

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady, AICP

Address: 701 SE Ocean Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser (Name or Company): Not applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): GCY, Inc.

Company Representative: Pete Andersen

Address: P.O. Box 1469

City: Palm City, State: FL Zip: 34991

Phone: 772-286-8083 Email: PeteA@gcyinc.com

Civil Engineer (Name or Company): Kimley-Horn

Company Representative: Jordan Haggerty

Address: 1615 South Congress Avenue, Suite 201

City: Delray Beach, State: FL Zip: 33445

Phone: 772 342-3183 Email: Jordan.Haggerty@kimley-horn.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Kimley-Horn

Company Representative: Stephanie (Kinlen) Guerra, P.E.

Address: 477 Rosemary Avenue, Suite 125

City: West Palm Beach, State: FL Zip: 33401

Phone: 561 840-0852 Email: Stephanie.Guerra@kimley-horn.com

Architect (Name or Company): CMBE Architecture

Company Representative:

Address: 7601 North Federal Highway

City: Baco Raton, State: FL Zip: 33487

Phone: Email:

Attorney (Name or Company): Gunster Law Firm

Company Representative: Bob Raynes

Address: 800 S.E. Monterey Commons Boulevard, Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772-288-1980 Email: rraynes@gunster.com

Environmental Planner (Name or Company): EW Consultants, Inc.

Company Representative: Ed Weinberg

Address: 1000 SE Monterey Commons Boulevard, Suite 208

City: Stuart, State: FL Zip: 34996

Phone: 772-287-8771 Email: eweinberg@ewconsultants.com

Other Professional (Name or Company):

Company Representative:

Address:

City: State: Zip:

Phone: Email:

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

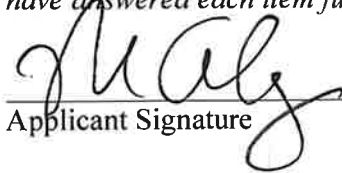
When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

11-25-25
Date

Morris A. Crady
Printed Name

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of November, 2025, by Morris A. Crady, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Linda H. Brady
(Printed, Typed or Stamped Name of Notary Public)

MARTIN COMMERCE PARK LLC

Parcel IDs

19-38-40-001-000-00010-0
19-38-40-001-000-00020-0
19-38-40-001-000-00100-0
19-38-40-001-000-00090-0
19-38-40-001-000-00080-0
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19-38-40-001-000-00030-0
19-38-40-001-000-00110-0
19-38-40-001-000-00120-0
19-38-40-001-000-00130-0
19-38-40-001-000-00140-0
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19-38-40-001-000-00170-0
19-38-40-001-000-00180-0
19-38-40-001-000-00190-0
19-38-40-001-000-00200-0
19-38-40-001-000-00210-0
19-38-40-001-000-00001-0



**Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us**

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Digital Submittal Affidavit

I, Morris Crady, attest that the electronic version included for the project Martin Commerce Park PUD, Phase 1 & 2 Final Site Plan is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

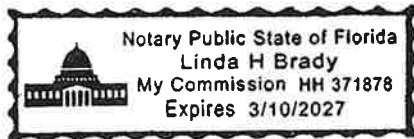

Applicant Signature

11-25-25
Date

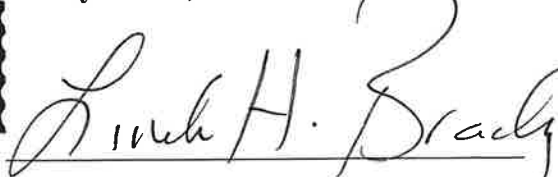
**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of November, 2025, by Morris A. Crady, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida



(Printed, Typed or Stamped Name of Notary Public)



**Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us**

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Digital Submittal Affidavit

I, Mark Brodnick @ CMBE Architecture, attest that the electronic version included for the project Ashley Capital's Martin Commerce Park is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

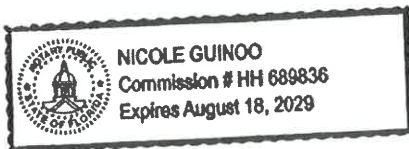
November 19th, 2025
Date

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of November, 2025, by _____, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



