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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
Three Lakes Golf Club LLC, a Delaware limited liability company	501 Fern Street West Palm Beach, FL 33401

(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
Martin Property Holdings Co. 1, LLC, a Delaware limited liability company	501 Fern Street West Palm Beach, FL 33401 Attn. Katherine Block	100% interest in Three Lakes Golf Club LLC
SMR Martin Property Holdings, LLC, a Delaware limited liability company (See attached Schedule A for ownership)	501 Fern Street West Palm Beach, FL 33401 Attn. Katherine Block	48.5% indirect interest in Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)
Martin Golf, LLC, a Delaware limited liability company (See attached Schedule B for ownership)	270 South Service Road Suite 45 Melville, NY 11747 Attn.: Peter J. Cavallaro	48.5% indirect interest in Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)
Justin Metz (an individual)	30 Hudson Yards 83rd Floor New York, NY 10001	3% (non-voting) indirect interest in Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)

(If more space is needed attach separate sheet)

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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
NA		

(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 *
NONE				

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

SCHEDULE A

OWNERSHIP OF SMR MARTIN PROPERTY HOLDINGS, LLC

- 89% SMR Funding, LP, a NY Limited Partnership – See below
10% HS Partnership Holdings, LLC, a Delaware Limited Liability Company – See below
1% Lynn Connelly, an individual

SMR Funding LP is further owned:

30 Hudson Yards, 83rd Floor, New York, NY 10001

38.39% SMR Revocable Trust (LP) - Stephen Ross is sole beneficiary

1.62% Unrelated Corp. (GP) - Stephen Ross is sole stockholder

4.46% SMR 2014 Irrevocable Trust II FBO Jennifer Ross (LP)

4.46% SMR 2014 Irrevocable Trust II FBO Kimberly Ross (LP)

51.07% SMR 2014 Irrevocable Trust III FBO Jennifer and Kimberly Ross (LP)

Mr. Stephen Ross:

c/o Related Southeast

360 South Roasemary Ave, Suite 800

West Palm Beach, FL 33401

All Trusts:

c/o Jordan Park Trust Company

60 Penhallow Street, Suite 400

Portsmouth, NH 038001

HS Partnership Holdings LLC is further owned:

c/o Himmel Hospitality Group

20 Park Plaza, Suite 1102, Boston, MA 02116

99% Kenneth A. Himmel

1% Brian G. Sommers

SCHEDULE B

OWNERSHIP OF MARTIN GOLF, LLC

49.41%	MCPREIA, LLC (100% owned by Michael C. Pascucci) 270 South Service Road, Suite 45, Melville, NY 11747
19.76%	CSPREIA, LLC - <u>See below</u> 270 South Service Road, Suite 45, Melville, NY 11747
29.64%	RPPPREIA, LLC – (100% owned by Michael C. Pascucci) 270 South Service Road, Suite 45, Melville, NY 11747
1.19%	DCP Realty LLC - <u>See below</u> 270 South Service Road, Suite 45, Melville, NY 11747

CSPREIA, LLC is further owned:

	270 South Service Road, Suite 45, Melville, NY 11747
41%	Christopher Pascucci
9%	Silvana Pascucci
12.50%	Olivia A. Pascucci 2016 Trust UAD 7/20/16
12.50%	Nicholas M. Pascucci 2016 Trust UAD 7/20/16
12.50%	Isabella J. Pascucci 2016 Trust UAD 7/20/16
12.50%	Joseph A. Pascucci 2016 Trust UAD 7/20/16

DCP Realty LLC is further owned:

	270 South Service Road, Suite 45, Melville, NY 11747
33.33%	CEB Investment Associates LLC (Charles E. Becker)
33.33%	PIC-CT Holdings LLC (Peter I. Cavallaro)
33.3%	DF-CT Holdings LLC (David Feinblatt)

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

Katherine Block
Signature

Katherine Block
Print name

STATE OF: Florida

COUNTY OF: Palm Beach

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30th day of May, 2024, by Katherine Block, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

[Signature]
(Printed, Typed or Stamped Name of
Notary Public)

