



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 Martin County Property Appraiser's records regarding a 1000-foot area surrounding the following described parcel of land:

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

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

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

Iris M. Crews

icrews



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

OWNERSHIP REPORT
SEARCH NO. 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: [Signature]

Name: Lisa Dorfman

By: [Signature]
Name: Robert Dorfman
Title: President

ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of April, 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 [X] presented FLOR 2615-761-52-7115 as identification.

Notary Stamp/Seal:



FRANK PADRON
Commission # GG 953806
Expires March 16, 2024
Bonded thru Budget Notary Services

Notary Signature: [Signature]
Notary Print: Frank Padron
Notary Public, State of Florida
Commission No.: GG 953806
My Commission Expires: 03/16/2024

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 $89^{\circ}51'05''$ EAST ALONG THE NORTH LINE OF SAID SECTION 19 FOR 955.88 FEET; THENCE SOUTH $0^{\circ}08'55''$ WEST FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH $89^{\circ}51'05''$ 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 $0^{\circ}06'40''$ 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 $55^{\circ}42'25''$ 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 $35^{\circ}06'40''$ FOR AN ARC LENGTH OF 1899.72 FEET TO A POINT OF TANGENCY; THENCE NORTH $20^{\circ}35'45''$ WEST FOR 1137.69 FEET; THENCE NORTH $16^{\circ}35'45''$ WEST FOR 518.74 FEET; THENCE NORTH $10^{\circ}08'04''$ WEST FOR 301.22 FEET; THENCE NORTH $2^{\circ}47'17''$ EAST FOR 300.47 FEET; THENCE NORTH $9^{\circ}14'57''$ EAST FOR 160.18 FEET; THENCE NORTH $11^{\circ}59'50''$ EAST FOR 248.03 FEET; THENCE NORTH $49^{\circ}16'10''$ EAST FOR 261.62 FEET; THENCE NORTH $86^{\circ}32'30''$ EAST FOR 628.69 FEET; THENCE NORTH $88^{\circ}49'57''$ EAST FOR 10.00 FEET; THENCE SOUTH $24^{\circ}18'10''$ EAST FOR 708.87 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE NORTH $31^{\circ}31'52''$ EAST FOR 716.93 FEET; THENCE NORTH $85^{\circ}00'20''$ EAST FOR 377.89 FEET; THENCE NORTH $0^{\circ}08'56''$ EAST FOR 121.80 FEET; THENCE NORTH $85^{\circ}00'20''$ 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 ASSUMED MERIDIAN).

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 $89^{\circ}51'45''$ EAST, ALONG THE NORTH LINE OF SAID SECTION 19, BEING THE BASIS OF BEARING, A DISTANCE OF 957.26 FEET; THENCE SOUTH $00^{\circ}08'15''$ 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 $00^{\circ}08'15''$ WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID 30'

Exhibit 'A' Page 3 of 5

EASEMENT; THENCE SOUTH $84^{\circ}59'40''$ WEST, ALONG SAID SOUTH EASEMENT LINE, A DISTANCE OF 20.08 FEET; THENCE NORTH $00^{\circ}08'15''$ 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 $84^{\circ}59'40''$ EAST, A DISTANCE OF 18.73 FEET; THENCE SOUTH $89^{\circ}51'45''$ 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 $89^{\circ}51'45''$ EAST ALONG THE NORTH LINE OF SAID SECTION 19, BEING THE BASIS OF BEARING, A DISTANCE OF 957.26 FEET; THENCE SOUTH $00^{\circ}08'15''$ 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 $84^{\circ}59'40''$ 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 $39^{\circ}53'27''$ 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 $33^{\circ}18'31''$, DISTANCE OF 127.90 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $06^{\circ}34'56''$ EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 13.74 FEET; THENCE SOUTH $89^{\circ}51'45''$ EAST, A DISTANCE OF 74.79 FEET; THENCE NORTH $00^{\circ}08'15''$ EAST, A DISTANCE OF 201.22 FEET TO THE POINT OF BEGINNING.