Nicole Guinoo
(Printed, Typed or Stamped Name of Notary Public)

Martin Commerce Park. LLC

Principal Address

108 TALAVERA PLACE
PALM BEACH GARDENS, FL 33418

Mailing Address

9810 S DORCHESTER AVE
CHICAGO, IL 60628

November 4, 2025

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Martin Commerce Park PUD

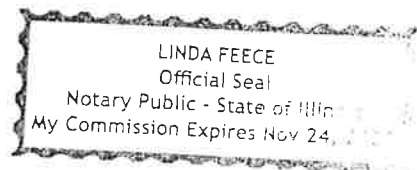
Dear Mr. Schilling:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent Martin Commerce Park, LLC during the governmental review process of the application.

Sincerely,

MARTIN COMMERCE PARK, LLC
a Florida limited liability company
By: Ashley Equities, LLC, Manager

By: 
Name: Robert Auskalnis
Title: CFO and Vice President



STATE OF Illinois
COUNTY OF Cook

The foregoing was acknowledged before me by means of ☒ physical presence or [] online notarization, this 6 day of November, 2025, by Robert Auskalnis of Ashley Equities, LLC a Florida limited liability company, Manager of Martin Commerce Park, LLC, a Florida limited liability company. He/She ☒ is personally known to me or [] has produced _____ as identification.

(Notarial Seal)


NOTARY PUBLIC
My Commission Expires: 11-24-25



PROJECT NARRATIVE
November 25, 2025
(revised August 4, 2026)

Property Characteristics

The 167-acre subject property is owned by Martin Commerce Park, LLC and located along Interstate 95 at Exit 110 and State Road 714 (SW Martin Highway) in Palm City.

The property is situated along a one mile stretch of Interstate 95 frontage and designated for Industrial Future Land Use with a Limited Industrial (LI) zoning district. The future land use and zoning were adopted by the Board of County Commissioners along with a Comprehensive Plan Text Amendment on November 12, 2024 (refer to CPA 23-09 and CPA 23-10). The TEXT amendment includes a requirement to obtain approval by way of a PUD Zoning Agreement and limits the maximum allowable Industrial building area on the entire site to no more than 1,100,000 sf.

The previous property owner obtained final site plan and plat approval for a 21-lot agricultural subdivision that was fully constructed including paved roads, lakes, drainage and designated preserve areas. No lots were sold or developed, and the preserve areas were not maintained in accordance with the Preserve Area Management Plan (PAMP) for several years. The new owner has brought the preserve areas into compliance with the approved PAMP after acquiring the property in 2022.

Surrounding Property Characteristics

The subject property is located east and adjacent to one mile of frontage along Interstate 95 at Exit 110 in Palm City. At the entrance of the property on State Road 714 (SW Martin Highway) and SW Martingale Drive, at approximately 850 feet, sits a 5-acre designated perpetual easement in favor of State of Florida Department of Transportation recorded May 25, 2007 in Book 2251, Page 839.

The property directly to the north of the subject property consists of a commercial Planned Unit Development was approved on the northwestern 32-acre corner along Interstate 95 at Exit 110 and State Road 714 (SW Martin Highway). On September 30, 2008 the site received master site plan approval for a 10-lot commercial subdivision known as the Martingale Commons. The approved PUD permits the development of an Expressway Oriented Transient Commercial Service Center and provides for uses including gas stations, convenience stores, hotels, restaurants, and retail activities.

The property to the east of the subject site is comprised of approximately 1,000 acres of wetlands, cattle grazing and hunting operations. The majority of the properties along the State Road 714 (SW Martin Highway) corridor are occupied by commercial and industrial uses including wholesale and retail sales, and light industrial, warehouse and targeted industry uses at both Sands Commerce Center.

