



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

February 4, 2019

Ownership Search

Prepared For: Fox McCluskey Bush Robison, PLLC

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500 foot area surrounding the following described parcel of land:

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

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

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

A handwritten signature in blue ink that reads 'Karen Rae Hyche'. Below the signature, the name 'Karen Rae Hyche' and the title 'President' are printed in a black, sans-serif font.
Karen Rae Hyche
President



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OWNERSHIP REPORT

SEARCH NO. P19-11,424/KRH

THE ATTACHED REPORT IS ISSUED TO FOX McCLUSKEY BUSH ROBISON, PLLC. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE SUM OF \$1,000.00.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500 foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:

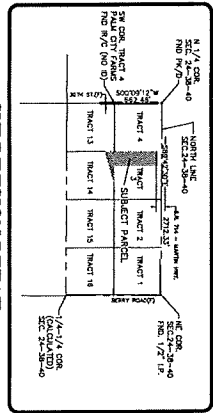
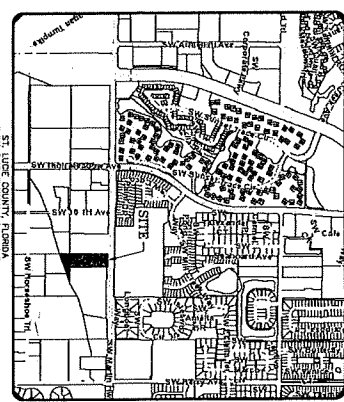
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: Karen Rae Hyche
Karen Rae Hyche

BOUNDARY TOPOGRAPHIC & TREE SURVEY

FOR: PALM CITY GA HOMES, LLC



SUBDIVISION DETAIL
1" = 80'

LEGAL DESCRIPTION

Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, Parcel 9, Parcel 10, Parcel 11, Parcel 12, Parcel 13, Parcel 14, Parcel 15, Parcel 16, Parcel 17, Parcel 18, Parcel 19, Parcel 20, Parcel 21, Parcel 22, Parcel 23, Parcel 24, Parcel 25, Parcel 26, Parcel 27, Parcel 28, Parcel 29, Parcel 30, Parcel 31, Parcel 32, Parcel 33, Parcel 34, Parcel 35, Parcel 36.

1. PARCELS 1 THROUGH 36 ARE PART OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY TOWNSHIP, ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PUBLIC BOOK 8, PAGE 245, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

2. PARCELS 1 THROUGH 36 ARE PART OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY TOWNSHIP, ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PUBLIC BOOK 8, PAGE 245, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

3. PARCELS 1 THROUGH 36 ARE PART OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY TOWNSHIP, ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PUBLIC BOOK 8, PAGE 245, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SURVEYOR'S NOTES AND REPORT:

1. THE SURVEY WAS CONDUCTED ON 08/15/2018 AT THE REQUEST OF PALM CITY GA HOMES, LLC.

2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS.

3. THE SURVEY WAS CONDUCTED USING THE FOLLOWING EQUIPMENT: TOTAL STATION, GPS, AND LEVELING STAFFS.

4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS.

5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS.

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 MICHAEL J. ONDA, PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #3555