Exhibit A

**LEGAL DESCRIPTION
THREE LAKES PUD (APOGEE CLUB)
MARTIN COUNTY**

A parcel of land lying in sections 14, 23, 24, and 26, Township 39 south, range 40 east, Martin County, Florida. Said tract being parcel 1 as described in official records book 2951, page 1233, and parcel 1, parcel 2, parcel 3 and parcel 5 as described in official records book 3251, page 1093 of the public records of said Martin County, Florida and being more particularly described as follows:

TRACT 1

COMMENCE at the Southwest corner of Section 24, thence run N00°00'04"W along the West line of said Section 24 a distance of 10.00 feet to the northerly maintained right-of-way line of SW Bridge Road (County Route #708) and the point of beginning;

Thence N89°45'41"W along said right-of-way line a distance of 629.00 feet to the southeasterly maintained right-of-way line of SW Kanner Highway (State Route #76); Thence along a curve, curving to the left having a radius of 3,250.36 feet, a delta angle of 14°13'46" along said right-of-way line, an arc length of 807.24 feet; Thence N49°52'51"E along said right-of-way line a distance of 2,540.70 feet; Thence N49°52'51"E a distance of 3,516.22 feet; Thence along a curve, curving to the left having a radius of 2,989.93 feet, a delta angle of 22°10'00", an arc length of 1,156.75 feet; Thence N27°42'51"E, a distance of 3,428.55 feet; Thence S89°36'30"E a distance of 939.23 feet; Thence S04°01'57"W a distance of 332.29 feet to the North line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 18; Thence S04°02'34"W a distance of 2,661.96 feet to the North line of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 19; Thence S00°02'21"W, a distance of 5,246.52 feet to the northerly right-of-way line of SW Bridge Road; Thence N89°36'08"W along said right-of-way line a distance of 2,339.27 feet to the West line of the West 1/2 Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 19; Thence S89°26'13"W along said right-of-way line a distance of 2714.86 feet to the East line of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 24; Thence S89°27'38"W along said right-of-way line a distance of 654.92 feet; Thence S89°27'38"W along said right-of-way line a distance of 2008.61 feet to the point of beginning.

Containing 722.95 Acres, more or less.

TRACT 2

COMMENCE at the Southwest corner of Section 24, thence run N89°45'41"W along the South line of Section 23 a distance of 1182.36 feet to the northwesterly maintained right-of-way line of SW Kanner Highway (State Route #76) and the point of beginning;

Thence S69°45'36"W along said right-of-way line a distance of 1182.55 feet; Thence N00°18'52"E a distance of 413.72 feet to the south line of Section 23; Thence N00°06'28"W a distance of 2571.06 feet; Thence N89°49'46"W a distance of 1740.26 feet to the southeasterly right-of-way line of St. Lucie Canal; Thence N31°15'29"E along said right-of-way line a distance of 4040.19 feet; Thence N31°14'53"E along said right-of-way line a distance of 3737.78 feet to the East line of Section 14; Thence South 00°00'42"W along the East line of Section 14 a distance of 3896.32 feet to the Southeast corner of Section 14 and Northeast corner of Section 23; Thence South 00°00'04"E along the East line of Section 23 a distance of 2699.05 feet to the West 1/4 corner of Section 24; Thence N89°22'20"E along the South line of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 24 a distance of 1342.57 feet to the Southwest corner of East line of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 24; Thence S00°37'40"E a distance of 40.00 feet; Thence N89°22'20"E a distance of 972.81 feet to the northwesterly right-of-way line of SW Kanner Highway; Thence S49°52'51"W along said right-of-way line a distance of 3136.18 feet; Thence along a curve, curving to the right having a radius of 3050.36 feet, a delta angle of 19°52'45" along said right-of-way line, an arc length of 1,058.34 feet; Thence S69°45'36"W a distance of 201.87 feet to the point of beginning.

Containing 493.79 Acres, more or less.

TOTAL AREA=1,216.74 Acres, more or less

Subject to easements and deed restrictions of record, if any.

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