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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
Atlantic Fields Club, LLC, a Delaware limited company, whose sole member and 100% owner is Discovery Hobe Sound Investors, LLC, a Delaware limited liability company	14605 N. 73rd Street Scottsdale, AZ 85260

(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)

CONFIDENTIAL

SCHEDULE TO EXHIBIT N – BENEFICIAL INTEREST AFFIDAVIT

Reference: 2) Persons with beneficial interest in the Premises

The below table lists all persons with a beneficial interest in the Premises. Persons is defined, per Section 1.01(3), Florida Statutes, as: 3) *The word "person" includes individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, and all other groups or combinations.*

The identity and personal information of all persons listed below is confidential. The contents of this schedule are not to be shared with any party apart from County staff, board members or other affiliates on a need-to-know basis in accordance with applicable law.

Name	Address	Interest
Discovery Hobe Sound Investors, LLC	4800 N. Scottsdale Road, Suite 3850, Scottsdale, Arizona 85251	100% owner of membership interests in Atlantic Fields Club, LLC
Discovery Land Enterprises, LLC	4800 N. Scottsdale Road, Suite 3850, Scottsdale, Arizona 85251	100% owner of membership interests in Discovery Hobe Sound Investors, LLC
Discovery Land Consolidated, LLC	4800 N. Scottsdale Road, Suite 3850, Scottsdale, Arizona 85251	100% owner of membership interests in Discovery Land Enterprises, LLC
Casa M Investments LLC	4800 N. Scottsdale Road, Suite 3850, Scottsdale, Arizona 85251	41% owner of membership interests in Discovery Land Consolidated, LLC
Westman Development LLC	4800 N. Scottsdale Road, Suite 3850, Scottsdale, Arizona 85251	23% owner of membership interests in Discovery Land Consolidated, LLC
Michael S. Meldman, an individual	Redacted	100% owner of membership interests in Casa M Investments LLC and Westman Development LLC
ASK Capital Investments, L.P. (Egon Durban, an individual)	Redacted	5% owner of membership interests in Discovery Land Consolidated, LLC

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
None		

(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*}
H123-030	Discovery Hobe Sound Investors, LLC 2935 SE Bridge Road Hobe Sound, FL 33455	11/6/24	Revised Master Plan	Pending
H123-031	Discovery Hobe Sound Investors, LLC 2935 SE Bridge Road Hobe Sound, FL 33455	11/21/24	Phase 3C FSP	Pending
H123-028	Discovery Hobe Sound Investors, LLC 2935 SE Bridge Road Hobe Sound, FL 33455	8/6/24	Phase 3B FSP	Pending
H123-029	Discovery Hobe Sound Investors, LLC 2935 SE Bridge Road Hobe Sound, FL 33455	8/6/24	Phase 1C FSP	Pending

(If more space is needed attach separate sheet)

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

DISCLOSURE OF INTEREST AFFIDAVIT

4. Continued.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}
H123-032	Discovery Hobe Sound Investors, LLC 2935 SE Bridge Road Hobe Sound, FL 33455	3/6/25	PUD Replat Minor Development	Pending

(If more space is needed attach separate sheet)

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

By: Michelle Ngo, Authorized Person

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

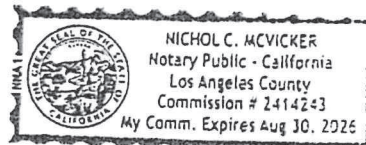
STATE OF California)
COUNTY OF Los Angeles) SS.

On 02-10, 2025, before me, Nichol C. McVicker, Notary Public, personally appeared Michelle Phuong Ngo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Nichol C. McVicker
Notary Public





This instrument was prepared by
and after recording return to:
Karen Havice, Esq.
HOLLAND & KNIGHT LLP
200 S. Orange Avenue, Suite 2600
Orlando, Florida 32801

QUITCLAIM DEED

This Quitclaim Deed is executed this 26 day of July, 2024, by DISCOVERY HOBE SOUND INVESTORS, LLC, a Delaware limited liability company ("Grantor") whose post office address is 14605 North 73rd Street, Scottsdale, Arizona 85260 to ATLANTIC FIELDS CLUB, LLC, a Delaware limited liability company ("Grantee") whose post office address is 14605 North 73rd Street, Scottsdale, Arizona 85260.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, remises, releases and quit claims unto Grantee, all the right, title, interest, claim and demand which Grantor has in and to the following described property:

SEE ATTACHED EXHIBIT "A"

Provided, however, that pursuant to Exhibit "C", Item 2 of the Discovery Planned Unit Development Zoning Agreement dated as of September 18, 2023 and recorded in Official Records Book 3402, Page 443 of the Public Records of Martin County, Florida by and between Becker B-14 Grove, Ltd., a Florida limited partnership, Hobe Sound Equestrian, LLC, a Florida limited liability company, and Hobe Sound Polo Club Property Owners' Association, Inc., a Florida not for profit corporation, and Martin County, a political subdivision of the State of Florida, their successors and assigns, as the same may be amended from time to time ("PUD Agreement"), if any of the subject property is developed for recreational purposes, such portion(s) of the subject property will never be used for any purpose other than as developed recreation areas; in addition, and pursuant to Section 4.2 of the PUD Agreement, the Master Declaration of Covenants, Conditions, Easements, and Restrictions of Atlantic Fields Club as recorded in Official Records Book 3447, Page 2837 of the Public Records of Martin County, Florida, and as amended and supplemented from time to time, hereby is incorporated by reference; provided further, however, that reference to the PUD Agreement shall not serve to reimpose the provisions of the PUD Agreement.

To Have and to Hold the same together with each and all of the appurtenances thereunto belonging or appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

NOTE TO RECORDER: This transfer of unencumbered property is subject to minimal documentary stamp taxes, pursuant to Kuro, Inc. v. Department of Revenue, 713 So. 2d 1021 (Fla 2d DCA 1998) and Crescent Miami Center, LLC v. Department of Revenue, 903 So.2d 913 (Fla. 2005).

[Signature page for Quitclaim Deed]

In Witness Whereof, Grantor has signed and sealed these presents the date above written.

Signed, sealed, and delivered
in the presence of:



(Witness Signature)

STE CAMP

(Print Name)

Post Office Address:

2079 S. Whitetail Crossing Ct
Coeur d'Alene, ID 83814



(Witness Signature)

Shawn T. Taylor

(Print Name)

(Print Name)

Post Office Address:

2290 E Honeysuckle Ave
Hayden, ID 83835

DISCOVERY HOBE SOUND INVESTORS,
LLC,
a Delaware limited liability company

By: 

Joseph Arenson,
Vice President

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ACKNOWLEDGMENT


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF IDAHO)
)
 COUNTY OF KOOTENAI) ss.

On JULY 26, 2024, before me, MARDEL THOMAS, Notary Public, personally appeared JOSEPH ARENSON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of IDAHO that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


 Notary Public

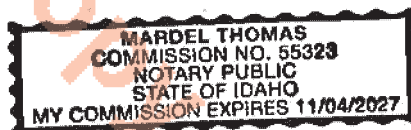


EXHIBIT "A"

Tracts M1, M2, M3, Tracts R1-R6I (inclusive), and Tracts R8A-R14 (inclusive) of DISCOVERY P.U.D , according to the plat thereof, recorded in Plat Book 21, Page 1 in the Public Records of Martin County, Florida.

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