Exhibit 'A' Page 4 of 5

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



Basic Info

PIN
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
LLC

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

Use Code/Property Class
9499 - 9499 ComAssnNoVal ROW
Comm

Mailing Address
9810 S DORCHESTER AVE
CHICAGO IL 60628

Account Number
1114408

Neighborhood
M4 M4-PALM CITY

Tax District
DISTRICT FIVE MSTU

Property Address
UNASSIGNED

Legal Acres
0

Legal Description
PRIVATE R/WS - MARTINGALE ESTATES (PB
17...

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

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

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 1) Pg 1

Legal Description

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.



Basic Info

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	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 233,945	\$ 0	\$ 233,945	\$ 215,345	\$ 18,600	\$ 17,660	\$ 940

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 2) page 1

Legal Description

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.

Exhibit 'B' (Card 2) Pg 2

Basic Info

PIN 19-38-40-001-000-00120-0	AIN 1114420	Situs Address 4501 SW MARTINGALE DR PALM CITY FL	Website Updated 10/17/25
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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 Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 205,522	\$ 0	\$ 205,522	\$ 204,192	\$ 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 5/3/22	Grantor (Seller) TREASURE COAST PROPERTIES INVESTMENTS LLC	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page <u>3310 2764</u>

Exhibit 'B' (card 3) Pg 1

Legal Description

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.

Exhibit 'B' (card 3) pg 2



Basic Info

PIN 19-38-40-001-000-00110-0	AIN 1114419	Situs Address 4601 SW MARTINGALE DR PALM CITY FL	Website Updated 10/17/25
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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	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 225,528	\$ 0	\$ 225,528	\$ 218,668	\$ 6,860	\$ 5,660	\$ 1,200

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	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page <u>3310 2764</u>

Exhibit 'B' (card 4) Pg 1

Legal Description

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.

Exhibit 'B' (card 4) Pg 2



Basic Info

PIN
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	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 1,091,867	\$ 0	\$ 1,091,867	\$ 954,707	\$ 137,160	\$ 132,130	\$ 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
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 5) Pg 1

Legal Description

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



Basic Info

PIN 19-38-40-001-000-00130-0	AIN 1114421	Situs Address 4401 SW MARTINGALE DR PALM CITY FL	Website Updated 10/17/25
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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

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 205,930	\$ 0	\$ 205,930	\$ 204,600	\$ 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 5/3/22	Grantor (Seller) TREASURE COAST PROPERTIES INVESTMENTS LLC	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page <u>3310 2764</u>

Exhibit 'B' (card 6) Pg 1

Legal Description

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.

Exhibit 'B' (card 6) Pg 2



Basic Info

PIN 19-38-40-001-000-00160-0	AIN 1114424	Situs Address 4351 SW MARTINGALE DR PALM CITY FL	Website Updated 10/17/25
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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 Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 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	Grantor (Seller) TREASURE COAST PROPERTIES INVESTMENTS LLC	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page <u>3310 2764</u>

Exhibit 'B' (card 7) Pg 1

Legal Description

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



Basic Info

PIN	AIN	Situs Address	Website Updated
19-38-40-001-000-00180-0	1114426	4101 SW MARTINGALE DR PALM CITY FL	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 Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 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 5/3/22	Grantor (Seller) TREASURE COAST PROPERTIES INVESTMENTS LLC	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page <u>3310 2764</u>

Exhibit 'B' (card 8) Pg 1

Legal Description

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 'B' (card 8) pg 2



Basic Info

PIN	AIN	Situs Address	Website Updated
19-38-40-001-000-00170-0	1114425	4201 SW MARTINGALE DR PALM CITY FL	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 Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 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	Grantor (Seller) TREASURE COAST PROPERTIES INVESTMENTS LLC	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page <u>3310 2764</u>

Exhibit 'B' (card 9) pg 1

Legal Description

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



Basic Info

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 Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 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

Exhibit 'B' (card 10) Pg 1

Legal Description

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.

Exhibit 'B' (card 10) pg 2

Basic Info

PIN 19-38-40-001-000-00200-0	AIN 1114428	Situs Address 4001 SW MARTINGALE DR PALM CITY FL	Website Updated 10/17/25
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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 Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 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	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page <u>3310 2764</u>

Exhibit 'B' (card 11) page 1

Legal Description

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' (card 11) pg 2



Basic Info

PIN 19-38-40-001-000-00090-0	AIN 1114417	Situs Address 4700 SW MARTINGALE DR PALM CITY FL	Website Updated 10/17/25
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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 Cpty 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 Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 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	Grantor (Seller) TREASURE COAST PROPERTIES INVESTMENTS LLC	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page <u>3310 2764</u>

Exhibit 'B' (card 12) Pg 1

Legal Description

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.

