

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
JWA Ranch, LLC	13401 Oakmeade, Palm Beach Gardens, FL 33418

(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
	Please see attached	

(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
N/A	N/A	N/A

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¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn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

Kenneth S. Bakst

Print name

STATE OF: NEW YORK

COUNTY OF: SUFFOLK

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30th day of August, 2024 by Kenneth Bakst, who is ☐ personally known to me, or ☒ produced the following type of identification FLORIDA Driver License.

NOTARY PUBLIC SEAL

CARL B MONCRIEFFE
Notary Public, State of New York
No. 01MO6325218
Qualified in Suffolk County
Commission Expires May 26, 2027

NEW YORK
Notary Public, State of ~~Florida~~

Carl B. Moncrieffe

(Printed, Typed or Stamped Name of
Notary Public)



DISCLOSURE OF INTEREST AFFIDAVIT

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

LEGAL DESCRIPTION

All of Sections 25, 34, 35, 36; Section 26, except that part of the Northeast quarter (NE ¼) lying North of the State Road 76, less the West 350 feet thereof; that part of Section 22 and 27, lying South and/or East of the right-of-way of the St. Lucie Canal; the Southwest quarter (SW ¼) of Section 23 lying South and/or East of the right-of-way of said St. Lucie Canal, less the North 65.9 feet thereof; and the West 350 feet of the Southeast quarter (SE ¼) of said Section 23, less the North 65.9 feet thereof; all in Township 39 South, Range 40 East, less the North 105 feet on the aforesaid Section 25 and less the North 105 feet lying East of State Road 76 of the aforesaid Section 26.

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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.

JWA Ranch, LLC Ownership

- 50% KSB Ranch, LLC
1209 Orange Street, Wilmington, DE 19801
Owners of 5% or more of KSB Ranch, LLC:
 - Kenneth S. Bakst – 100%
13401 Oakmeade, Palm Beach Gardens, FL 33401

- 25% SP Ranch Holdings LLC
205 Datura Street, Suite 400, West Palm Beach, FL 33401
Owners of 5% or more of SP Ranch Holdings LLC:
 - Osprey Lane Holdings LLC – 41.67%
205 Datura Street, Suite 400, West Palm Beach, FL 33401
Owners of 5% or more of Osprey Lane Holdings LLC:
 - Marna Davis – 100%
205 Datura Street, Suite 400, West Palm Beach, FL 33401
 - DW Field Holdings LLC – 25%
205 Datura Street, Suite 400, West Palm Beach, FL 33401
Owners of 5% or more of DW Field Holdings LLC:
 - David Wermuth – 100%
205 Datura Street, Suite 400, West Palm Beach, FL 33401
 - James Carey – 21.67%
205 Datura Street, Suite 400, West Palm Beach, FL 33401

- 12.5% Long Drive, LLC
17 Jane Street, New York, NY 10014
Owners of 5% or more of Long Drive, LLC:
 - Edward Minskoff – 100%
17 Jane Street, New York, NY 10014

- 12.5% Nova 2002, LLC
251 Little Falls Drive, Wilmington, DE 19808
Owners of 5% or more of Nova 2002, LLC:
 - WPL 2020 Revocable Trust – 100%
767 Fifth Avenue, 40th FL, New York, NY 10153
Owners of 5% or more of WPL 2020 Revocable Trust:
 - William Lauder – 100%
767 Fifth Avenue, 40th FL, New York, NY 10153