Information**

**CHANGE MAILING ADDRESS** 

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00200-0

**Use Code/Property Class** 

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628 **Account Number** 

1114428

Neighborhood

M4 M4-PALM CITY

Tax District

DISTRICT FIVE MSTU

**Property Address** 

4001 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

6.52

**Legal Description** 

LOT 20 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

245724

#### **Current Value**

Year	Land	Improvement	Market	Value Not	Assessed	<b>Total County</b>	County
2025	Value	alue Value	Value	Taxed	Value	Exemptions	Taxable Value
	\$ 240 559	\$ 0	\$ 240,559	\$ 235,379	\$ 5,180	\$ 3,690	\$ 1,490

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 5/3/22

Grantor (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

Sale Price

**Deed Type** 

\$ 8,516,700 Special Warranty Deed

Doc Num 2958252 Book & Page 3310 2764



LOT 20 MARTINGALE ESTATES (PB 17 PG 25)

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' (Gard 11) pg 2



PIN

19-38-40-001-000-00090-0

**AIN** 1114417

Situs Address

4700 SW MARTINGALE DR PALM CITY FL

Website Updated

10/17/25

#### **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00090-0

**Use Code/Property Class** 

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628 **Account Number** 

1114417

Neighborhood

M4 M4-PALM CITY

**Tax District** 

DISTRICT FIVE MSTU

**Property Address** 

4700 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

6,33

Legal Description

LOT 9 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

275735

### **Current Value**

Year	Land	Improvement	Market	Value Not	Assessed	Total County	County
2025	Value	Value	Value	Taxed	Value	Exemptions	Taxable Value
	\$ 235,478	\$ 0	\$ 235,478	\$ 233,798	\$ 1,680	\$ 0	\$ 1,680

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 5/3/22

\$ 8.516.700

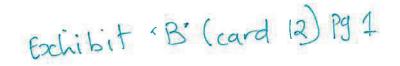
Grantor (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

Sale Price Deed Type

Special Warranty Deed

Doc Num 2958252 Book & Page 3310 2764



LOT 9 MARTINGALE ESTATES (PB 17 PG 25)

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

Echibit B' (card 12) Pg 2



PIN

19-38-40-001-000-00060-0

**AIN** 1114414

Situs Address

4450 SW MARTINGALE DR PALM CITY FL

**Website Updated** 

10/17/25

#### **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00060-0

**Use Code/Property Class** 

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628 **Account Number** 

1114414

Neighborhood

M4 M4-PALM CITY

Tax District

DISTRICT FIVE MSTU

**Property Address** 

4450 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

5.02

Legal Description

LOT 6 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

218671

#### **Current Value**

Value Not Assessed **Total County** County Improvement Market Year Land **Exemptions Taxable Value** Value Value Taxed Value 2025 Value \$1,330 \$0 \$ 1,330 \$ 204,549 \$ 205,879 \$ 0 \$ 205,879

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 5/3/22

\$ 8,516,700

Grantor (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

Sale Price Deed Type

Special Warranty Deed

Doc Num 2958252 Book & Page 3310 2764

Exhibit 'B' (card 13) Pg 1

LOT 6 MARTINGALE ESTATES (PB 17 PG 25)

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



PIN

19-38-40-001-000-00070-0

**AIN** 1114415

Situs Address

4500 SW MARTINGALE DR PALM CITY FL

Website Updated 10/17/25

#### **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00070-0

Use Code/Property Class

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE

CHICAGO IL 60628

**Account Number** 

1114415

Neighborhood

M4 M4-PALM CITY

Tax District

DISTRICT FIVE MSTU

**Property Address** 

4500 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

\_

**Legal Description** 

LOT 7 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

217800

### **Current Value**

Year	Land	Improvement	Market	Value Not	Assessed	Total County	County
2025	Value	Value	Value	Taxed	Value	Exemptions	Taxable Value
	\$ 205,059	\$ 0	\$ 205,059	\$ 203,739	\$ 1,320	\$ 0	\$ 1,320

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 5/3/22

\$ 8,516,700

**Grantor (Seller)** 

TREASURE COAST PROPERTIES INVESTMENTS LLC

Sale Price Deed Type

Special Warranty Deed

**Doc Num** 2958252 **Book & Page** 3310 2764

Exhibit B' (card 14) Pg 1

LOT 7 MARTINGALE ESTATES (PB 17 PG 25)

