



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

May 5, 2021

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).

  
Iris M. Crews



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

SEARCH NO. P21-11656/IC

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 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: \_\_\_\_\_

Iris M. Crews

A handwritten signature in blue ink, appearing to read 'Iris M. Crews', is written over a horizontal line. The signature is stylized with a large, flowing 'I' and a cursive 'C'.

Prepared by and Return to:  
Paul K. Hines, Esq.  
Gunster, Yoakley & Stewart, P.A.  
800 SE Monterey Commons Blvd., Ste. 200  
Stuart, Florida 34996  
(561) 288-1980

INSTR # 1676158  
OR BK 01791 PG 0892  
RECORDED 07/21/2003 11:25:43 AM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 28,000.00  
RECORDED BY T Copus (asst mgr)

Parcel Identification No.: 26-37-41-009-000-0013  
26-37-41-009-000-0012  
26-37-41-009-000-0021  
26-37-41-009-000-0011  
26-37-41-000-000-0005  
26-37-41-000-000-0006

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 18 day of July 2003, by MARCUS'S FIELDBROOK, INC., an Ohio corporation ("Grantor"), whose office address is: 2225 NE Indian River Drive, Jensen Beach, Florida 34957 to AA MARINA, LLLP, a Florida limited liability limited partnership ("Grantee"), whose office address is: 450 E. Las Olas Boulevard, Suite 1500, Fort Lauderdale, Florida 33301.

### WITNESSETH:

That Grantor for and in consideration of the sum of TEN AND NO/100 U.S. DOLLARS (U.S. \$10.00) paid to Grantor and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, REMISE, RELEASE, CONVEY, and CONFIRM unto Grantee, in fee simple, that certain land located in Marin County, Florida, legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (the "Property").

TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or otherwise appertaining, and other embellishments owned by Grantor and appurtenant to the Property.

SUBJECT TO covenants, restrictions, and public utility easements of record, the provisions of which are not reimposed hereby; taxes and assessments for the year 2003 and all subsequent years.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors and assigns forever. And Grantor hereby covenants with Grantee that at the time of the delivery of this Special Warranty Deed, the Property is free from all encumbrances other than as described above and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.



IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized officer the day and year first above written.

Signed, sealed and delivered in the presence of:

MARCUS'S FIELDBROOK, INC., an Ohio corporation

By:

Charles Shoup Pres  
CHARLES SHOUP, President

[Printed Witness Name] W. J. (Bn)

[Printed Witness Name] Robert S. Raynes Jr.

[Corporate Seal]

STATE OF FLORIDA )

COUNTY OF MARTIN )

The foregoing Special Warranty Deed was acknowledged before me this \_\_\_\_ day of July 2003, by CHARLES SHOUP, President of MARCUS'S FIELDBROOK, INC., an Ohio corporation, on behalf of said corporation, who [ ] is personally known to me or [ ] has produced a Florida's Driver's License as identification.

Sharon A. Tessem  
Notary Public - State of Florida

(Notary Seal)

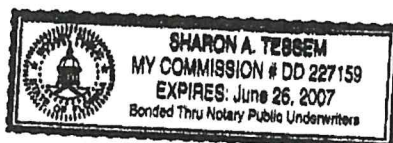


Exhibit 'A' (1)  
page 2 of 5

EXHIBIT APARCEL 1

Start at the S.W. corner of Government Lot 1, Section 26, Township 37 South, Range 41 East, thence run S 89°34' E to the Easterly R/W of State Road 707, a distance of 454.30 feet; Thence run N 00°18' E along said Easterly R/W of State Road 707, a distance of 200 feet for a point of beginning; Thence continue to run N 00°18' E along said Easterly R/W of State Road 707 a distance of 121.83 feet; Thence run N 88°51' E a distance of 135.37 feet; Thence run S 12°32' E a distance of 71.54 feet; Thence run S 67°21' W a distance of 10 feet; Thence run S 22°39' E a distance of 30 feet; Thence run S 67°21' W a distance of 85.46 feet; Thence run N 00°18' E a distance of 9.35 feet; Thence run N 89°42' W to the aforesaid Easterly R/W of State Road 707 a distance of 75 feet to the Point of Beginning.

