



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 23182-2018

PCN: 74-43-43-16-02-035-0080

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

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:

TARPON IV LLC, by virtue of Tax Deed recorded on 06/17/2011 in Official Records Book 24584, Page 1746

Address as shown in vesting document:

PO Box 100736

Atlanta, GA 30384-0736

3. Legal description as described in vesting instrument:

FRESHWATER 11TH & 12TH AVE ADD LT 8 / LESS W 5 FT RD R/W/ BLK 35

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:

- Lien recorded 6/30/2011 in Official Records Book 24609, Page 1141
 - Lien recorded 9/3/2010 in Official Records Book 24058, Page 391
- NOTE: Numerous other liens of record*

City of West Palm Beach
Code Compliance
401 Clematis Street
West Palm Beach, Florida 33401

- Lien recorded 11/12/2008 in Official Records Book 22949, Page 832
 - Lien recorded 7/21/2008 in Official Records Book 22765, Page 947
 - Lien recorded 5/2/2007 in Official Records Book 21686, Page 169
- NOTE: Numerous other liens of record*

City of West Palm Beach
Code Compliance
100 South Dixie Highway
West Palm Beach, Florida 33401

5. Also notify:

Tarpon IV, LLC
1101 Brickell Ave., Suite N1700
Miami, FL 33131

(SunBiz)



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NOTICE SCHEDULE

NOTE: Tax Assessment Roll Information:

PCN:	74-43-43-16-02-035-0080
Legal Description:	FRESHWATER 11TH & 12TH AVE ADD LT 8 LESS W 5 FT RD R/W BLK 35
Name Last Assessed:	TARPON IV LLC
Address:	18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160 2172



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DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

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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