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

Ealubit B' (card 14) Pg2



DIN

19-38-40-001-000-00080-0

**AIN** 1114416

Situs Address

4550 SW MARTINGALE DR PALM CITY FL

**Website Updated** 

10/17/25

### **General Information**

**CHANGE MAILING ADDRESS** 

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00080-0

**Use Code/Property Class** 

6300 - 6300 GrazLD Soil Cpcty CL II

Mailing Address

9810 S DORCHESTER AVE CHICAGO IL 60628 **Account Number** 

1114416

Neighborhood

M4 M4-PALM CITY

Tax District

DISTRICT FIVE MSTU

**Property Address** 

4550 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

5

**Legal Description** 

LOT 8 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

217800

### **Current Value**

Year	Land	Improvement	Market	Value Not	Assessed	Total County	County
2025	Value	Value	Value	Taxed	Value	Exemptions	Taxable Value
	\$ 205,059	\$ 0	\$ 205,059	\$ 203,739	\$ 1,320	\$ 0	\$ 1,320

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

5/3/22

Grantor (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

Sale Price Deed Type

\$ 8,516,700 Special Warranty Deed

**Doc Num** 2958252 **Book & Page** 3310 2764

Ealubit (B' (card 15) 191

LOT 8 MARTINGALE ESTATES (PB 17 PG 25)



PIN

19-38-40-001-000-00050-0

**AIN** 1114413

Situs Address

4350 SW MARTINGALE DR PALM CITY FL

Website Updated

10/17/25

#### **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00050-0

Use Code/Property Class

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628 **Account Number** 

1114413

Neighborhood

M4 M4-PALM CITY

**Tax District** 

DISTRICT FIVE MSTU

**Property Address** 

4350 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

5.01

Legal Description

LOT 5 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

218236

#### **Current Value**

Year	Land	Improvement	Market	Value Not	Assessed	<b>Total County</b>	County
2025	Value	Value	Value	Taxed	Value	Exemptions	Taxable Value
	\$ 205,469	\$ 0	\$ 205,469	\$ 204,139	\$ 1,330	\$ 0	\$ 1,330

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

Sale Price

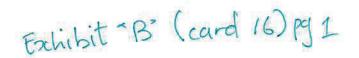
**Grantor (Seller)** 

5/3/22 TREASURE COAST PROPERTIES INVESTMENTS LLC

Deed Type

\$ 8,516,700 Special Warranty Deed

Doc Num 2958252 Book & Page 3310 2764



LOT 5 MARTINGALE ESTATES (PB 17 PG 25)



PIN

19-38-40-001-000-00040-0

**AIN** 1114412

**Situs Address** 

4250 SW MARTINGALE DR PALM CITY FL

Website Updated

10/17/25

#### **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00040-0

Use Code/Property Class

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628 Account Number

1114412

Neighborhood

M4 M4-PALM CITY

Tax District

DISTRICT FIVE MSTU

**Property Address** 

4250 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

5

**Legal Description** 

LOT 4 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

217800

#### **Current Value**

Year	Land	Improvement	Market	Value Not	Assessed	Total County	County
2025	Value	Value	Value	Taxed	Value	Exemptions	Taxable Value
	\$ 205,059	\$ 0	\$ 205,059	\$ 203,739	\$ 1,320	\$ 0	\$ 1,320

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

Sale Price

\$ 8,516,700

**Grantor** (Seller)

5/3/22

TREASURE COAST PROPERTIES INVESTMENTS LLC

**Deed Type** 

Special Warranty Deed

Doc Num 2958252 Book & Page 3310 2764

Exhibit \*B7 (card 17) Pg 1

LOT 4 MARTINGALE ESTATES (PB 17 PG 25)



PIN

19-38-40-001-000-00030-0

**AIN** 1114411

Situs Address

4100 SW MARTINGALE DR PALM CITY FL

Website Updated

10/17/25

#### **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00030-0

Use Code/Property Class

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628 **Account Number** 

1114411

Neighborhood

M4 M4-PALM CITY

Tax District

DISTRICT FIVE MSTU

**Property Address** 

4100 SW MARTINGALE DR PALM CITY FL

Legal Acres

-

Legal Description

LOT 3 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

217800

#### **Current Value**

Year	Land	Improvement	Market	Value Not	Assessed	Total County	County
2025	Value	Value	Value	Taxed	Value	Exemptions	Taxable Value
	\$ 205,059	\$ 0	\$ 205,059	\$ 203,739	\$ 1,320	\$ 0	\$ 1,320

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 5/3/22 **Grantor** (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