Tax I.D. No. 26-37-41-009-000-00130

Parcel 2

Start at the S.W. corner of Government Lot 1, Section 26, Township 37 South, Range 41 East; thence run S 89° 34' E to the Easterly R/W of State Road 707, a distance of 454.30 feet; Thence run N 00°18' E along said Easterly R/W of State Road 707, a distance of 321.83 feet; Thence run N 88°51' E a distance of 100 feet for a point of beginning; Thence continue to run N 88° 51' E to the Westerly right-of-way of Sewalls Point Rd., a distance of 119.34 feet; Thence run N 21°55' 05" W along the Westerly R/W of Sewalls Point Road, a distance of 51 feet; Thence run S 89°30' 26" W a distance of 100 feet; Thence run S 00°19' W for a distance of 48.84 feet to the Point of Beginning.

Tax I.D. No. 26-37-41-009-000-00120

Parcel 3

Start at the Southwest corner of Government Lot 1, Section 26, Township 37 South, Range 41 East, thence run South 89° 34' East to the Easterly right-of-way of State Road No. 707, a distance of 454.30 feet; thence run North 00° 18' East along the easterly right-of-way of State Road No. 707 a distance of 321.83 feet; thence run North 88° 51' East a distance of 135.37 feet for a point of beginning; thence continue to run North 88° 51' East to the Westerly right-of-way of Sewall's Point Road a distance of 83.97 feet; thence run South 21° 39' East along said Westerly right-of-way of Sewall's Point Road a distance of 39.65 feet; thence run South 67° 21' West a distance of 90.00 feet; thence run North 12° 32' West a distance of 71.54 feet to the point of beginning.

Tax I.D. No. 26-37-41-009-000-00210

Exhibit 'A' (1)  
 Page 3 of 5

Parcel 4

The Northerly 93.27 feet of the South 415 feet of Government Lot 1, Section 26, Township 37 South, Range 41 East, lying between State Road 707 and Sewalls Point Road, less and excepting the following described parcel:

Start at the S.W. corner of Government Lot 1, Section 26, Township 37 South, Range 41 East; thence run S 89° 34' E to the Easterly R/W of State Road 707, a distance of 454.30 feet; Thence run N 00° 18' E along said Easterly R/W of State Road 707, a distance of 321.83 feet; Thence run N 88° 51' E a distance of 100 feet for a point of beginning; Thence continue to run N 88° 51' E to the Westerly right-of-way of Sewalls Point Rd., a distance of 119.34 feet; Thence run N 21° 55' 05" W along the Westerly R/W of Sewalls Point Road, a distance of 51 feet; Thence run S 89° 30' 26" W a distance of 100 feet; Thence run S 00° 19' W for a distance of 48.84 feet to the Point of Beginning.

Tax I.D. No. 26-37-41-009-000-00110

Parcels 5 and 6

All that property in Government Lot 1, Section 26, Township 37 South, Range 41 East, Martin County, Florida, lying South of the North line of Lot 3 of Racey's Subdivision of Government Lot 1, Section 26, Township 37 South, Range 41 East, as set out in Plat Book V, page 700, of the Public Records of Brevard County, Florida, and lying East of Sewalls Point Road and North of the North line of the A.J. Milazzo tract, said North line being established by a boundary line agreement recorded in Official Record Book 97, page 115, of the Public Records of Martin County, Florida and West of the channel of the intracoastal waterway of the Indian River; excepting the tract set out in Deed Book 64, page 206, of the Public Records of Martin County, Florida, deeded by W.L. Bailey, joined by his wife Marion Bailey to C.R. Konst and Velma N. Konst, his wife.

TOGETHER WITH riparian rights and submerged land rights thereunto appertaining, which submerged lands were deed to Walter L. Bailey and wife by deed recorded in Official Record Book 49, page 226, of the Public Records of Martin County, Florida.

Tax I.D. No. 26-37-41-000-000-00050 and  
Tax I.D. No. 26-37-41-000-000-00060

Exhibit A\* (1)  
page 4 of 5  
2



## Exhibit A - Legal Description

Official Record Book 1868 Page 0544

### Parcel 1

Beginning at a point 823.78 feet East of an 1316.31 feet South of the Northwest corner of Section 26, Township 37 South, Range 41 East; (1) thence on what is hereby called the "North Line" run North 56°26'00" East a distance of 338 feet more or less to the waters of the Indian River; (2) thence run South along the waters of the Indian River to a point where a line (parallel to and 75 feet Southeasterly measured at right angle from said North Line) intersects the waters on the West shore of the Indian River; (3) thence run South 56°26'00" West 292 feet on said line which is 75 feet Southeasterly of and parallel to said "North Line" to a point (4) thence run North 26°19'00" West 75.6 feet to the point of beginning. Together with all riparian rights thereunto appertaining. LESS AND EXCEPTING the following described parcel as recorded in O.R. Book 148, Page 363, Public Records of Martin County Florida.

