

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
MCFL Properties LLC	9508 Windy Ridge Rd Windermere, FL 34786

(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
Jeffrey Gelman	9508 Windy Ridge Rd Windermere, FL 34786	100%

(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

(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*}
H094-010	Palm Beach Capital Consultants LLC / 9508 Windy Ridge Rd, Windermere, FL 34786	Submitted (07.13.23)	Development Application	P
A066-004	Hobe Sound Courtyards/ Hobe Sound Townhouse II, LLC	DO approved (05.20.20) Pat recorded (12.30.21)	PUD	Approved / Platted

(If more space is needed attach separate 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¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn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



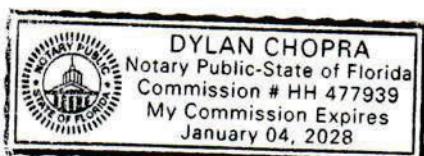
Print name

STATE OF: Florida

COUNTY OF: Orange

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 15 day of May, 2024 by Jeffrey Gelman, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL


Notary Public State of Florida

DYLAN CHOPRA

(Printed, Typed or Stamped Name of
Notary Public)

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

Starting at a triangular concrete marker, said marker being the southwesterly corner of the GOMEZ GRANT, according to the plat thereof recorded in Plat Book 1, page 80, Palm Beach (now Martin) County, Florida public records, and running N 66°39'33" E along the southerly line of said Grant for a distance of 1,477.86 feet to the point or place of beginning for the following described property: (1) thence continue N 66°39'33" E along said Grant line a distance of 858.84 feet to a 6" x 6" concrete marker; (2) thence run N 66°25'47" E continuing along said Grant line for a distance of 619.11 feet to a point; (3) thence run N 21° 26' 07" W parallel to the westerly line of said Grant for a distance of 1,194.76 feet to a point on the southerly right-of-way of State Road No. 708; (4) thence run S 59°11'53" W along said right-of-way for a distance of 1,497.00 feet to a point; (5) thence run S 21° 26'07" E on line parallel to the westerly line of said Grant for a distance of 1002.74 feet more or less to the point or place of beginning. The above described parcel being located in the Gomez Grant south of State Road 708, said land being situated in Martin County, Florida.

LESS: Commencing at a triangular concrete marker, said marker being the Southwesterly corner of the GOMEZ GRANT, according to the Plat thereof, as recorded in Plat Book 1, page 80, Palm Beach (now Martin) County, Florida public records, and running North 66°39'33" East, along the Southerly line of said Grant for a distance of 1,477.86 feet to a concrete monument being the Place of Beginning for the following described property: (1) Thence continue N 66°39'33" East along said Grant line a distance of 214.31 feet to an iron road; (2) Thence running N 21°26'07" West parallel to the Westerly line of said Grant a distance of 1030.95 feet to an iron rod on the Southerly right-of-way of State Road No. 708; (3) Thence running S 59°11'53" W along said right-of-way for a distance of 217.08 feet to a concrete marker; (4) Thence running S 21°26'07" E on a line parallel to the Westerly line of said Grant for a distance of 1002.75 feet, more or less to the Point of Place of Beginning.

Containing 32.28 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.