

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

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
USA Auto Wash, LLC	4440 PGA Boulevard, Ste. 201 Palm Beach Gardens, FL 33410

(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 TABLE INCLUDED IN THE BACK OF THIS DOCUMENT		

(If more space is needed attach separate sheet)

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
Doug Long	5591 SE REEF WAY STUART, FL 34997	Conveyance

(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*}
T125-009	USA Auto Wash, Inc. 4356 Harbor Pointe Dr. Port Richey, FL 34668	9/2022	Rezoning	Approved
T125-010	USA Auto Wash, Inc. 4356 Harbor Pointe Dr. Port Richey, FL 34668	01/2023	Minor Site	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¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn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

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

RAY UNDERWOOD

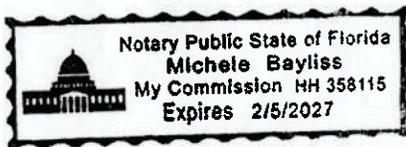
Print name

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 23 day of July, 2024, by Ray Underwood, who is personally known to me, or produced the following type of identification drivers license.

NOTARY PUBLIC SEAL





Notary Public, State of Florida

Michele Bayliss

(Printed, Typed or Stamped Name of Notary Public)

DISCLOSURE OF INTEREST AFFIDAVIT

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

PARCEL 1:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 45, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN S 23°33'56" E, ALONG THE WESTERLY LINE OF LOT 2, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN S 23° 33'56" E, ALONG THE WESTERLY LINE OF LOT 2, A DISTANCE OF 436.74 FEET; THENCE RUN N 86°50'33" E, A DISTANCE OF 88.48 FEET; THENCE RUN N 7°16'14" E, A DISTANCE OF 186.81 FEET; THENCE RUNS 82°43'46" E, A DISTANCE OF 200.00 FEET TO THE WESTERLY RIGHT OF-WAY LINE OF STATE ROAD NO. 76; THENCE RUN N 7°16'14" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, A DISTANCE OF 476.55 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF A 30.00 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY; THENCE RUNS 66°29'06" W, ALONG SAID PLATTED ROAD RIGHT-OF-WAY A DISTANCE OF 594.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT TWO PARCELS OF LAND CONTAINED IN ORDER OF TAKING FOR STATE ROAD 76 FEE SIMPLE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 956, PAGE 2115, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PART OF TRACT 2, BLOCK 45, ACCORDING TO THE PLAT OF SAINT LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WESTERLY OF STATE ROAD 76, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT 2; THENCE RUN SOUTH 23°47'39" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 66.74 FEET; THENCE NORTH 84°32'10" EAST, A DISTANCE OF 485.62 FEET TO POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 84°32'10" EAST, A DISTANCE OF 10.47 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE FOR SAID STATE ROAD 76; THENCE SOUTH 06°58'15" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 250.00 FEET; THENCE NORTH 83°01'45" WEST, A DISTANCE OF 12.68 FEET TO THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 22,858.32 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 07°32'15" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CENTRAL ANGLE OF 00°37'16", A DISTANCE OF 247.76 FEET TO THE POINT OF BEGINNING.

AND

PARCEL B:

THAT PART OF TRACT 2, BLOCK 45, ACCORDING TO THE PLAT OF SAINT LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WESTERLY OF STATE ROAD 76, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT 2; THENCE RUN SOUTH 23°47'39" EAST ALONG THE WESTERLY LINE OF SAID TRACT 2 A DISTANCE OF 15.00 FEET; THENCE NORTH 66°11'15" EAST, A DISTANCE OF 582.71 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 66°11'15" EAST, A DISTANCE OF 11.64 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE FOR SAID STATE ROAD 76; THENCE SOUTH 06°58'15" WEST ALONG SAID RIGHT OF

WAY LINE, A DISTANCE OF 240.38 FEET; THENCE SOUTH 84°32'10" WEST, A DISTANCE OF 10.47 FEET TO THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 22,858.32 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 07°05'56" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 00°15'22", A DISTANCE OF 102.21 FEET TO THE END OF SAID CURVE; THENCE NORTH 06°58'15" EAST ALONG A LINE PARALLEL WITH AND 10.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 134.47 FEET TO THE POINT OF BEGINNING.

AND FURTHER LESS AND EXCEPT LAND CONVEYED TO R & L INVESTMENTS VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN OFFICIAL RECORDS BOOK 2977, PAGE 121, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWESTERLY CORNER OF TRACT 2, BLOCK 45, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S 23°54'17.11" E, ALONG THE WESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 15.00 FEET; THENCE CONTINUES 23°54'17.11" E ALONG THE WESTERLY LINE OF TRACT 2, A DISTANCE OF 267.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUES 23°54'17.11" E ALONG THE WESTERLY LINE OF TRACT 2, A DISTANCE OF 377.19 FEET TO THE SOUTHWESTERLY CORNER OF TRACT 2; THENCE N 66°09'05.11" E ALONG THE SOUTHERLY LINE OF TRACT 2, A DISTANCE OF 190.09 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON RIGHT OF WAY MAP SECTION 89060-2510(2511) DATED 1985 AND REVISED 1991; THENCE N 07°49'00.11" E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 131.65 FEET; THENCE S 86°30'17.11" W A DISTANCE OF 188.27 FEET; THENCE N 06°55'09.11" E, A DISTANCE OF 126.34 FEET; THENCE NORTH 82°10'44.11" WEST, A DISTANCE OF 173.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 ACCORDING TO EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2977, PAGE 139, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT LYING IN TRACT 2, BLOCK 45, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID EASEMENT BEING 24 FEET WIDE LYING 12 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT 2, BLOCK 45; THENCE SOUTH 23°54'17.11" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 282.74 FEET; THENCE SOUTH 82°10'44.11" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 07°49'16.11" WEST, A DISTANCE OF 36.74 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 31°43'33.11"; THENCE RUN SOUTH, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°54'17.11" EAST, A DISTANCE OF 159.89 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 44°35'00.11"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.36 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 75 FEET AND A CENTRAL ANGLE OF 44°38'23.11"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°50'55.11" EAST, A

DISTANCE OF 15.00 FEET TO THE POINT OF TERMINUS, SAID POINT BEING ON THE SOUTH LINE OF SAID TRACT2.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 ACCORDING TO RESTATED GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2538, PAGE 1564, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TAX ID NUMBERS: 55-38-41-000-045-00021-8 (PARCEL 1)

55-38-41-000-045-00020-9 (PARCEL 2)

DISCLOSURE OF INTEREST AFFIDAVIT

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.

Disclosure of Interest

Name	Address	Interest
USA Auto Wash, LLC	4440 PGA Blvd., Ste. 201, Palm Beach Gardens, FL 33410	100%
<u>USA Auto Wash, LLC</u>		
Express Car Wash of Florida, LLC	4440 PGA Blvd., Ste. 201, Palm Beach Gardens, FL 33410	N/A
Summit Wash Holdings, LLC	4440 PGA Blvd., Ste. 201, Palm Beach Gardens, FL 33410	N/A
*Wash Investment, LLC	1633 Broadway, 48th Floor, New York, New York 10019	69.3%
44 Middle Ridge, LLC	44 Middle Ridge Road, New Canaan, CT, 06840	5.6%
<u>44 Middle Ridge LLC (a Connecticut limited liability company)</u>		
Michael Shullman	44 Middle Ridge Road, New Canaan, CT, 06840	100%

* : Individuals of this entity hold less than 5% interest.