

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
456 South Ocean LLC	221 Royal Poinciana Way, Suite 1 Palm Beach, FL 33480

(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
Beacon Street Investment Partners LLC	221 Royal Poinciana Way, Suite 1 Palm Beach, FL 33480	33.33%
Richard D. Frisbie	221 Royal Poinciana Way, Suite 1 Palm Beach, FL 33480	LLC Membership Interest
Elise Frisbie	221 Royal Poinciana Way, Suite 1 Palm Beach, FL 33480	LLC Membership Interest
Elizabeth Matteini	221 Royal Poinciana Way, Suite 1 Palm Beach, FL 33480	LLC Membership Interest

(If more space is needed attach separate sheet)

2. Continued 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
Emily Barker	221 Royal Poinciana Way, Suite 1 Palm Beach, FL 33480	LLC Membership Interest
David W. Frisbie Dynasty Trust	221 Royal Poinciana Way, Suite 1 Palm Beach, FL 33480	33.33%
David W. Frisbie	221 Royal Poinciana Way, Suite 1 Palm Beach, FL 33480	Trust Beneficiary
Robert N. Frisbie Dynasty Trust	221 Royal Poinciana Way, Suite 1 Palm Beach, FL 33480	33.33%
Robert N. Frisbie	221 Royal Poinciana Way, Suite 1 Palm Beach, FL 33480	Trust Beneficiary

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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
MetLife Real Estate Lending LLC	One MetLife Way Whippany, NJ 07981	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 ^{1*}
N/A				

(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

David W. Frisbie

Print name

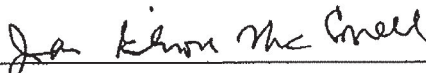
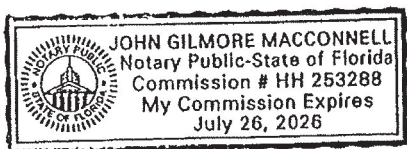
STATE OF: FLORIDA

COUNTY OF: PALM BEACH

The foregoing instrument was ☒ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of February, 2025, by David W. Frisbie, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



(Printed, Typed or Stamped Name of

Notary Public)

John G. Inoe MacConnell

DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A"

(Disclosure of Interest and Affidavit) (Legal Description)

A PARCEL OF LAND LYING IN:

- A) PALM CITY FARMS, SECTION 2, TOWNSHIP 39 SOUTH, RANGE 40 EAST, PER PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
- B) TROPICAL FRUIT FARMS, SECTION 11 & 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, PER PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
- C) GOVERNMENT LOT 6, SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA
- D) ST LUCIE INLET FARMS, PER PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
- E) A PORTION OF LOT 11, OF THE HANSON GRANT ACCORDING TO THE COMMISSIONER'S SUBDIVISION THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE NORTH 00°14'09" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°40'44" EAST, 50.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD 76"A" AND THE EAST RIGHT OF WAY LINE OF STATE ROAD 76"A", SAID POINT BEING ON A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, AND ON A LINE THAT IS 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION II, SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE NORTH 00°14'09" EAST ALONG SAID PARALLEL LINE AND EAST RIGHT OF WAY LINE, 2592.08 FEET TO A POINT ON A LINE THAT IS 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 AND THE EAST RIGHT OF WAY LINE OF STATE ROAD 76"A"; THENCE NORTH 00°10'14" EAST ALONG SAID PARALLEL LINE AND EAST RIGHT OF WAY LINE, 2648.89 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 11 AND THE SOUTH LINE OF SAID PALM CITY FARMS; THENCE SOUTH 89°28'52" EAST ALONG THE SOUTH LINE OF PALM CITY FARMS AND THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 2590.64 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE CONTINUE SOUTH 89°28'52" EAST ALONG SAID SOUTH LINE OF PALM CITY FARMS AND THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF TRACT 61 AS SHOWN ON SAID PLAT OF PALM CITY FARMS; THENCE NORTH 00°03'12"

EAST ALONG THE EAST LINE OF SAID TRACT 61, A DISTANCE OF 241.97 FEET; THENCE ALONG THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2978, PAGE 280 OF THE PUBLIC RECORDS OF MARTIN COUNTY THE FOLLOWING FIVE (5) COURSES; THENCE SOUTH 89°59'56" EAST, 345.18 FEET; THENCE NORTH 12°41'46" EAST, 118.65 FEET; THENCE NORTH 04°00'56" EAST, 389.03 FEET; THENCE NORTH 24°02'49" EAST, 124.44 FEET; THENCE NORTH 54°01'42" WEST, 413.94 FEET MORE OR

