



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 10859-2018

PCN: 06-42-47-23-04-013-0040

Updated Effective Date and Time: May 28, 2026 @ 8:00 a.m.

Effective Date and Time: January 22, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

FREDERIC H. HILL and JANET H. HILL, his wife, by virtue of Quit Claim Deed recorded on 12/03/1975 in Official Records Book 2483, Page 755

Address as shown in vesting document:

322 East Conference Drive
Boca Raton, Florida

3. Legal description as described in vesting instrument:

All portions of real property located to the immediate north of and adjacent to Lot 28, Block 2, PARADISE PALMS UNIT #4, as recorded in Plat Book 27, Page 170 of the Public Records of Palm Beach County, Florida, and identified as a 30 foot wide drainage canal and 10 foot wide maintenance berm, which is labeled as Parcel "A", and which is bounded on the east and west by an extension of the east and west boundary line of Lot 28.

That certain portion of Parcel "A" lying north of the above mentioned Lot 28 and bounded by an easterly extension of the north property line of Lot 28 and an easterly extension of the south boundary line of Lot 27, Block 2, PARADISE PALMS UNIT #4.

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NOTICE SCHEDULE

Instruments and matters found of record to be noticed:

1. Mortgage status:

NONE

2. Probate matters found of record:

NONE

3. Bankruptcy Cases of record:

NONE

4. Liens/Judgments/Other matters that may affect title:

NONE

5. Also notify:

NONE

NOTE: Tax Assessment Roll Information:

PCN: 06-42-47-23-04-013-0040

Legal Description: PARADISE PALMS UNIT 4 TH PT OF PAR A & 30 FT CNL R/W
LYG N OF & ADJ THERETO AS IN OR2483P755

Name Last Assessed: HILL FREDERIC H

Address: 322 E CONFERNCE DR
BOCA RATON FL 33486 3147



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DISCLAIMER AND SIGNATURE PAGE

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Dated: May 30, 2026
GDC Group, LLC

Melanie Garcia