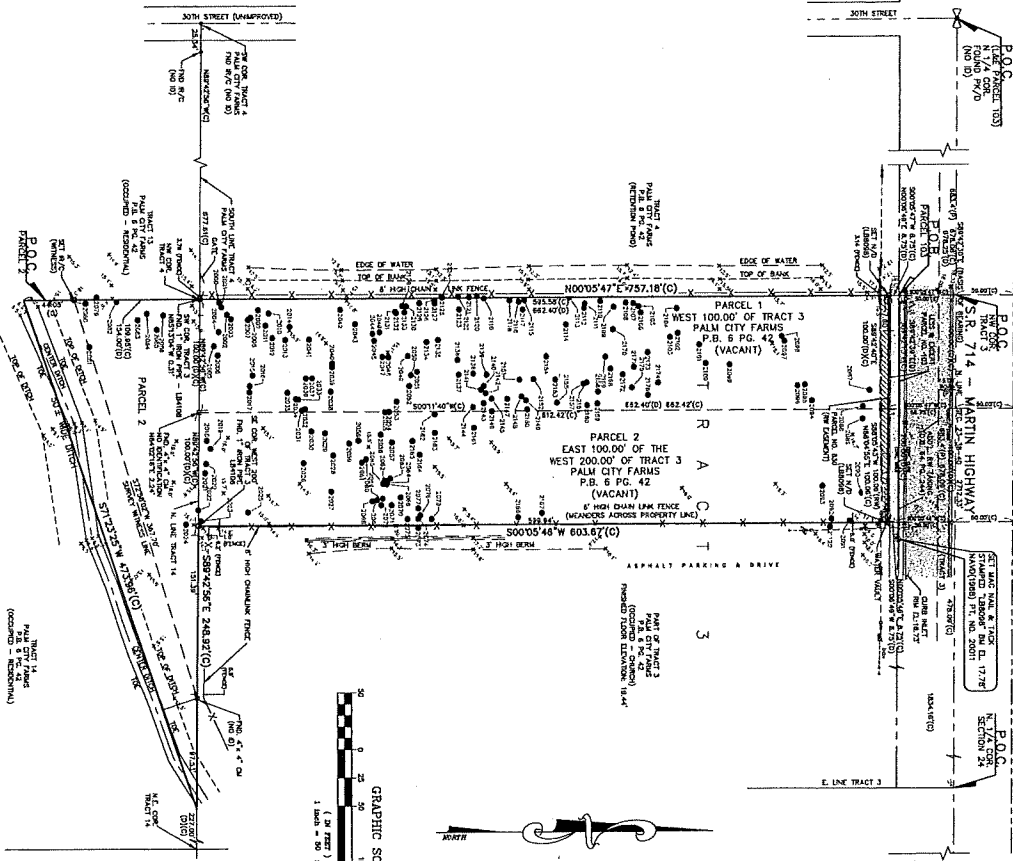
 ENGINEERING & SURVEYING CORPORATION 10258 VILLAGE PARKWAY PORT ST. LUCIE, FL 34887 888-772-4623/4625	BOUNDARY TOPOGRAPHIC & TREE SURVEY FOR: PALM CITY GA HOMES, LLC PARCELS LYING IN SEC. 24, TOWNSHIP. 38 SOUTH, RGE. 40 EAST MARTIN COUNTY, FLORIDA	18-402 1 OF 2	10258 VILLAGE PARKWAY PORT ST. LUCIE, FL 34887 888-772-4623/4625
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Exhibit "A"