Sale Price Deed Type

\$ 8,516,700 Special Warranty Deed

Doc Num 2958252 Book & Page 3310 2764

Exhibit B (card 18) pg 1

LOT 3 MARTINGALE ESTATES (PB 17 PG 25)

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' (card 18) pg 2



PIN

19-38-40-001-000-00010-0

AIN 1114409

**Situs Address** 

4000 SW MARTINGALE DR PALM CITY FL

Website Updated 10/17/25

## **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00010-0

**Use Code/Property Class** 

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628

**Account Number** 

1114409

Neighborhood

M4 M4-PALM CITY

**Tax District** 

DISTRICT FIVE MSTU

**Property Address** 

4000 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

20.09

Legal Description

LOT 1 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

#### **Current Value**

Year Land 2025 Value

\$ 554,389

**Improvement** Value

\$ 0

Market Value

\$ 554,389

Value Not Taxed \$ 549,069

Value \$5,320

Assessed

**Total County** Exemptions

\$ 0

County Taxable Value \$ 5,320

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 5/3/22 Sale Price

\$8,516,700

Grantor (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

Deed Type

Special Warranty Deed

Doc Num 2958252 **Book & Page** 3310 2764

Exhibit 'B' (card 19) Pg I

LOT 1 MARTINGALE ESTATES (PB 17 PG 25)

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 (card 19) pg ?



PIN

19-38-40-001-000-00020-0

AIN

Situs Address 1114410

9655 SW MARTINGALE DR PALM CITY FL

Website Updated 10/17/25

### **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

19-38-40-001-000-00020-0

Use Code/Property Class

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628

**Account Number** 

1114410

Neighborhood

M4 M4-PALM CITY

Tax District

DISTRICT FIVE MSTU

**Property Address** 

9655 SW MARTINGALE DR PALM CITY FL

**Legal Acres** 

20

**Legal Description** 

LOT 2 MARTINGALE ESTATES (PB 17 PG 25)

Ag Use Size (Acre\Sq Ft)

871200

#### **Current Value**

Year Land 2025

Value \$ 551,905 Improvement Value

\$0

Market Value \$ 551,905

Value Not Taxed \$ 546,605

Assessed Value

\$5,300

**Total County** Exemptions

County Taxable Value

\$5,300

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### **Current Sale**

Sale Date 5/3/22

Sale Price \$ 8,516,700 Grantor (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

**Deed Type** 

Special Warranty Deed

Doc Num 2958252

**Book & Page** 3310 2764

LOT 2 MARTINGALE ESTATES (PB 17 PG 25)

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' (card 20) Pg 2



PIN

24-38-39-000-000-00011-5

AIN 12097

Situs Address UNASSIGNED

Website Updated 10/17/25

### **General Information**

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners** 

MARTIN COMMERCE PARK LLC

Parcel ID

24-38-39-000-000-00011-5

Use Code/Property Class

6300 - 6300 GrazLD Soil Cpcty CL II

**Mailing Address** 

9810 S DORCHESTER AVE CHICAGO IL 60628

**Account Number** 

12097

Neighborhood

M4 M4-PALM CITY

**Tax District** 

DISTRICT FIVE MSTU

**Property Address** 

UNASSIGNED

**Legal Acres** 

32.68

**Legal Description** 

A PARCEL OF LAND LYING IN 24-38-39 AS FO...

Ag Use Size (Acre\Sq Ft)

1210096.8

#### **Current Value**

Year Land 2025 Value

\$ 2,913,225

Improvement Value

\$ 0

Market Value \$ 2,913,225

Value Not

Taxed \$ 2,905,765 Assessed Value \$ 7,460

**Total County** Exemptions

County Taxable Value \$7,460

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 5/3/22

Sale Price \$ 8,516,700 Grantor (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

Deed Type

Special Warranty Deed

**Doc Num** 2958252 **Book & Page** 3310 2764

A PARCEL OF LAND LYING IN 24-38-39 AS FOLLOWS; COMMENCING AT THE CORNER OF SECTION 24 RUN DUE SOUTH 799.88 FT FOR THE POB, THEN RUN NW 708.87 FT, SW 628.69 FT, SW 261.62 FT, SW 248.03 FT, SW 160.18 FT, SW 300.47 FT, SE 301.22 FT, SE 518.74 FT, DUE EAST 1117.81 FT TO A POINT ON THE EAST LINE OF SECTION 24, THEN MEANDER ALONG CURVE OF ROW FOR MARTINGALE DR CURVING WESTERLY AND THEN EASTERLY TO THE POB