The West 25 feet of the following described property:

Beginning at a point 823.78' East of and 1316.31' South of the Northwest corner of Section 26, Township 37 South, Range 41 East; (1) thence on what is hereby called the "North Line", run North 56°26' East, a distance of 338' more or less, to the waters of the Indian River; (2) thence run South along the waters of the Indian River to a point where a line (parallel to and 75' Southeasterly, measured at a right angle from said North line) intersects the waters on the West shore of the Indian River; (3) thence run South 56°26' West 292' on said line which is 75' Southeasterly of and parallel to said "North Line" to a point; (4) thence run North 26°19' West, 75.6' to the point of beginning.

### Parcel 2

ALSO: a parcel of submerged land in the Indian River in Section 26, Township 37 South, Range 41 East, more particularly described as follows: Start at the SW corner of Government Lot 1 of said Section 26; thence run South 89°34'00" East along the South line of said Lot 1 828.45 feet to the centerline of Sewall's Point Road; thence run North 22°57'00" West along said centerline a distance of 10.75 feet thence run North 57°02'00" East a distance of 330.15 feet to the shore line of the Indian River for the point of beginning; thence continue to run North 57°02'00" East a distance of 250 feet thence run South 12°26'23" East a distance of 80.05 feet thence run South 57°02'00" West a distance of 250 feet to the aforesaid shoreline of the Indian River, thence meandering said shoreline northerly, run North 11°10'00" West a distance of 80.78 feet to the point of beginning; lying and being in Martin County, Florida

Parcel I.D. Numbers: 26-37-41-000-000-00040-3  
26-37-41-000-000-00050-0  
26-37-41-000-000-00060-8

Exhibit A<sup>7</sup> (1)  
page 5 of 5



# Basic Info

PIN	AIN	Situs Address	Website Updated
26-37-41-000-000-00040-3	3708	2275 NE INDIAN RIVER DR JENSEN BEACH FL	5/4/21

## General Information

<b>Property Owners</b> AA MARINA LLLP	<b>Parcel ID</b> 26-37-41-000-000-00040-3  <b>Account Number</b> 3708	<b>Use Code/Property Class</b> 1000 - 1000 Vacant Commercial
<b>Mailing Address</b> 7900 GLADES RD STE 402 BOCA RATON FL 33434	<b>Property Address</b> 2275 NE INDIAN RIVER DR JENSEN BEACH FL  <b>Legal Description</b> BEG 506.88' S OF NW COR OF GOV LOT 1, RUN E ALG N/LN OF LOT 3 RACEYS S/D TO E/LN OF S PT RD FOR BEG, SELY ALG RD 151.63', N 89 DEG 09' E 201.84', N 5 DEG 53' W 96.18', E TO RIVER TO PT PARALLEL & 25' S OF N/LN OF SD LOT 3, MEANDER NLY TO SD LN & W TO BEG	<b>Neighborhood</b> 20200 Indian River Drive  <b>Legal Acres</b> .7760  <b>Ag Use Acres</b> N/A
<b>Tax District</b> 6006 - DISTRICT ONE MSTU		

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2020	\$ 632,150	\$ 5,780	\$ 637,930	\$ 0	\$ 637,930	\$ 0	\$ 637,930

Exhibit "B" (1)  
page 1 of 2



**Sale Date**

9/21/04

**Grantor (Seller)**

KONST, VELMA (TR) DEC'D

**Doc Num**

1780971

**Sale Price**

\$ 850,000

**Deed Type**

SUCCESSOR TRUSTEE

**Book & Page**1940 2580

## Full Legal Description

BEG 506.88' S OF NW COR OF GOV LOT 1, RUN E ALG N/LN OF LOT 3 RACEYS S/D TO E/LN OF S PT RD FOR BEG, SELY ALG RD 151.63', N 89 DEG 09' E 201.84', N 5 DEG 53' W 96.18', E TO RIVER TO PT PARALLEL & 25' S OF N/LN OF SD LOT 3, MEANDER NLY TO SD LN & W TO BEG

