

## 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
Finland Capital, LLC	636 NW 38th Cir, Boca Raton, FL 33431

(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
Oxana Dyatkevich	636 NW 38th Cir, Boca Raton, FL 33431	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
Pinecrest Funding LLC	11420 SW 93rd Court Miami, FL 33176	Mortgagee

(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 <sup>1*</sup>

(If more space is needed attach separate sheet)

<sup>1</sup> Status defined as: A = Approved P = Pending D = Denied W = Withdrawn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

Finland Capital, LLC, a foreign limited liability company

By:

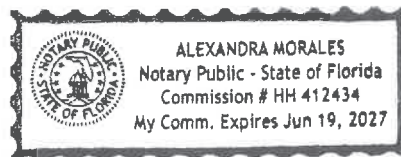
  
Oleg Dyatkevich, Manager

STATE OF FLORIDA

Martin  
COUNTY OF ~~PALM BEACH~~

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of July, 2024, by Oleg Dyatkevich, Manager of Finland Capital, LLC, a foreign limited liability company, on behalf of the Company. He ☐ is personally known to me, or ☒ has produced Florida Driver License as identification.

(Notary Seal)



  
Notary Public – State of Florida

Printed Name: Alexandra Morales

# **DISCLOSURE OF INTEREST AFFIDAVIT**

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

## **LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE WEST HALF (1/2) OF TRACT 4 AND ALL OF TRACT 13 LYING NORTH OF THE CENTER OF DANFORTH CREEK, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS ROAD RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 89°42'42" EAST ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 50.30 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION SOUTH 00°17'18" WEST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST MARTIN HIGHWAY, A 100 FOOT WIDE RIGHT OF WAY, AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 89000-2602 AS RECORDED IN MAP BOOK 1, PAGE 15, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°17'18" WEST A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°42'42" EAST A DISTANCE OF 296.51 FEET TO THE EAST LINE OF THE WEST HALF (1/2) OF TRACT 4 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 00°06'09" WEST ALONG THE EAST LINE OF THE WEST HALF (1/2) OF TRACT 4 OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 580.44 FEET TO THE NORTH LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 89°42'14" EAST A DISTANCE OF 332.08 FEET TO THE NORTHEAST CORNER OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 00°05'47" WEST ALONG THE EAST LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 152.44 FEET TO THE CENTER OF DANFORTH CREEK; THENCE SOUTHWESTERLY ALONG THE CENTER OF DANFORTH CREEK A DISTANCE OF 693 FEET MORE OR LESS TO A LINE 10 FEET EASTERLY AND PARALLEL WITH THE EAST LINE OF SOUTHWEST 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS; THENCE NORTH 00°04'43" EAST ALONG A LINE 10 EASTERLY AND PARALLEL WITH THE EAST LINE OF SOUTHWEST 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 912.11 FEET; THENCE NORTH 45°11'03" EAST A DISTANCE OF 35.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.14 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.