Master Site Plan

The approved master site plan is consistent with the existing Comprehensive Plan future land use designation and the text amendment that included the following restrictions:

- Residential uses shall be prohibited.
- The maximum non-residential building square footage on the entire project site shall be limited to cumulative total of 1,100,000 square feet.
- All future applications for development approval shall be processed as a Planned Unit Development (PUD).
- Prior to the issuance of the first Certificate of Occupancy, the owner/developer of Martin Commerce Park shall construct a traffic signal at the intersection of SW Martin Highway and SW Stuart West Boulevard.
- The owner/developer shall plan and appropriately fund public facilities consistent with Policy 14.1B.2 which requires that future development pay the full cost of capital facilities needed to address the impacts of such development. This shall include an amendment to the Capital Improvements Element, if needed, and a PUD Agreement that addresses public facilities, infrastructure, and the timing of development.

Phase 1 and 2 (lots 1 and 2) Final Site Plan

The proposed Phase 1 and 2 final site plan is consistent with the Master Site Plan and Phasing Plan. The intent is to replat the existing lots into larger parcels and obtain final site plan approval for Lots 1 and 2, which includes 485,492 square feet of light industrial building area in 7 buildings, required drainage, “native” landscape improvements on each lot, the extension of water and sewer stub-outs to each lot and construction of a signalized intersection at the project’s entrance on SW Martin Highway. All preserve area management requirements will be implemented and completed as part of Phases 1 and 2 and all supporting infrastructure will be substantially completed so all future final site plans on individual lots may be approved administratively pursuant to the Martin County expedited review process.

Infrastructure Final Site Plan

Phases 1 and 2 also include an infrastructure final site plan consistent with the pending replat that includes all project infrastructure outside the lot areas. These improvements, which include all lakes, dry retention areas, preserve area improvements, spine road, utilities and common area “native” landscaping (including an approximately 4,800-foot native landscape buffer along the I-95 frontage), must be completed prior to the issuance of any Certificates of Occupancy on

individual lots. The 50' wide native landscape buffer along I-95 is designed as “alternative compliance” to the architectural design requirements and civic open space features in Section 4.872 of the Martin County Land Development Regulations.

Certificate of Occupancy Sub-Phasing Plan

After the completion of the required infrastructure improvements, individual buildings on Lots 1 and 2 may receive a Certificate of Occupancy (CO) prior to completing all of the buildings within the respective Phase. The CO sub-phasing plan ensures all improvements associated with the particular building, including access, parking, loading areas, drainage, utility connections and “native” landscaping are completed for each particular building.



This Instrument was Prepared By,
Record and Return To:

William B. Mason, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
200 East Las Olas Boulevard
Suite 2100
Ft. Lauderdale, Florida 33301

Property Appraiser Identification Nos:

See Schedule 1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 3rd day of May, 2022 by TREASURE COAST PROPERTIES INVESTMENTS, LLC, a Florida limited liability company (the "Grantor"), whose mailing address is 9100 S. Dadeland Boulevard, Suite 1500, Miami, Florida 33156, to MARTIN COMMERCE PARK, LLC, a Florida limited liability company (the "Grantee"), whose mailing address is 108 Talavera Place, Palm Beach Gardens, Florida 33418.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt, adequacy, and sufficiency whereof are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns the real property (the "Property") located in Martin County, Florida, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

SUBJECT TO: (i) all easements, conditions, covenants, restrictions, reservations, limitations, agreements and other matters of record, provided that this instrument shall not reimpose same, (ii) real estate taxes for the year 2022 and all subsequent years, (iii) existing applicable governmental building and zoning ordinances and other governmental regulations, and (iv) matters that would appear on a current and accurate survey of the Property.

TOGETHER with all the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Property,

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

AND GRANTOR does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[EXECUTION APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

SIGNED AND SEALED IN THE
PRESENCE OF:

GRANTOR:

TREASURE COAST PROPERTIES
INVESTMENTS, LLC, a Florida limited liability
company

By: Global Innovative Properties, Inc., a
Florida corporation, its Sole Member and
Manager

Name: [Signature]

Name: LISA DORFMAN

By: [Signature]
Name: Robert Dorfman
Title: President

ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of April, 2022, by Robert Dorfman, as President of Global Innovative Properties, Inc., a Florida corporation, as sole Member and Manager of TREASURE COAST PROPERTIES INVESTMENTS, LLC, a Florida limited liability company, on behalf of the limited liability company. He [] is personally known to me or [X] presented FLOR 0615-761-57-7716 as identification.

