



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

February 26, 2020

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 "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. P20-11,533/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 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.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: Karen Rae Hyche
Karen Rae Hyche

FPL WHITE TAIL SOLAR ENERGY CENTER
PCN #18-39-40-000-000-00020-2
PCN #19-39-40-000-000-00020-0

LEGAL DESCRIPTION:

FOR A POINT OF COMMENCEMENT START AT THE INTERSECTION OF THE WEST LINE OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE N00°10'22"E ALONG SAID WEST LINE OF SECTION 31, A DISTANCE OF 2000.04 FEET TO THE NORTHWEST CORNER OF SECTION 31, CERTIFIED CORNER RECORD #086825; THENCE N00°19'13"E ALONG SAID WEST LINE OF SECTION 30, A DISTANCE OF 2655.67 FEET TO THE WEST ONE QUARTER CORNER OF SECTION 30 (CERTIFIED CORNER RECORD #086824); THENCE N00°18'49"E ALONG SAID WEST LINE OF SECTION 30, A DISTANCE OF 2655.84 FEET TO THE NORTHWEST CORNER OF SECTION 30 (CERTIFIED CORNER RECORD #086822); THENCE N00°04'04"E ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2616.66 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N00°04'04"E ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 44.40 FEET TO THE WEST ONE QUARTER CORNER OF SECTION 19 (CERTIFIED CORNER RECORD #086821); THENCE N00°03'36"E, ALONG THE WEST LINE OF SECTION 19, A DISTANCE OF 2660.60 FEET TO THE NORTHWEST CORNER OF SECTION 19 (CERTIFIED CORNER RECORD #086820); THENCE N00°15'58"E, ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 2662.10 FEET TO THE WEST ONE QUARTER CORNER OF SECTION 18 (CERTIFIED CORNER RECORD #086805); THENCE N00°15'25"E, ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 2660.90 FEET TO THE NORTHWEST CORNER OF SECTION 18 (CERTIFIED CORNER RECORD #086803); THENCE S89°41'22"E, ALONG THE NORTH LINE OF SECTION 18, A DISTANCE OF 3260.09 FEET; THENCE S00°12'37"W, A DISTANCE OF 8028.00 FEET; THENCE N89°41'21"W, A DISTANCE OF 3257.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,187,223 SF (+/-) OR 601 ACRES (+/-)

Exhibit "A"

SECTION
12
(UNPLATTED)

12-39-39-000-000-00010-9
BAR-B RANCH INC
Address 3306 SE CASSELL LN
STUART FL 34907

NORTHWEST CORNER OF
SECTION 18
CERTIFIED CORNER RECORD
#086803

SPWMD CROSSING
SEE DETAIL (SHEET 1)

CANAL 133 NOTE

SECTION
13
(UNPLATTED)

13-39-39-000-000-00010-7
SOUTH FLORIDA WATER
MANAGEMENT DISTRICT
MARTIN COUNTY
Address PO BOX 24680
WEST PALM BEACH FL 33418

EASEMENT DEED
DEED BOOK 68, PAGE 346

* SEE CANAL 133 NOTE

EASEMENT DEED
DEED BOOK 68, PAGE 346

THE WEST ONE QUARTER
CORNER OF SECTION 19
CERTIFIED CORNER RECORD
#086821

SECTION
24
(UNPLATTED)

24-39-39-000-000-00010-4
SOUTH FLORIDA WATER
MANAGEMENT DISTRICT
Address PO BOX 24680
WEST PALM BEACH FL 33418

SECTION
7
(UNPLATTED)

07-39-48-000-000-00010-2
CITRUS BOULEVARD STUART LLC
1521 WESTBRANCH DR STE 200
MC LEAN VA 22102

OFFSET TO
SECTION CORNER
156°51'52"E
172.22'

S89°41'22"E

3260.09'

NORTH LINE OF SECTION 18
FOUND 1/2 IRON ROD
"NO IDENTIFICATION"

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Martin County, Florida - Laurel Kelly, C.F.A*generated on 2/24/2020 3:30:43 PM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
18-39-40-000-000-00020-2	59969	UNASSIGNED, PALM CITY	\$3,763,200	2/22/2020

Owner Information

Owner(Current)	FLORIDA POWER & LIGHT COMPANY
Owner/Mail Address	700 UNIVERSE BLVD NORTH PALM BEACH FL 33408
Sale Date	3/29/2019
Document Book/Page	<u>3049 2004</u>
Document No.	2746509
Sale Price	16397200

Location/Description

Account #	59969	Map Page No.	L-17&18
Tax District	5005	Legal Description	W 3260 OF SEC (NOTE W 100 = SFWMD EASEMENT)
Parcel Address	UNASSIGNED, PALM CITY		
Acres	384.0000		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type

Use Code	5200 Cropland Soil Cpcty CLII
Neighborhood	63000 Western Agricultural Areas

Assessment Information

Market Land Value	\$3,763,200
Market Improvement Value	
Market Total Value	\$3,763,200

Exhibit " B "

1 of 2

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

generated on 2/24/2020 3:37:36 PM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
19-39-40-000-000-00020-0	59971	UNASSIGNED, PALM CITY	\$3,766,200	2/22/2020

Owner Information	
Owner(Current)	FLORIDA POWER & LIGHT COMPANY
Owner/Mail Address	700 UNIVERSE BLVD NORTH PALM BEACH FL 33408
Sale Date	3/29/2019
Document Book/Page	3049 2004
Document No.	2746509
Sale Price	16397200

Location/Description			
Account #	59971	Map Page No.	L-19&20
Tax District	5005	Legal Description	W 3260 OF SEC (NOTE W 100 = SFWMD EASEMENT)
Parcel Address	UNASSIGNED, PALM CITY		
Acres	384.0000		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type	
Use Code	5200 Cropland Soil Cpcty CLII
Neighborhood	63000 Western Agricultural Areas

Subject property
located within

Assessment Information	
Market Land Value	\$3,763,200
Market Improvement Value	\$3,000
Market Total Value	\$3,766,200

Exhibit "B"
2 of 2

Florida Power & Light Company
700 Universe Blvd.
North Palm Beach FL 33408

West Citrus Blvd. Stuart FL LLC
1521 Westbranch Dr. #200
Mc Lean VA 22102

Bar-B Ranch Inc.
3386 SE Cassell Ln.
Stuart FL 34997

South Florida Water Mgmt. Distr.
Martin County
PO Box 24680
West Palm Beach FL 33416