

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
West Jensen CW, LLC.	336 E. Dania Beach Blvd. Dania, FL 33004

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
see attached		

(If more space is needed attach separate sheet)

Section 2

Name	Address	Interest
West Jensen CW, LLC	336 E. Dania Beach Blvd Dania, FL 33004	100%
Jensen Beach Land Company, Ltd.	336 E. Dania Beach Blvd Dania, FL 33004	Owns, directly, 100% of West Jensen CW, LLC
Alberto Micha Buzali, settlor and trustee of The Almaaz Trust Agreement	336 E. Dania Beach Blvd Dania, FL 33004	Ultimate beneficial owner
David Micha Sacal, Settlor and Trustee of Danivest Holding Trust	336 E. Dania Beach Blvd Dania, FL 33004	Ultimate beneficial owner
Moises Micha Sacal, Settlor and Trustee of MM Global Holdings Trust and Almic Holdings Trust	336 E. Dania Beach Blvd Dania, FL 33004	Ultimate beneficial owner

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
n/a	n/a	n/a

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ¹ *

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT



Signature

ALBERTO MICHAEL BOZALI

Print name

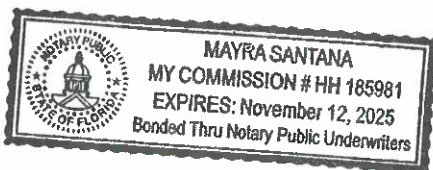
STATE OF: Florida

COUNTY OF: Broward

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of July, 2024, by Alberto Michela Bozali, 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)

DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A"
**(Disclosure of Interest and Affidavit) (Legal
Description)**

EXHIBIT "A"
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST,
 MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA,
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18;

THENCE, SOUTH 89°56'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 1,728.80 FEET TO THE
 EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 PER THE FLORIDA DEPARTMENT OF TRANSPORTATION
 RIGHT-OF-WAY MAP SECTION 89010-2111;

THENCE, NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 32.85 FEET;

THENCE, NORTH 58°28'23" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS RECORDED IN OFFICIAL
 RECORDS BOOK 3319, PAGE 1642, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1.95 FEET;

THENCE, NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 168.38 FEET;

THENCE, NORTH 04°40'19" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 39.03 FEET;

THENCE, NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 75.00 FEET;

THENCE, SOUTH 89°26'12" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 29.15 FEET;

THENCE, NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE PER SAID FLORIDA DEPARTMENT OF
 TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89010-2111 A DISTANCE OF 222.17 FEET TO THE POINT OF BEGINNING;

(CONTINUED ON SHEET 2)

LEGEND

CH	= CHORD BEARING AND DISTANCE
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
L	= ARC LENGTH
LB	= LICENSED BUSINESS
LTD.	= LIMITED
R	= RADIUS
R/W	= RIGHT-OF-WAY
18-T37S-R41E	= SECTION-TOWNSHIP-RANGE
Δ	= CENTRAL ANGLE
±	= PLUS OR MINUS
✱	= SECTION CORNER

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON
 THE NORTH AMERICAN DATUM OF 1983, 2011
 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE
 SYSTEM, EAST ZONE. THE SOUTH LINE OF SECTION
 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST BEING
 SOUTH 89°56'41" WEST.

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH
 OF DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS
 DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT
 THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN
 ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING
 AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA
 BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17,
 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027,
 FLORIDA STATUTES.

RICHARD E. BARNES, JR.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE No. LS - 5173

DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE
 ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
 301 SE Ocean Blvd. Fax: (772) 220-7881
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

**A PORTION OF SECTION 18,
 TOWNSHIP 37 SOUTH, RANGE 41 EAST
 PARCEL 6.6 WEST JENSEN, DRI/PUD**

MARTIN COUNTY

FLORIDA

PATH: P:\0595-01-001\Survey\TopoBoundary

DRAWN: DL

PROJECT NO. 010595-01-001

REVISED DATE:

DATE: MAR. 21, 2023

CADD FILE: 0595 SKT PAR 6.6

SCALE: N/A

SHEET 1 OF 3

EXHIBIT "A"
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST,
 MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

(CONTINUED)

THENCE, CONTINUE NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 84.26 FEET;
 THENCE, NORTH 58°28'23" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS RECORDED IN OFFICIAL
 RECORDS BOOK 3319, PAGE 1642, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1.96 FEET;
 THENCE, NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 187.13 FEET;
 THENCE, NORTH 13°20'32" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 10.52 FEET;
 THENCE, NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 0.41 FEET;
 THENCE, NORTH 58°48'07" EAST A DISTANCE OF 278.58 FEET TO THE BEGINNING OF A CURVE CONCAVE
 NORTHEASTERLY HAVING A RADIUS OF 451.00 FEET, A CENTRAL ANGLE OF 13°45'44" AND A CHORD BEARING AND
 DISTANCE OF SOUTH 24°38'45" EAST A DISTANCE OF 108.07 FEET;
 THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.33 FEET;
 THENCE, SOUTH 31°31'37" EAST A DISTANCE OF 170.36 FEET;
 THENCE, SOUTH 58°28'23" WEST A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 76,640 SQUARE FEET OR 1.76 ACRES, MORE OR LESS.