BOUNDARY TOPOGRAPHIC & TREE SURVEY

FOR: PALM CITY GA HOMES, LLC



LINE TABLE

LINE NUMBER	BEARING	DISTANCE
1	N 13° 18' 00" E	13.18
2	S 74° 19' 00" W	24.19

TREE NUMBER	TREE SPECIES	DBH (INCHES)	HEIGHT (FEET)
2001	PALM	12	15'
2002	PALM	12	15'
2003	PALM	12	15'
2004	PALM	12	15'
2005	PALM	12	15'
2006	PALM	12	15'
2007	PALM	12	15'
2008	PALM	12	15'
2009	PALM	12	15'
2010	PALM	12	15'
2011	PALM	12	15'
2012	PALM	12	15'
2013	PALM	12	15'
2014	PALM	12	15'
2015	PALM	12	15'
2016	PALM	12	15'
2017	PALM	12	15'
2018	PALM	12	15'
2019	PALM	12	15'
2020	PALM	12	15'
2021	PALM	12	15'
2022	PALM	12	15'
2023	PALM	12	15'
2024	PALM	12	15'
2025	PALM	12	15'
2026	PALM	12	15'
2027	PALM	12	15'
2028	PALM	12	15'
2029	PALM	12	15'
2030	PALM	12	15'
2031	PALM	12	15'
2032	PALM	12	15'
2033	PALM	12	15'
2034	PALM	12	15'
2035	PALM	12	15'
2036	PALM	12	15'
2037	PALM	12	15'
2038	PALM	12	15'
2039	PALM	12	15'
2040	PALM	12	15'
2041	PALM	12	15'
2042	PALM	12	15'
2043	PALM	12	15'
2044	PALM	12	15'
2045	PALM	12	15'
2046	PALM	12	15'
2047	PALM	12	15'
2048	PALM	12	15'
2049	PALM	12	15'
2050	PALM	12	15'
2051	PALM	12	15'
2052	PALM	12	15'
2053	PALM	12	15'
2054	PALM	12	15'
2055	PALM	12	15'
2056	PALM	12	15'
2057	PALM	12	15'
2058	PALM	12	15'
2059	PALM	12	15'
2060	PALM	12	15'
2061	PALM	12	15'
2062	PALM	12	15'
2063	PALM	12	15'
2064	PALM	12	15'
2065	PALM	12	15'
2066	PALM	12	15'
2067	PALM	12	15'
2068	PALM	12	15'
2069	PALM	12	15'
2070	PALM	12	15'
2071	PALM	12	15'
2072	PALM	12	15'
2073	PALM	12	15'
2074	PALM	12	15'
2075	PALM	12	15'
2076	PALM	12	15'
2077	PALM	12	15'
2078	PALM	12	15'
2079	PALM	12	15'
2080	PALM	12	15'
2081	PALM	12	15'
2082	PALM	12	15'
2083	PALM	12	15'
2084	PALM	12	15'
2085	PALM	12	15'
2086	PALM	12	15'
2087	PALM	12	15'
2088	PALM	12	15'
2089	PALM	12	15'
2090	PALM	12	15'
2091	PALM	12	15'
2092	PALM	12	15'
2093	PALM	12	15'
2094	PALM	12	15'
2095	PALM	12	15'
2096	PALM	12	15'
2097	PALM	12	15'
2098	PALM	12	15'
2099	PALM	12	15'
2100	PALM	12	15'

TREE NUMBER	TREE SPECIES	DBH (INCHES)	HEIGHT (FEET)
2101	PALM	12	15'
2102	PALM	12	15'
2103	PALM	12	15'
2104	PALM	12	15'
2105	PALM	12	15'
2106	PALM	12	15'
2107	PALM	12	15'
2108	PALM	12	15'
2109	PALM	12	15'
2110	PALM	12	15'
2111	PALM	12	15'
2112	PALM	12	15'
2113	PALM	12	15'
2114	PALM	12	15'
2115	PALM	12	15'
2116	PALM	12	15'
2117	PALM	12	15'
2118	PALM	12	15'
2119	PALM	12	15'
2120	PALM	12	15'
2121	PALM	12	15'
2122	PALM	12	15'
2123	PALM	12	15'
2124	PALM	12	15'
2125	PALM	12	15'
2126	PALM	12	15'
2127	PALM	12	15'
2128	PALM	12	15'
2129	PALM	12	15'
2130	PALM	12	15'
2131	PALM	12	15'
2132	PALM	12	15'
2133	PALM	12	15'
2134	PALM	12	15'
2135	PALM	12	15'
2136	PALM	12	15'
2137	PALM	12	15'
2138	PALM	12	15'
2139	PALM	12	15'
2140	PALM	12	15'
2141	PALM	12	15'
2142	PALM	12	15'
2143	PALM	12	15'
2144	PALM	12	15'
2145	PALM	12	15'
2146	PALM	12	15'
2147	PALM	12	15'
2148	PALM	12	15'
2149	PALM	12	15'
2150	PALM	12	15'
2151	PALM	12	15'
2152	PALM	12	15'
2153	PALM	12	15'
2154	PALM	12	15'
2155	PALM	12	15'
2156	PALM	12	15'
2157	PALM	12	15'
2158	PALM	12	15'
2159	PALM	12	15'
2160	PALM	12	15'
2161	PALM	12	15'
2162	PALM	12	15'
2163	PALM	12	15'
2164	PALM	12	15'
2165	PALM	12	15'
2166	PALM	12	15'
2167	PALM	12	15'
2168	PALM	12	15'
2169	PALM	12	15'
2170	PALM	12	15'
2171	PALM	12	15'
2172	PALM	12	15'
2173	PALM	12	15'
2174	PALM	12	15'
2175	PALM	12	15'
2176	PALM	12	15'
2177	PALM	12	15'
2178	PALM	12	15'
2179	PALM	12	15'
2180	PALM	12	15'
2181	PALM	12	15'
2182	PALM	12	15'
2183	PALM	12	15'
2184	PALM	12	15'
2185	PALM	12	15'
2186	PALM	12	15'
2187	PALM	12	15'
2188	PALM	12	15'
2189	PALM	12	15'
2190	PALM	12	15'
2191	PALM	12	15'
2192	PALM	12	15'
2193	PALM	12	15'
2194	PALM	12	15'
2195	PALM	12	15'
2196	PALM	12	15'
2197	PALM	12	15'
2198	PALM	12	15'
2199	PALM	12	15'
2200	PALM	12	15'

