

## 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
Via Claudia Investments, LLC, a Florida limited liability company	55 SE Osceola Street, Suite 200 Stuart, FL 34994

(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
John E. Maiucci	55 SE Osceola Street, Suite 200 Stuart, FL 34994	100%

(If more space is needed attach separate sheet)

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
D.R. Horton, Inc.	6123 Lyons Road Coconut Creek, FL 33073	Contract Purchaser

(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 *
None				

(If more space is needed attach separate sheet)

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 W = Withdrawn

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.

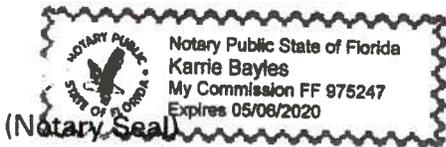
FURTHER AFFIANT SAYETH NOT.

AFFIANT

  
 \_\_\_\_\_  
 John E. Maiucci, Managing Member  
 Via Claudia Investments, LLC

STATE OF FLORIDA  
 COUNTY OF MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 11 day of February 2020, by JOHN E. MAIUCCI, Managing Member of Via Claudia Investments, LLC, a Florida limited liability company, who is personally known to me or has produced \_\_\_\_\_ as identification.



  
 \_\_\_\_\_  
 Notary Public, State of Florida  
 Print Name: Karrie Bayles  
 My Commission Expires: 5-6-2020

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

EXHIBIT A  
THE PRESERVE AT PARK TRACE

DESCRIPTION:

THE FOLLOWING DESCRIPTION INCLUDES THREE PARCELS: PCN 343841001000002705, PCN 343841001000002803, AND PCN 343841000000000110;

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARTIN, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN LOTS 27 AND 28, WA-CO FIELD PLACE, AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST, AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE A BEARING OF S.89°29'29"W. ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 817.02 FEET; THENCE N.43°50'49"W. DEPARTING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 404.93 FEET; THENCE N.12°45'03"W., A DISTANCE OF 345.66 FEET; THENCE N.52°15'09"W., A DISTANCE OF 1140.59 FEET; THENCE N.08°05'51"E., A DISTANCE OF 207.58 FEET; THENCE N.28°32'06"E., A DISTANCE OF 470.92 FEET TO A POINT ON THE SOUTH LINE OF WA-CO FIELD PLACE, AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE N.66°13'13"E. ALONG THE SOUTH LINE OF SAID WA-CO FIELD PLACE, A DISTANCE OF 1441.67 FEET TO THE SOUTHWEST CORNER OF LOT 27, AS SHOWN ON SAID PLAT OF WA-CO FIELD PLACE; THENCE N.00°13'04"W. ALONG THE WEST LINE OF SAID LOT 27, A DISTANCE OF 1070.48 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COVE ROAD, AS SHOWN ON SPECIFIC PURPOSE RIGHT-OF-WAY CONTROL SURVEY COVE ROAD, AS RECORDED IN MAP BOOK 1, PAGE 29, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.65°26'48"E. ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF COVE ROAD, A DISTANCE OF 297.85 FEET; THENCE S.69°10'17"E., A DISTANCE OF 49.17 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND A RADIUS OF 2231.83 FEET WITH A RADIAL BEARING OF S.66°20'47"W. AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 0°12'21", A DISTANCE OF 8.02 FEET TO A NON-TANGENT INTERSECTION AND THE POINT OF TANGENCY; THENCE N.23°49'02"W., A DISTANCE OF 26.98 FEET; THENCE N.65°26'47"E., A DISTANCE OF 32.35 FEET; THENCE N.65°04'55"E., A DISTANCE OF 43.98 FEET TO A POINT ON THE EAST LINE OF LOT 28, OF SAID PLAT OF WA-CO FIELD PLACE; THENCE S.00°15'51"E. ALONG SAID EASTERN LINE OF SAID LOT 28, A DISTANCE OF 1076.43 FEET TO SOUTHEAST CORNER OF SAID LOT 28 AND THE SOUTH LINE OF WA-CO-FIELD FILED PLACE; THENCE N.66°13'13"E. ALONG THE SOUTH LINE OF SAID PLAT OF WA-CO-FIELD PLACE, A DISTANCE OF 203.76 FEET TO A POINT ON THE EAST LINE OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE S.01°11'04"W. ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2767.78 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4226924.81 SQUARE FEET OR 97.037 ACRES.

INSTR # 2130123  
OR BK 02373 PG 2615  
Pgs 2615 - 2618 (4pgs)  
RECORDED 02/12/2009 04:43:11 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 0.70  
RECORDED BY K Wintercorn

This Instrument Prepared By /  
Return To:

WILLIAM F. CRARY, II Esquire  
CRARY, BUCHANAN, BOWDISH, BOVIE,  
BERES, ELDER & WILLIAMSON, CHARTERED  
555 S.W. Colorado Avenue, Suite 1  
Post Office Drawer 24  
Stuart, Florida 34995-0024

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 10<sup>th</sup> day of February, 2009 between VIA CLAUDIA INVESTMENTS, LLC, a Florida limited liability company, and ANG HOLDINGS, L.L.C., an Illinois limited liability company, whose post office addresses are 55 E. Osceola Street, Suite 200, Stuart, FL 34994 and 202 Lori Court, Medinah, IL 60157 respectively, hereinafter called the Grantors, and Via Claudia Investments, LLC, a Florida limited liability company, whose post office address is 55 E. Osceola Street, Suite 200, Stuart, FL 34994, hereinafter called the Grantee.