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF
 DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman

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 TOWNSHIP 37 SOUTH, RANGE 41 EAST
 PARCEL 6.6 WEST JENSEN, DRI/PUD**

MARTIN COUNTY

FLORIDA

PATH: P\0595-01-001\Survey\TopoBoundary

DRAWN: DL

PROJECT NO. 010595-01-001

REVISED DATE:

DATE: MAR. 21, 2023

CADD FILE: 0595 SKT PAR 6.6

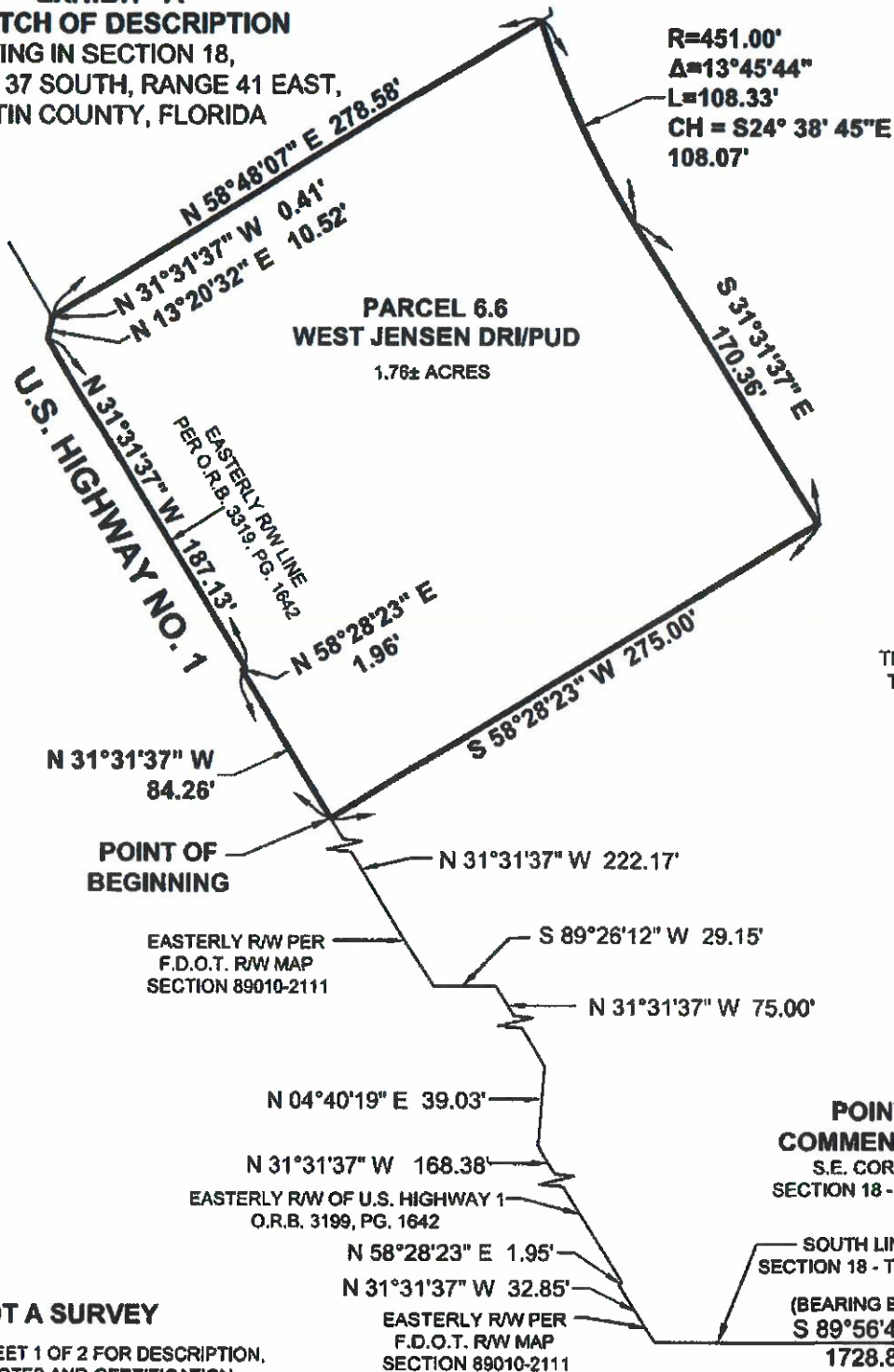
SCALE: N/A

SHEET 2 OF 3

EXHIBIT "A"

SKETCH OF DESCRIPTION

LYING IN SECTION 18,
TOWNSHIP 37 SOUTH, RANGE 41 EAST,
MARTIN COUNTY, FLORIDA



THIS IS NOT A SURVEY

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION,
SURVEYOR'S NOTES AND CERTIFICATION.

Bowman

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**A PORTION OF SECTION 18,
TOWNSHIP 37 SOUTH, RANGE 41 EAST
PARCEL 6.6 WEST JENSEN, DRI/PUD**

MARTIN COUNTY

FLORIDA

PATH: P\0595-01-001\Survey\TopoBoundary

DRAWN:

PROJECT NO. 010595-01-001

REVISED DATE:

DATE: MAR. 21, 2023

CADD FILE: 0595 SKT PAR 6.6

SCALE: 1"=80'

SHEET 3 OF 3

DISCLOSURE OF INTEREST AFFIDAVIT

Appendix

Article 10.2.B.3. Article 10, Development Review Procedures; Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.