

LAW OFFICES OF DOLORES K. SANCHEZ
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LIGHTHOUSE POINT, FL 33064
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PROPERTY LIST CERTIFICATION

June 20, 2019

TO: MilCor Group, Inc.

RE: Creative Land Management, LLC
Surrounding Property Certification

I 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 subject property:

OWNER:	Creative Land Management, LLC
TAX ID/FOLIO NO.:	30384000000000240
LEGAL DESCRIPTION:	See Exhibit "A" attached

The attached report/information is issued to The Milcor Group, Inc and Creative Land Management, LLC for the specific purpose of identifying the properties in a 1000 foot area surrounding the subject property. The report was prepared at the request and direction of MilCor Group, Inc. The attached information may not be relied upon by any other party. No liability is assumed by The Law Office of Dolores K Sanchez or Dolores K. Sanchez, Esq. for any unauthorized use or reliance. This report is not title insurance. Pursuant to 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report. 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 warranty of title. This report does not include easements, restrictions, notices or other documents in the chain of title of any properties. This report (which includes any documents attached) shall not be used for the issuance of any title insurance policy or form.

The attached information was derived from a search of the Martin County Property Appraiser's records based on the legal description provided by MilCor Group, Inc. (Exhibit "A") and does not guaranty or warranty the accuracy of the legal description contained therein.

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Property List Certification
Page Two

Attached as Exhibit "B" is a mailing list containing the mailing addresses for the subject property and the properties within the 1000 foot surrounding area.

Attached is a copy of the property appraiser report for the subject property (Exhibit "C") and the property appraiser reports for the properties within the 1000 foot surrounding area (Exhibit "D").

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dolores K. Sanchez', with a stylized, cursive script.

Dolores K. Sanchez

EXHIBIT A

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND LYING IN PARCEL 1 OF THOSE LANDS DESCRIBED IN EXHIBIT 'A' OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 1198, PAGE 1143, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. ALL LYING IN SECTION 30, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 28 OF THE PLAT OF POLO CLUB AS RECORDED IN PLAT BOOK 16, PAGE 67 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHWESTERLY FOR THE NEXT THREE COURSES ALONG THE NORTHEASTERLY LINE OF THE PLAT OF DRESSAGE ESTATES AS RECORDED IN PLAT BOOK 16, PAGE 24 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N40°54'40"W A DISTANCE OF 517.38 FEET; THENCE N32°45'58"W A DISTANCE OF 1259.59 FEET; THENCE N30°50'55"W A DISTANCE OF 318.29 FEET; THENCE DEPARTING FROM SAID NORTHEASTERLY BOUNDARY OF THE PLAT OF DRESSAGE ESTATES N59°09'05"E A DISTANCE OF 2202.53 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ACCESS ROAD "A" FOR INTERSTATE 95 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 89095-2414, FOR INTERSTATE 95, SHEET 12 OF 17, LAST UPDATED ON 6-14-84; THENCE S55°50'57"E ALONG SAID SOUTHWESTERLY LINE OF ACCESS ROAD "A" A DISTANCE OF 247.80 FEET TO THE WEST LINE OF AN 60 FOOT ACCESS EASEMENT; THENCE SOUTHEASTERLY ALONG THE WEST SIDE OF SAID 60 FOOT ACCESS EASEMENT FOR THE NEXT SIX COURSES; THENCE S10°50'15"E A DISTANCE OF 277.79 FEET; THENCE S14°57'04"E A DISTANCE OF 454.03 FEET; THENCE S16°49'52"E A DISTANCE OF 272.01 FEET; THENCE S26°50'48"E A DISTANCE OF 720.42 FEET; THENCE S27°06'17"E A DISTANCE OF 95.85 FEET; THENCE S16°59'12"E A DISTANCE OF 197.96 FEET TO THE NORTHERLY LINE OF THE PLAT OF POLO CLUB AS RECORDED IN PLAT BOOK 16, PAGE 67; THENCE WESTERLY ALONG SAID NORTHERLY LINE FOR THE NEXT THREE COURSES; THENCE S52°33'22"W A DISTANCE OF 382.90 FEET; THENCE S73°33'30"W A DISTANCE OF 949.43 FEET; THENCE S49°05'14"W A DISTANCE OF 493.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 100.00 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF PARCEL 1 OF THOSE LANDS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. ALL LYING IN SECTION 30, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 27 OF THE PLAT OF "POLO CLUB", AS RECORDED IN PLAT BOOK 16, PAGE 67, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S52°33'22"W ALONG SAID NORTH LINE OF SAID LOT 27 A DISTANCE OF 741.79 FEET; THENCE N16°59'12"W, A DISTANCE OF 197.96 FEET; THENCE N27°06'17"W, A DISTANCE OF 95.85 FEET; THENCE N26°50'48"W, A DISTANCE OF 720.42 FEET; THENCE N16°49'52"W, A DISTANCE OF 272.01 FEET; THENCE N14°57'04"W, A DISTANCE OF 454.03 FEET; THENCE N10°50'15"W, A DISTANCE OF 277.79 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF ACCESS ROAD "A" FOR INTERSTATE 95 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO 89095-2414, FOR INTERSTATE 95, SHEET 12 OF 17, LAST UPDATED ON 6-14-84; THENCE S55°50'57"E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 646.60 FEET; THENCE S34°07'45"E, A DISTANCE OF 1299.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 21.91 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SAID PARCELS CONTAINING A TOTAL OF 121.91 ACRES, MORE OR LESS.

EXHIBIT B

ATLAS FAM I LLC
336 E DANIA BEACH BLVD
DANIA FL 33004

MARTIN ARBORS PROPERTY OWNERS ASSOC
909 SE CENTRAL PKY
STUART FL 34994

ATLAS FAM I LLC
336 E DANIA BEACH BLVD
DANIA FL 33004

MARTIN ARBORS PROPERTY OWNERS ASSOCI
909 SE CENTRAL PKY
STUART FL 34994

ATLAS FAM I LLC
336 E DANIA BEACH BLVD
DANIA FL 33004

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

ATLAS FAM V LLC
336 E DANIA BEACH BLVD
DANIA FL 33004

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

CITRUS BOULEVARD STUART LLC
1521 WESTBRANCH DR STE 200
MC LEAN VA 22102

MISQUITH EUGENE A & VALERIE M
2428 BAY VILLAGE CT
WEST PALM BEACH FL 33410

CREATIVE LAND MANAGEMENT LLC
785 NE 3RD ST
BOCA RATON FL 33431

OMBU RANCH LLC
80 SW 8TH ST #2600
MIAMI FL 33130

DEL PATO FARM LLC
80 SW 8TH ST STE 2600
MIAMI FL 33130

OMBU RANCH LLC
80 SW 8TH ST #2600
MIAMI FL 33130

FAMILY RANCHES LLC
12820 CALAIS CIR
PALM BEACH GARDENS FL 33410

OMBU RANCH LLC
80 SW 8TH ST #2600
MIAMI FL 33130

FAMILY RANCHES TWO LLC
12820 CALAIS CIR
PALM BEACH GARDENS FL 33410

SEWMD
3301 Gunc Club Rd
West Palm Beach, FL
33406

MARANDY PROPERTIES LLC
6801 LAKE WORTH RD STE 124
GREENACRES FL 33467