Notary Stamp/Seal:



FRANK PADRON
Commission # GG 953806
Expires March 16, 2024
Bonded Thru Budget Notary Services

Notary Signature: [Signature]
Notary Print: Frank Padron
Notary Public, State of Florida
Commission No.: GG 953806
My Commission Expires: 03/16/2024

Exhibit "A"

The land referred to herein below is situated in the County of MARTIN, State of Florida, and described as follows:

A PORTION OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 39 EAST, TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 40 EAST IN MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89°51'05" EAST ALONG THE NORTH LINE OF SAID SECTION 19 FOR 955.88 FEET; THENCE SOUTH 0°08'55" WEST FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 89°51'05" EAST ALONG A LINE THAT IS 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 19 FOR 795.84 FEET; THENCE SOUTH 0°06'40" EAST ALONG A LINE THAT IS 1751.29 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 19 FOR 5208.12 FEET; THENCE NORTH 55°42'25" WEST FOR 1479.97 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 3100.04 FEET AND A DELTA ANGLE OF 35°06'40" FOR AN ARC LENGTH OF 1899.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 20°35'45" WEST FOR 1137.69 FEET; THENCE NORTH 16°35'45" WEST FOR 518.74 FEET; THENCE NORTH 10°08'04" WEST FOR 301.22 FEET; THENCE NORTH 2°47'17" EAST FOR 300.47 FEET; THENCE NORTH 9°14'57" EAST FOR 160.18 FEET; THENCE NORTH 11°59'50" EAST FOR 248.03 FEET; THENCE NORTH 49°16'10" EAST FOR 261.62 FEET; THENCE NORTH 86°32'30" EAST FOR 628.69 FEET; THENCE NORTH 88°49'57" EAST FOR 10.00 FEET; THENCE SOUTH 24°18'10" EAST FOR 708.87 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE NORTH 31°31'52" EAST FOR 716.93 FEET; THENCE NORTH 85°00'20" EAST FOR 377.89 FEET; THENCE NORTH 0°08'56" EAST FOR 121.80 FEET; THENCE NORTH 85°00'20" EAST FOR 203.02 FEET TO THE POINT OF BEGINNING (LAST 16 MENTIONED COURSES BEING COINCIDENT WITH THE RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (I-95), ALL LYING AND BEING IN MARTIN COUNTY, FLORIDA. (BEARING BASED ON AN ASSUMED MERIDIAN).

AND

All of the Plat of MARTINGALE ESTATES, according to the Plat thereof, as recorded in Plat Book 17, Page 25, of the Public Records of Martin County, Florida.

LESS:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 38 SOUTH, RANGE 40 EAST, BEING A PORTION OF THE LANDS FORMERLY OWNED BY PALM CITY 95 LAND TRUST AS RECORDED IN OFFICIAL RECORDS BOOK 1633, PAGE 2044 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89°51'45" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, BEING THE BASIS OF BEARING, A DISTANCE OF 957.26 FEET; THENCE SOUTH 00°08'15" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 714 (S.W. MARTIN HIGHWAY) PER F.D.O.T. RIGHT-OF-WAY MAP SEC. 89090-2507, SHEET 9 OF 43, SAID SOUTH RIGHT-OF-WAY LINE BEING COINCIDENT WITH THE NORTH LINE OF A 30' WIDE PIPELINE (FPL) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 928, PAGE 2593 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°08'15" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID 30'

EASEMENT; THENCE SOUTH $84^{\circ}59'40''$ WEST, ALONG SAID SOUTH EASEMENT LINE, A DISTANCE OF 20.08 FEET; THENCE NORTH $00^{\circ}08'15''$ EAST, ALONG A LINE PARALLEL TO AND 20.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE FIRST COURSE OF THE DESCRIBED PARCEL, A DISTANCE OF 30.12 FEET TO A POINT ON THE NORTH LINE OF SAID 30' EASEMENT AND THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 714; THENCE NORTH $84^{\circ}59'40''$ EAST, A DISTANCE OF 18.73 FEET; THENCE SOUTH $89^{\circ}51'45''$ EAST, A DISTANCE OF 1.35 FEET TO THE POINT OF BEGINNING. THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 714 AND THE NORTH LINE OF SAID 30' EASEMENT.

