



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 22125-2024

PCN: 74-43-44-09-05-000-5570

Updated Effective Date and Time: August 25, 2026 @ 8:00 a.m.

Effective Date and Time: June 3, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

ISLAND BEST RESTAURANT, LLC, a Florida limited liability company, by virtue of Warranty Deed recorded on 05/27/2022 in Official Records Book 33595, Page 1566

Address as shown in vesting document:

726 Lytle Street

West Palm Beach, Florida 33405

3. Legal description as described in vesting instrument:

Lots 557 and 558, of FOREST RIDGE PARK, according to the plat thereof, as recorded in Plat Book 11, Page(s) 58, of the Public Records of Palm Beach County, Florida.

AUG 28 2026



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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:

- Mortgage in favor of Victory Capital Group, LLC recorded 1/26/2024 in Official Records Book 34795, Page 1091
- Collateral Assignment of Leases and Rents recorded 1/26/2024 in Official Records Book 34795, Page 1099

Victory Capital Group, LLC
3220 S. Dixie Hwy., Suite 201
Miami, FL 33133

(SunBiz - Same Address)

- Mortgage in favor of Beluga Investment, LLC recorded 5/27/2022 in Official Records Book 33595, Page 1568
- Security Agreement recorded 5/27/2022 in Official Records Book 33595, Page 1559
- Collateral Assignment of Rents and Leases recorded 5/27/2022 in Official Records Book 33595, Page 1554

Beluga Investment, LLC
2033 N.E. 14th Ct.
Fort Lauderdale, FL 33304

(SunBiz - Same Address)

D. Ross Bridger, Esq.
Law Office of D. Ross Bridger, P.L.L.C.
6750 North Andrews Avenue, Suite 200
Fort Lauderdale, FL 33309

5. Also notify:

Island Best Restaurant, LLC
137 S.E. 7th Avenue
Boynton Beach, FL 33435

(ORB 34795/1091)



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NOTICE SCHEDULE

NOTE: Tax Assessment Roll Information:

PCN:	74-43-44-09-05-000-5570
Legal Description:	FOREST RIDGE PARK LTS 557 & 558
Name Last Assessed:	ISLAND BEST RESTAURANT LLC
Address:	726 LYTLE ST WEST PALM BEACH FL 33405 4532



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DISCLAIMER AND SIGNATURE PAGE

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Dated: August 27, 2026
GDC Group, LLC

A handwritten signature in black ink, appearing to read "Melanie Garcia", is written over a horizontal line.

Melanie Garcia