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representative, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof as if fully set forth herein.

SUBJECT TO covenants, restrictions, and reservations of public record, easements, zoning and land use laws, and taxes for the year 2009.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:  
company

VIA CLAUDIA INVESTMENTS, LLC, a Florida limited liability

[Signature]  
Witness  
[PRINT NAME OF WITNESS]

[Signature]  
By: John E. Maiucci  
Its: Managing Member

[Signature]  
Witness  
[PRINT NAME OF WITNESS]

Signed, sealed and delivered in our presence:

ANG HOLDINGS, L.L.C., an Illinois limited liability company

[Signature]  
Witness  
[PRINT NAME OF WITNESS]

x [Signature]  
By: Anthony Gironda  
Its: Managing Member

[Signature]  
Witness  
[PRINT NAME OF WITNESS]

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of February, 2009 by John E. Maiucci, Managing Member of Via Claudia Investments, LLC, a Florida limited liability company, on behalf of the company who is  personally known to me or  produced \_\_\_\_\_ as identification.



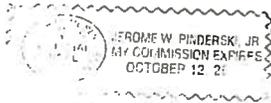
(SEAL)

Joyce D. Neyland  
JOYCE D. NEYLAND (Print Name)  
Notary Public, State of Florida  
Commission Number:  
My Commission Expires:

Unofficial Copy

STATE OF ILLINOIS  
COUNTY OF DUPAGE

The foregoing instrument was acknowledged before me this 6 day of February, 2009 by Anthony Glonda, Managing Member of ANG Holdings, L.L.C., an Illinois limited liability company, on behalf of the company who is  personally known to me or  produced \_\_\_\_\_ as identification.



(SEAL)

Jerome W. Pinderski Jr.  
Jerome W. Pinderski Jr. (Print Name)  
Notary Public, State of Illinois  
Commission Number:  
My Commission Expires:

## LEGAL DESCRIPTION

## EXHIBIT "A"

A parcel of land lying in Lots 27 and 28, WACO FIELD PLACE, as recorded in Plat Book 5, Page 62, Public Records of Palm Beach (now Martin) County, Florida, and a portion of Government Lots 1 and 2, Section 34, Township 38 South, Range 41 East, and being further described as follows:

Begin at the Southeast corner of Section 34, Township 38 South, Range 41 East, thence South 89 deg 28' 28" West, along the South line of said Section 34, for a distance of 817.02 feet; thence, departing said South line, North 43 deg 51' 50" West, for a distance of 404.93 feet; thence North 12 deg 46' 04" West, for a distance of 345.66 feet; thence North 52 deg 16' 10" West, for a distance of 1140.59 feet; thence North 08 deg 04' 50" East, for a distance of 207.58 feet; thence North 28 deg 29' 17" East, for a distance of 471.12 feet to a point on the South line of Waco Field Place, as recorded in Plat Book 5, Page 62, Public Records of Palm Beach (now Martin) County, Florida; thence North 66 deg 11' 43" East, along said South line, for a distance of 1441.89 feet to the Southwest corner of Lot 27, said plat of Waco Field Place; thence, departing said South line, North 00 deg 14' 05" West, along the West line of said Lot 27, for a distance of 1070.68 feet; thence, departing said West line, North 65 deg 25' 47" East, for a distance of 297.85 feet; thence South 69 deg 11' 18" East, for a distance of 49.17 feet to a point on a non-tangent curve, concave to the Southwest, having a central angle of 00 deg 12' 21", a radius of 2231.83 feet, a chord bearing of North 23 deg 48' 24" West, and a chord length of 8.02 feet; thence, travel counter-clockwise, along the arc of said non-tangent curve, for a distance of 8.02 feet; thence North 23 deg 50' 03" West, for a distance of 26.98 feet; thence North 65 deg 25' 46" East, for a distance of 32.35 feet; thence North 65 deg 03' 54" East, for a distance of 43.98 feet to a point on the East line of Lot 28, said plat of Waco Field Place; thence South 00 deg 16' 52" East, along the East line of said Lot 28, for a distance of 1076.56 feet to the Southeast corner of said Lot 28, and the South line of said Waco Field Place; thence North 66 deg 11' 43" East, along the South line of said Waco Field Place, for a distance of 203.79 feet, to a point on the East line of said Section 34; thence South 01 deg 10' 04" West, along said East line, for a distance of 2768.45 feet to the Southeast corner of said Section 34, and the Point of Beginning of said parcel.

NOTE: SEE SKETCH ATTACHED FOR INFORMATIONAL PURPOSES ONLY



To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed into Via Claudia Investments, LLC was recorded in the Martin County Public Records.

DATED THIS 28<sup>th</sup> DAY OF May, 2020.

  
\_\_\_\_\_  
Morris A. Crady

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 28<sup>th</sup> DAY OF May, 2020 BY MORRIS A. CRADY, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

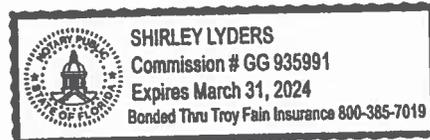


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