LESS TO THE CENTERLINE OF SULIVAN'S DITCH (HOG CREEK); THENCE NORTH 66°01'34" EAST ALONG SAID CENTERLINE LINE, 662.98 FEET TO A POINT ON THE NORTH LINE OF TRACT 50 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 89°53'55" EAST ALONG SAID NORTH LINE, 570.54 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF PALM CITY FARMS; THENCE NORTH 23°55'19" WEST ALONG SAID EAST LINE, 4198.43 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE NORTH 65°55'57" EAST ALONG SAID NORTH LINE, 3883.75 FEET; THENCE NORTH 66°00'55" EAST CONTINUING ALONG SAID NORTH LINE, 3577.76 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE 60 FOOT WIDE COUNTY ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 311, PAGE 462 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 39°35'07" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 4.34 FEET TO A POINT ON A LINE THAT IS 60.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 11, HANSON GRANT; THENCE NORTH 24°15'29" WEST ALONG SAID PARALLEL LINE AND SAID EASTERLY RIGHT OF WAY LINE, 425.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 95 AS RECORDED IN OFFICIAL RECORD BOOK 590, PAGE 2424, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11285.16 FEET AND A CENTRAL ANGLE OF 03°05'08", SAID POINT ALSO HAVING A RADIAL BEARING OF SOUTH 04°19'22" WEST; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 607.75 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES; THENCE SOUTH 07°24'30" WEST ALONG A RADIAL LINE, 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 11205.16 FEET AND A CENTRAL ANGLE OF 03°30'00" THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 684.48 FEET TO A POINT ON A RADIAL LINE; THENCE NORTH 10°54'30" EAST ALONG SAID RADIAL LINE, 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 11285.16 FEET AND A CENTRAL ANGLE OF 02°30'00"; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 492.41 FEET TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 72°18'58" EAST ALONG SAID NON TANGENT LINE, 492.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11259.16 FEET AND A CENTRAL ANGLE OF 04°36'42" THENCE ALONG THE ARC OF SAID CURVE 906.25 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 91 (SUNSHINE STATE PARKWAY, A 300 FOOT RIGHT OF WAY); THENCE SOUTH 31°33'27" EAST ALONG SAID RIGHT OF WAY, 2505.96 FEET TO A POINT ON THE SOUTH LINE OF TRACT 6, BLOCK 27 OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE SOUTH 66°01'21" WEST ALONG THE SOUTH LINE OF TRACTS 5 AND 6 OF SAID PLAT OF ST