18-402

2 OF 2

BOUNDARY TOPOGRAPHIC & TREE SURVEY

FOR: PALM CITY GA HOMES, LLC

PARCELS LYING IN
SEC. 24, TOWNSHIP. 38 SOUTH, RGE. 40 EAST
MARTIN COUNTY, FLORIDA

ENGINEER'S & SURVEYORS
ENVIRONMENTAL

10259 VILLAGE PARADISE
PORT ST. LUCIE, FL 34887
☎ 772-462-2455

DATE: _____

BY: _____

CHECKED BY: _____

SCALE: _____

AS SHOWN

REVISIONS: _____

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

generated on 2/1/2019 11:04:45 AM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-003-00010-8	17160	2810 SW MARTIN HW, PALM CITY	\$151,110	1/26/2019

Owner Information	
Owner(Current)	PALM CITY GA HOMES LLC
Owner/Mail Address	1900 NE 16TH TERR FORT LAUDERDALE FL 33305
Sale Date	8/10/2018
Document Book/Page	<u>3010 0320</u>
Document No.	2710337
Sale Price	525000

Location/Description			
Account #	17160	Map Page No.	K-24A
Tax District	5005	Legal Description	24 38 40 PALM CITY FARMS E 100' OF W 200' OF TR 3 LYING S OF CR 714 R/W PER OR 2643/2340 & THAT PART OF TR 14 N OF DRAINAGE DITCH
Parcel Address	2810 SW MARTIN HW, PALM CITY		
Acres	2.1900		

Parcel Type	
Use Code	9900 Vacant Acreage
Neighborhood	40000 Mkt Area 4 Res Muni Acreage

Assessment Information	
Market Land Value	\$151,110
Market Improvement Value	
Market Total Value	\$151,110

Exhibit "B"

1 of 1

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

generated on 2/1/2019 11:13:18 AM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
24-38-40-000-003-00020-6	17161	2840 SW MARTIN HW, PALM CITY	\$95,220	1/26/2019

Owner Information	
Owner(Current)	PALM CITY GA HOMES LLC
Owner/Mail Address	1900 NE 16TH TERR FORT LAUDERDALE FL 33305
Sale Date	8/10/2018
Document Book/Page	<u>3010 0320</u>
Document No.	2710337
Sale Price	525000

Location/Description			
Account #	17161	Map Page No.	K-24A
Tax District	5005	Legal Description	24 38 40 PALM CITY FARMS W 100' OF TR 3 LYING S OF CR 714 R/W PER OR 2643/2340
Parcel Address	2840 SW MARTIN HW, PALM CITY		
Acres	1.3800		

Parcel Type	
Use Code	9900 Vacant Acreage
Neighborhood	40000 Mkt Area 4 Res Muni Acreage

Assessment Information	
Market Land Value	\$95,220
Market Improvement Value	
Market Total Value	\$95,220

Exhibit "B"

2 of 2