Exhibit 'B' (card 12) Pg 2

Basic Info

PIN 19-38-40-001-000-00060-0	AIN 1114414	Situs Address 4450 SW MARTINGALE DR PALM CITY FL	Website Updated 10/17/25
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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

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 205,879	\$ 0	\$ 205,879	\$ 204,549	\$ 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 5/3/22	Grantor (Seller) TREASURE COAST PROPERTIES INVESTMENTS LLC	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page <u>3310 2764</u>

Exhibit 'B' (card 13) Pg 1

Legal Description

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.

Exhibit 'B' (card 13) pg 2

Basic Info

PIN 19-38-40-001-000-00070-0	AIN 1114415	Situs Address 4500 SW MARTINGALE DR PALM CITY FL	Website Updated 10/17/25
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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 Cpty 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 5
	Legal Description LOT 7 MARTINGALE ESTATES (PB 17 PG 25)	Ag Use Size (Acre\Sq Ft) 217800

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 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	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page <u>3310 2764</u>

Exhibit 'B' (card 14) pg 1

Legal Description

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.

Exhibit "B" (card 14) Pg 2



Basic Info

PIN
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 Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 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
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 15) Pg 1

Legal Description

LOT 8 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 15) pg 1



Basic Info

PIN 19-38-40-001-000-00050-0	AIN 1114413	Situs Address 4350 SW MARTINGALE DR PALM CITY FL	Website Updated 10/17/25
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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 Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 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 5/3/22	Grantor (Seller) TREASURE COAST PROPERTIES INVESTMENTS LLC	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page <u>3310 2764</u>

Exhibit "B" (card 16) pg 1

Legal Description

LOT 5 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 16) pg 2

Basic Info

PIN 19-38-40-001-000-00040-0	AIN 1114412	Situs Address 4250 SW MARTINGALE DR PALM CITY FL	Website Updated 10/17/25
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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 Cpty 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 Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 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	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page <u>3310 2764</u>

Exhibit 'B' (card 17) Pg 1

Legal Description

LOT 4 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 17) pg 2



Basic Info

PIN	AIN	Situs Address	Website Updated
19-38-40-001-000-00030-0	1114411	4100 SW MARTINGALE DR PALM CITY FL	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 Cpty 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 5
	Legal Description LOT 3 MARTINGALE ESTATES (PB 17 PG 25)	Ag Use Size (Acre\Sq Ft) 217800

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 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	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page <u>3310 2764</u>

Exhibit 'B' (card 18) pg 1

Legal Description

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



Basic Info

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)

875120

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 554,389	\$ 0	\$ 554,389	\$ 549,069	\$ 5,320	\$ 0	\$ 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

Grantor (Seller)

TREASURE COAST PROPERTIES INVESTMENTS LLC

Doc Num

2958252

Sale Price

\$ 8,516,700

Deed Type

Special Warranty Deed

Book & Page

3310 2764

Exhibit 'B' (card 19) Pg 1

Legal Description

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 2



Basic Info

PIN

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

AIN

1114410

Situs Address

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 Cpcy 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 Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 551,905	\$ 0	\$ 551,905	\$ 546,605	\$ 5,300	\$ 0	\$ 5,300

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

Doc Num

2958252

Sale Price

\$ 8,516,700

Deed Type

Special Warranty Deed

Book & Page

3310 2764

Exhibit -B (card 20) pg 1

Legal Description

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

Basic Info

PIN 24-38-39-000-000-00011-5	AIN 12097	Situs Address UNASSIGNED	Website Updated 10/17/25
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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 Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 2,913,225	\$ 0	\$ 2,913,225	\$ 2,905,765	\$ 7,460	\$ 0	\$ 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	Grantor (Seller) TREASURE COAST PROPERTIES INVESTMENTS LLC	Doc Num 2958252
Sale Price \$ 8,516,700	Deed Type Special Warranty Deed	Book & Page 3310 2764

Exhibit 'B' (card 2) pg 1

Legal Description

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

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 21) pg 2