LUCIE INLET FARMS, 591.65 FEET TO THE POINT OF INTERSECTION WITH THE NORTH TOP OF BANK OF THE ST LUCIE CANAL; THENCE ALONG THE NORTH TOP OF BANK THE FOLLOWING THREE (3) COURSES; THENCE SOUTH 84°38'58" WEST, 182.71 FEET; THENCE SOUTH 80°57'12" WEST, 273.24 FEET; THENCE SOUTH 67°21'23" WEST, 169.95 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5, BLOCK 27; THENCE NORTH 23°17'15" WEST ALONG SAID WEST LINE, 527.51 FEET TO THE NORTHEAST CORNER OF TRACT 8, BLOCK 22 OF SAID PLAT; THENCE SOUTH 66°02'09" WEST ALONG THE NORTH LINE OF TRACTS 6, 7 AND 8, BLOCK 22 OF SAID PLAT, 1979.76 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6; THENCE SOUTH 23°16'13" EAST, 659.91 FEET TO THE SOUTHEAST CORNER OF TRACT 5, BLOCK 22 OF SAID PLAT; THENCE SOUTH 66°10'54" WEST ALONG THE SOUTH LINE OF SAID TRACT 5, BLOCK 22, A DISTANCE OF 657.65 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5; THENCE NORTH 23°31'05" WEST ALONG THE WEST LINE OF TRACTS 4 AND 5, BLOCK 22 OF SAID PLAT, 1317.52 FEET TO THE NORTHEAST CORNER OF TRACT 1, BLOCK 15 OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE SOUTH 65°59'08" WEST ALONG THE NORTH LINE OF TRACTS 1, 2, 3 AND 4, BLOCK 15 OF SAID PLAT, 2634.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4, BLOCK 15; THENCE SOUTH 23°37'44" EAST ALONG THE WEST LINE OF TRACTS 4 AND 5, BLOCK 15 OF SAID PLAT, 1316.52 FEET TO THE SOUTHWEST CORNER OF TRACT 5, BLOCK 15 OF SAID PLAT; THENCE NORTH 65°49'57" EAST ALONG THE SOUTH LINE OF TRACTS 5 AND 6, BLOCK 15 OF SAID PLAT, 1317.13 FEET TO THE NORTHEAST CORNER OF TRACT 3, BLOCK 16 OF SAID PLAT; THENCE SOUTH 23°22'42" EAST ALONG THE EAST LINE OF TRACTS 3 AND 6, BLOCK 16 AND THE EAST LINE OF TRACT 3, BLOCK 17 OF SAID PLAT OF ST LUCIE INLET FARMS, 1487.78 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ST LUCIE CANAL AS RECORDED IN PLAT BOOK 2, PAGE 35 AND DEED BOOK 10, PAGE 588, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES; THENCE SOUTH 31°14'38" WEST, 4343.34 FEET; THENCE SOUTH 65°54'39" WEST, 129.56 FEET; THENCE SOUTH 31°14'30" WEST, 3751.13 FEET; THENCE SOUTH 89°42'59" EAST, 319.73 FEET; THENCE SOUTH 31°14'43" WEST, 710.14 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 76"A" SAID POINT ALSO BEING ON A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 89°37'52" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 180.69 FEET TO THE POINT OF INTERSECTION OF A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 11, THENCE NORTH 89°40'46" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 2642.12 FEET TO THE POINT OF INTERSECTION OF A LINE THAT IS 50.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89°40'44" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 2593.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THE MARTIN COUNTY PUBLIC USE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD BOOK 1063, PAGE 2451 AND OFFICIAL RECORD BOOK 590, PAGE 2424, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LESS AND EXCEPT THE FOLLOWING RIGHT OF WAYS AS SHOW ON ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

THE NORTH 15.00 FEET OF THE 30.00 FOOT OF RIGHT OF WAY ABUTTING TRACTS 7 AND 8, BLOCK 23; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACT 2, BLOCK 22; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 1, 2 AND 3, BLOCK 23; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACT 4, BLOCK 26; THE NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACT 5, BLOCK 26; THE WEST 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 1 AND 8, BLOCK 23; THE EAST 15.00 OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 4 AND 5, BLOCK 26; THE NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 7 AND 8; BLOCK 3; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 1 AND 2, BLOCK 4; THE NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 5, 6 AND 7; BLOCK 10, AND THAT PORTION OF TRACT 8, BLOCK 10 FROM THE WESTERN BOUNDARY OF SAID TRACT 8 TO THE EAST END OF HOG CREEK DITCH WHERE IT TURNS TO A SOUTHEAST DIRECTION IN BLOCK 10; AND THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 2, 3 AND 4, BLOCK 9 AND THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING THAT PORTION OF TRACT 1, BLOCK 9 FROM THE WESTERN BOUNDARY OF SAID TRACT 1 TO THE EAST END OF HOG CREEK DITCH WHERE IT TURNS TO A SOUTHEAST DIRECTION IN BLOCK 9.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF THAT CERTAIN 60.00 FOOT COUNTRY ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 311, PAGE 462, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ACROSS PORTIONS OF TRACTS 3 AND 6, BLOCK 24, ACROSS THE EASTERLY 60.00 FEET OF TRACTS 3 AND 6, BLOCK 23, AND ACROSS THE EASTERLY 60.00 FEET OF TRACT 3, BLOCK 22, ALL THE ABOVE RIGHT OF WAY LYING IN ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH:

Tracts 46 and 47, Block 2, according to the plat of Palm City Farms as recorded in Plat Book 6, Page 42, Public Records of Palm Beach (now Martin) County, Florida.
Together with the North 15.00 feet of the abandoned 30.00 foot road right of way along

the south line of said Tracts 46 and 47.

LESS AND EXCEPT ANY PORTION OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2840, PAGE 1892, WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3004, PAGE 1909 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3004, PAGE 1912.

TOTAL AREA OF PARCEL = 83355954.67 s.f. (1,913.59 ac.)± MORE OR LESS.
ACREAGE IS EXCLUDING NON VACATED RIGHT OF WAYS