

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
Mattamy Palm Beach, LLC, a Delaware limited liability company	2500 Quantum Lakes Drive, Suite 215 Boynton Beach, FL 33426

(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
Mattamy Florida, LLC a Delaware limited liability company	4901 Vineland Road, Suite 450 Orlando, FL 32811	100% of Mattamy Palm Beach, LLC
Calben (Florida) Corporation, A Florida corporation	4901 Vineland Road, Suite 450 Orlando, FL 32811	100% of Mattamy Florida LLC
Calben (US) Corporation, a Delaware corporation	4901 Vineland Road, Suite 450 Orlando, FL 32811	100% of Calben (Florida) Corporation
2608534 Ontario, Inc. an Ontario corporation	66 Wellington Street West, TD Bank Tower, Suite 500 Toronto, ON M5K 1G8	100% of Calben (US) Corporation

(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
Mattamy Homes Limited, an Ontario limited liability company	66 Wellington Street West, TD Bank Tower, Suite 500 Toronto, ON M5K 1G8	100% of 2608534 Ontario, Inc.
Mattamy Group Corporation, an Ontario corporation	66 Wellington Street West, TD Bank Tower, Suite 500 Toronto, ON M5K 1G8	100% of Mattamy Homes Limited
Peter Gilgan	66 Wellington Street West, TD Bank Tower, Suite 500 Toronto, ON M5K 1G8	100% of Mattamy Group Corporation

(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*}
DEV2025020008 -Newfield Crossroads Town Center	Mattamy Palm Beach, LLC	3/27/25	FSP	P
DEV2025040010 – SD-W East Phase 1B	Mattamy Palm Beach, LLC	5/7/25	FSP	P
DEV2025090005 – Newfield Crossroads Phase 2A-1	Mattamy Palm Beach, LLC	9/29/25	FSP	P

(If more space is needed attach separate sheet)

See attached sheet

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

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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

Karl Albertson

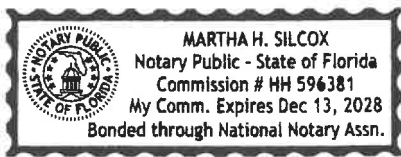
Print name

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 7th day of NOVEMBER, 2025, by KARL ALBERTSON, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

MARTHA SILCOX

(Printed, Typed or Stamped Name of
Notary Public)

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

A PARCEL OF LAND IN SECTION 10, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10;
THENCE, NORTH 00°06'52" EAST ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 1320.06 FEET TO THE NORTH LINE OF TRACT "MC" ACCORDING TO THE PLAT OF TUSCAWILLA PUD AS RECORDED IN PLAT BOOK 16, PAGE 39, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;
THENCE, SOUTH 89°59'44" WEST ALONG SAID NORTH LINE A DISTANCE OF 3243.56 FEET TO THE POINT OF BEGINNING;
THENCE, CONTINUE SOUTH 89°59'44" WEST ALONG SAID NORTH LINE A DISTANCE OF 64.00 FEET;
THENCE, NORTH 00°00'56" EAST A DISTANCE OF 277.66 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1743.71 FEET AND A CENTRAL ANGLE OF 11°23'13";
THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 346.54 FEET;
THENCE, NORTH 11°22'17" WEST A DISTANCE OF 261.85 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 38°20'56", A CHORD BEARING OF NORTH 30°32'45" WEST AND A CHORD DISTANCE OF 73.57 FEET;
THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 74.96 FEET;
THENCE, NORTH 19°02'59" EAST A DISTANCE OF 360.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 534.40 FEET, A CENTRAL ANGLE OF 19°02'59";
THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 177.68 FEET;
THENCE, NORTH 00°00'00" EAST A DISTANCE OF 360.68 FEET;
THENCE, NORTH 90°00'00" EAST A DISTANCE OF 70.00 FEET;
THENCE, SOUTH 00°00'00" WEST A DISTANCE OF 91.00 FEET;
THENCE, NORTH 90°00'00" EAST A DISTANCE OF 639.97 FEET;
THENCE, SOUTH 00°00'00" WEST A DISTANCE OF 196.69 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 334.79 FEET, A CENTRAL ANGLE OF 28°04'33", A CHORD BEARING OF SOUTH 74°40'42" EAST AND A CHORD DISTANCE OF 162.41 FEET;
THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 164.05 FEET;
THENCE, NORTH 90°00'00" EAST A DISTANCE OF 378.11 FEET;
THENCE, SOUTH 00°00'00" WEST A DISTANCE OF 1074.19 FEET;
THENCE, SOUTH 89°59'59" WEST A DISTANCE OF 1209.49 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1807.71 FEET, A CENTRAL ANGLE OF 4°18'01", A CHORD BEARING OF SOUTH 2°08'04" EAST AND A CHORD DISTANCE OF 135.64 FEET;
THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.67 FEET;
THENCE, SOUTH 00°00'56" WEST A DISTANCE OF 277.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.05 ACRES MORE OR LESS.

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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.