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Exhibit 'B' (1)  
page 2 of 2



# Basic Info

<b>PIN</b> 26-37-41-000-000-00060-8	<b>AIN</b> 3710	<b>Situs Address</b> 2225 NE INDIAN RIVER DR JENSEN BEACH FL	<b>Website Updated</b> 5/4/21
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## General Information

<b>Property Owners</b> AA MARINA LLLP	<b>Parcel ID</b> 26-37-41-000-000-00060-8	<b>Use Code/Property Class</b> 2000 - 2000 Marina/air/bus terminals
<b>Mailing Address</b> 7900 GLADES RD STE 402 BOCA RATON FL 33434	<b>Account Number</b> 3710	<b>Neighborhood</b> 20200 Indian River Drive
<b>Tax District</b> 6006 - DISTRICT ONE MSTU	<b>Property Address</b> 2225 NE INDIAN RIVER DR JENSEN BEACH FL	<b>Legal Acres</b> 7.2710
	<b>Legal Description</b> S 565.1' OF GOV LOT 1 LYING BTWN RIVER & E/LN OF S PT RD (LESS TR TO MICHAELSON AS IN DB 65/296) & SUBMERGED TR DB OR 49/226	<b>Ag Use Acres</b> N/A

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2020	\$ 1,373,520	\$ 655,720	\$ 2,029,240	\$ 0	\$ 2,029,240	\$ 0	\$ 2,029,240

## Current Sale

<b>Sale Date</b> 7/18/03	<b>Grantor (Seller)</b> MARCUS'S FIELDBROOK, INC.	<b>Doc Num</b> 1676158
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Exhibit B (1)  
page 1 of 2

**Sale Price**  
\$ 4,000,000

**Deed Type**  
SW

**Book & Page**  
1791 0892

## Full Legal Description

S 565.1' OF GOV LOT 1 LYING BTWN RIVER & E/LN OF S PT RD (LESS TR TO MICHAELSON AS IN DB 65/296) & SUBMERGED TR DB OR 49/226

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Exhibit "B" (1)  
page 2 of 2



27.00  
Prepared By and Return To:  
Janice L. Russell, Esq.  
Akerman Senterfitt  
One Southeast Third Avenue, 28th Floor  
Miami, Florida 33131

INSTR # 1780971  
OR BK 01940 PG 2580  
RECORDED 09/21/2004 10:52:59 AM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 5,950.00  
RECORDED BY L Wood

Folio No's.: 2637410000000004030000

### WARRANTY DEED

**THIS WARRANTY DEED** is made and executed as of the 14<sup>th</sup> day of September, 2004, by JOHN R. SCOTT, Successor Trustee of The Velma Konst Revocable Trust dated the 5<sup>th</sup> day of October 2000, ("Grantor"), whose mailing address is 416 CORTEZ, STUART, FL 33494, to AA MARINA, LLLP, a Florida limited liability limited partnership ("Grantee"), whose mailing address is 450 East Las Olas Boulevard, Suite 1500, Ft. Lauderdale, Florida 33301.

**GRANTOR**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, the following described property:

See Exhibit "A" attached to and incorporated in this instrument ("**Land**").

Said Land is not now nor has it ever been the homestead of the Grantor. Grantors residence address is 416 Cortez, Stuart, FL 33494.

**TOGETHER** with all the easements, tenements, hereditaments and appurtenances thereto, and all improvements now located on the Land, if any;

**TO HAVE AND TO HOLD** the same in fee simple forever.

This conveyance is made subject to easements, covenants, restrictions and limitations of record, none of which shall be deemed to be reimposed by this instrument; and taxes and assessments for the year 2004 and subsequent years, which are not yet due and payable.

Subject to the matters described above, Grantor specially warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever.

**GRANTOR** has caused this instrument to be duly executed as of the day and year first written above.

Exhibit 'A' (2)  
page 1 of 3.

Signed in the presence of these witnesses:

Witness: John M. Doyle - L.L.B.  
 Print Name: John M. Doyle - F.C.I.D.G.

