



TRANSMITTAL

(VIA HAND DELIVERY)

Date:	April 25, 2019		
To:	Catherine Riiska Martin County Growth Management Dept.		
From:	Shirley Lyders		
Subject:	Conchy Joe's Restaurant Mandatory Rezoning Application (M.C. Project #C110-007)	Project No.	18-041

Attached, for your records, is the certified list of surrounding property owners within 500 feet of the subject property.



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

April 25, 2019

Ownership Search

Prepared For: Lucido & Associates

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

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

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

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

A handwritten signature in blue ink that reads 'Karen Rae Hyche'.

Karen Rae Hyche
President



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OWNERSHIP REPORT

SEARCH NO. P19-11,452/KRH

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

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

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

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

The land referred to herein is described as follows:

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

PRESTIGE TITLE AGENCY, INC.

736 Colorado Ave. Ste. A

Stuart FL 34994

By: Karen Rae Hyche

Karen Rae Hyche



This Instrument Prepared By / Return To:
 Jennifer L. Williamson, Esquire
 CRARY BUCHANAN, P.A.
 759 SW Federal Hwy., Suite 106
 Stuart, FL 34994
 (772) 287-2600

WARRANTY DEED (from Corporation)

THIS WARRANTY DEED, Made and executed the 23 day of March, 2018, by **Amadco, Inc.**, a Florida corporation, existing under the laws of Florida, and having its principal place of business at 4300 Biscayne Blvd., Suite 305, Miami, Florida 33137, hereinafter called the Grantor, to **Sunrise Restaurants, LLC**, a Florida limited liability company, whose post office address is 759 SW Federal Highway, Suite 106, Stuart, Florida 34994, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Martin County, Florida, to-wit:

That part of Lot 4 lying East of the F.E.C. Railroad Right-of-Way in Ballantine and Moore's Subdivision, as recorded in Plat Book 1, Page 205, Public Records of St. Lucie (now Martin) County, Florida, and the North 86.9 feet of Tract 6A, lying East of the F.E.C. Railroad Right-of-Way in Gaines Estate Subdivision, as recorded in Plat Book 1, Page 90, Public Records of Martin County, Florida.

PARCEL I.D. NO.: 15-37-41-001-004-00010-3

Subject to: restrictions, reservations, covenants, conditions, and easements of record; taxes for 2018 and the years subsequent thereto, and all applicable laws, ordinances and governmental regulations, including without limitation, zoning and building codes and ordinances.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Jaymy Bengio Witness
 [Print Name of Witness]
Erlene Gonsler Witness
 [Print Name of Witness]

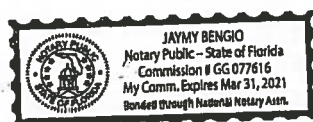
Amadco, Inc., a Florida Corporation

By: Sami S. Qubain
 Its: President

(CORPORATE SEAL)

STATE OF FLORIDA
 COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 23 day of March, 2018, by Sami S. Qubain, as President of Amadco, Inc., a Florida corporation, on behalf of the corporation. He (PLEASE CHECK ONE OF THE FOLLOWING) [] is personally known to me, or [☒] has produced FL DL (TYPE OF IDENTIFICATION) as identification.



Jaymy Bengio [Print Name]
 Notary Public - State of Florida
 Commission Number:
 My Commission Expires:

Exhibit "A"

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

generated on 4/25/2019 11:45:03 AM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
15-37-41-001-004-00010-3	619	4000 NE INDIAN RIVER DR, JENSEN BEACH	\$806,350	4/20/2019

Owner Information

Owner(Current)	SUNRISE RESTAURANTS LLC
Owner/Mail Address	759 SW FEDERAL HWY STE 106 STUART FL 34994
Sale Date	3/23/2018
Document Book/Page	<u>2983 1301</u>
Document No.	2686368
Sale Price	2000000

Location/Description

Account #	619	Map Page No.	
Tax District	6006	Legal Description	BALLANTINE & MOORE LOT 4 E OF F E C RY, BLK 4 & PART OF TRACT 6A OF GAINES ESTATES BEING: N 86.9 OF TRACT 6A E OF RY R/W
Parcel Address	4000 NE INDIAN RIVER DR, JENSEN BEACH		
Acres	2.2890		

Parcel Type

Use Code	2100 Restaurant/cafeterias
Neighborhood	20200 Indian River Drive

Assessment Information

Market Land Value	\$632,700
Market Improvement Value	\$173,650
Market Total Value	\$806,350

Exhibit "B"

Sunrise Restaurants LLC
759 SW Federal Hwy. Ste. 106
Stuart FL 34994

Town of Ocean Breeze
PO Box 1025
Jensen Beach FL 34958

Florida East Coast Railway LLC
7150 Philips Hwy. Ste. 300
Jacksonville FL 32256

Jensen Beach MHP LLC
295 Madison Ave. 2nd Floor
New York NY 10017

F M Ayres 2 LLC
PO Box 2803
Jensen Beach FL 34958

Just Believe Recovery Center LLC
1475 NE Jensen Beach Blvd.
Jensen Beach FL 34957

Irene E. Gomes
4150 NE Indian River Dr.
Jensen Beach FL 34957

Thomas S. & Heather L. Lucius
4120 NE Indian River Dr.
Jensen Beach FL 34957

Peirce Lee Braun
4110 NE Indian River Dr.
Jensen Beach FL 34957-4013

Camelot San Castle Enterprises
LLC
PO Box 2025
Palm City FL 34991

GDHG Realty LLC
773 Havana Dr.
Boca Raton FL 33487

Pineapple Bluffs Prop. Owners
3880 NE Cheri Dr.
Jensen Beach FL 34957

Jeffrey A. & Rebecca G. Bobo
3860 NE Cheri Dr.
Jensen Beach FL 34957

Peter J. & Laura A. Wynbrandt
3360 NE Aviary Pl.
Jensen Beach FL 34957

Colby & Darlene Benham
3801 NE Cheri Dr.
Jensen Beach FL 34957

Joseph J. & Mary C. Borgerding
3800 NE Cheri Dr.
Jensen Beach FL 34957

Donna L. Banister Rev. Trust
3881 NE Cheri Dr.
Jensen Beach FL 34957

Benjamin Meares & Mary Kathryn
Ferguson
961 NE Zebrina Senda
Jensen Beach FL 34957

Todd A. Mize
Sandra K. Rozier
3781 NE Cheri Dr.
Jensen Beach FL 34957

Stephen L. & Marilyn B. Hero (Tr)
4063 NE Skyline Dr.
Jensen Beach FL 34957

Robert Emmett Heekin Rev. Trust
Jane Louise Heekin Rev. Trust
4043 NE Skyline Dr.
Jensen Beach FL 34957

Stephen L. & Marilyn B. Hero
4063 NE Skyline Dr.
Jensen Beach FL 34957

James F. Samuel Rev. Trust
4083 NE Skyline Dr.
Jensen Beach FL 34957

Larry & Kathleen Donnell
4113 NE Skyline Dr.
Jensen Beach FL 34957

Darlene Burba
4133 NE Skyline Dr.
Jensen Beach FL 34957-3840