AND LESS:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 38 SOUTH, RANGE 40 EAST, BEING A PORTION OF THE LANDS FORMERLY OWNED BY PALM CITY 95 LAND TRUST AS RECORDED IN OFFICIAL RECORDS BOOK 1633, PAGE 2044 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH $89^{\circ}51'45''$ EAST ALONG THE NORTH LINE OF SAID SECTION 19, BEING THE BASIS OF BEARING, A DISTANCE OF 957.26 FEET; THENCE SOUTH $00^{\circ}08'15''$ WEST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH LINE OF A 30' WIDE PIPELINE (FPL) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 928, PAGE 2593 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH $84^{\circ}59'40''$ WEST, ALONG SAID SOUTH EASEMENT LINE AND RUNNING PARALLEL TO, AND 30.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST MARTIN HIGHWAY, STATE ROAD 714, PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 89090-2507, SHEET 9 OF 43, A DISTANCE OF 200.29 FEET TO A POINT ON THE EASTERLY LINE OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2154, PAGE 2324, OF SAID PUBLIC RECORDS; THENCE SOUTH $39^{\circ}53'27''$ EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 73.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF $33^{\circ}18'31''$, DISTANCE OF 127.90 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $06^{\circ}34'56''$ EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 13.74 FEET; THENCE SOUTH $89^{\circ}51'45''$ EAST, A DISTANCE OF 74.79 FEET; THENCE NORTH $00^{\circ}08'15''$ EAST, A DISTANCE OF 201.22 FEET TO THE POINT OF BEGINNING.

SCHEDULE 1

Property Appraiser Identification Numbers

1. 243839000000000115
2. 193840001000000100
3. 193840001000000200
4. 193840001000000300
5. 193840001000000400
6. 193840001000000500
7. 193840001000000600
8. 193840001000000700
9. 193840001000000800
10. 193840001000000900
11. 193840001000001000
12. 193840001000002100
13. 193840001000002000
14. 193840001000001900
15. 193840001000001800
16. 193840001000001700
17. 193840001000001600
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22. 193840001000001100
23. 193840000000000122
24. 193840001000000010

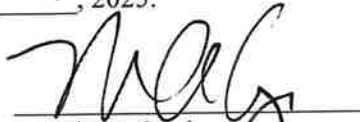
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Copy

Copy

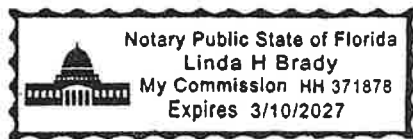
To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed for Martin Commerce Park LLC, a Florida limited liability company, was recorded in the Martin County Public Records.

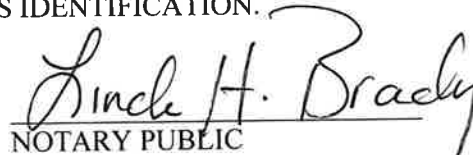
DATED THIS 25th DAY OF November, 2025.


Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25 DAY OF November, 2025 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.




NOTARY PUBLIC

MY COMMISSION EXPIRES:

EXHIBIT A

LEGAL DESCRIPTION

All of the Plat of MARTINGALE ESTATES, according to the Plat thereof, as recorded in Plat Book 17, Page 25, of the Public Records of Martin County, Florida.

MARTIN COMMERCE PARK LLC

Parcel IDs

19-38-40-001-000-00010-0
19-38-40-001-000-00020-0
19-38-40-001-000-00100-0
19-38-40-001-000-00090-0
19-38-40-001-000-00080-0
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