Witness: Tena Pensenti  
 Print Name: TENA PENSENTI

By: John R. Scott  
 JOHN R. SCOTT, s Successor Trustee of  
 The Velma Konst Revocable Trust dated  
 the 5<sup>th</sup> day of October 2000

STATE OF FLORIDA  
 COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 2004, by  
 JOHN R. SCOTT, as Successor Trustee of The Velma Konst Revocable Trust dated the 5th day  
 of October 2000. He is personally known to me or has produced FL. DR. LIC.  
 as identification.

Jordan Fields  
 NOTARY PUBLIC - State of Florida  
 Name: Jordan Fields  
 Commission No: \_\_\_\_\_  
 Expiration: \_\_\_\_\_



Jordan Fields  
 My Commission DD185033  
 Expires March 19, 2007

[NOTARY SEAL]

Exhibit "A" (2)  
 page 2 of 3

{M2076018;1}

**EXHIBIT "A"****LEGAL DESCRIPTION**

Begin at the Northwest corner of Government Lot 1, Section 26, Township 37 South, Range 41 East, Martin County, Florida, thence run South 00 degrees 35 minutes 38 seconds West, along the West line of said Lot 1, 506.88 feet to the Northwest corner of Lot 3 of Racey's Subdivision of said Government Lot 1, Deed Book V, Page 700, Public Records of Brevard County, Florida; thence run South 89 degrees 23 minutes East, along the North line of said Lot 3, 447.1 feet to a concrete monument located on the Easterly right of way line of Sewall's Point Road, for the Point of Beginning; thence run South 24 degrees 02 minutes East, along said right of way, 151.63 feet to a concrete monument; thence run North 84 degrees 09 minutes East, 201.84 feet to a concrete monument; thence run North 5 degrees 53 minutes West 96.18 feet to a concrete monument that is located on a line that is parallel to and 25 feet Southerly of, the said North line of Lot 3; thence run South 89 degrees 23 minutes East, along said line parallel to the North line of Lot 3, 163.8 feet to the Westerly shore line of the Indian River; thence meander said shore line Northerly 25 feet, more or less, to the point of intersection with the said North line of Lot 3; thence run North 89 degrees 23 minutes West along said North line of Lot 3, 403.3 feet to the Point of Beginning.

Copy  
Copy

{M2155293;1}

Exhibit <A> (2)  
page 3 of 3





MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA

# Basic Info

<b>PIN</b> 26-37-41-000-000-00050-0	<b>AIN</b> 3709	<b>Situs Address</b> 2225 NE INDIAN RIVER DR JENSEN BEACH FL	<b>Website Updated</b> 5/4/21
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## General Information

<b>Property Owners</b> AA MARINA LLLP	<b>Parcel ID</b> 26-37-41-000-000-00050-0	<b>Use Code/Property Class</b> 2000 - 2000 Marina/air/bus terminals
<b>Mailing Address</b> 7900 GLADES RD STE 402 BOCA RATON FL 33434	<b>Account Number</b> 3709	<b>Neighborhood</b> 20200 Indian River Drive
<b>Tax District</b> 6006 - DISTRICT ONE MSTU	<b>Property Address</b> 2225 NE INDIAN RIVER DR JENSEN BEACH FL	<b>Legal Acres</b> 1.0960
	<b>Legal Description</b> SLY 245.5 OF N 752.38 OF GOV LOT 1 RUNNING FROM S PT RD TO INDIAN RIVER (LESS TR TO KONST)	<b>Ag Use Acres</b> N/A

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2020	\$ 1,023,160	\$ 249,810	\$ 1,272,970	\$ 0	\$ 1,272,970	\$ 0	\$ 1,272,970

## Current Sale

<b>Sale Date</b> 7/18/03	<b>Grantor (Seller)</b> MARCUS'S FIELDBROOK, INC.	<b>Doc Num</b> 1676158
<b>Sale Price</b> \$ 4,000,000	<b>Deed Type</b> SW	<b>Book &amp; Page</b> 1791 0892

Exhibit TB-2 (2)  
page 1 of 2

## Full Legal Description

SLY 245.5 OF N 752.38 OF GOV LOT 1 RUNNING FROM S PT RD TO INDIAN RIVER (LESS TR TO KONST)

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Exhibit "B" (2)  
page 2 of 2



# Martin County, FL

