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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
Three Lakes Golf Club LLC, a Delaware limited liability company	501 Fern Street West Palm Beach, FL 33401

(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
Martin Property Holdings Co. 1, LLC, a Delaware limited liability company	501 Fern Street West Palm Beach, FL 33401 Attn. Katherine Block	100% interest in Three Lakes Golf Club LLC
SMR Martin Property Holdings, LLC, a Delaware limited liability company (See attached Schedule A for ownership)	501 Fern Street West Palm Beach, FL 33401 Attn. Katherine Block	48.5% indirect interest in Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)
Martin Golf, LLC, a Delaware limited liability company (See attached Schedule B for ownership)	270 South Service Road Suite 45 Melville, NY 11747 Attn.: Peter I. Cavallaro	48.5% indirect interest in Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)
Justin Metz (an individual)	30 Hudson Yards 83rd Floor New York, NY 10001	3% (non-voting) indirect interest in Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)

(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
NA		

(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*}
NONE				

(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

Karen Block
Signature

Katherine Block
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 11 day of MAY, 2023 by KATHERINE BLOCK, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC STATE



Notary Public, State of Florida

DANIELLE BIMONTE

(Printed, Typed or Stamped Name of Notary Public)

SCHEDULE A

OWNERSHIP OF SMR MARTIN PROPERTY HOLDINGS, LLC

- 89% SMR Funding, LP, a NY Limited Partnership – **See below**
10% HS Partnership Holdings, LLC, a Delaware Limited Liability Company – **See below**
1% Lynn Connelly, an individual

SMR Funding LP is further owned:

30 Hudson Yards, 83rd Floor, New York, NY 10001

38.39% SMR Revocable Trust (LP) - Stephen Ross is sole beneficiary

1.62% Unrelated Corp. (GP) - Stephen Ross is sole stockholder

4.46% SMR 2014 Irrevocable Trust II FBO Jennifer Ross (LP)

4.46% SMR 2014 Irrevocable Trust II FBO Kimberly Ross (LP)

51.07% SMR 2014 Irrevocable Trust III FBO Jennifer and Kimberly Ross (LP)

Mr. Stephen Ross:

c/o Related Southeast

360 South Roasemary Ave, Suite 800

West Palm Beach, FL 33401

All Trusts:

c/o Jordan Park Trust Company

60 Penhallow Street, Suite 400

Portsmouth, NH 038001

HS Partnership Holdings LLC is further owned:

c/o Himmel Hospitality Group

20 Park Plaza, Suite 1102, Boston, MA 02116

99% Kenneth A. Himmel

1% Brian G. Sommers

SCHEDULE B

OWNERSHIP OF MARTIN GOLF, LLC

49.41%	MCPREIA, LLC (100% owned by Michael C. Pascucci) 270 South Service Road, Suite 45, Melville, NY 11747
19.76%	CSPREIA, LLC - <u>See below</u> 270 South Service Road, Suite 45, Melville, NY 11747
29.64%	RPPPREIA, LLC – (100% owned by Michael C. Pascucci) 270 South Service Road, Suite 45, Melville, NY 11747
1.19%	DCP Realty LLC - <u>See below</u> 270 South Service Road, Suite 45, Melville, NY 11747

CSPREIA, LLC is further owned:

270 South Service Road, Suite 45, Melville, NY 11747

41%	Christopher Pascucci
9%	Silvana Pascucci
12.50%	Olivia A. Pascucci 2016 Trust UAD 7/20/16
12.50%	Nicholas M. Pascucci 2016 Trust UAD 7/20/16
12.50%	Isabella J. Pascucci 2016 Trust UAD 7/20/16
12.50%	Joseph A. Pascucci 2016 Trust UAD 7/20/16

DCP Realty LLC is further owned:

270 South Service Road, Suite 45, Melville, NY 11747

33.33%	CEB Investment Associates LLC (Charles E. Becker)
33.33%	PIC-CT Holdings LLC (Peter I. Cavallaro)
33.3%	DF-CT Holdings LLC (David Feinblatt)

DISCLOSURE OF INTEREST AFFIDAVIT

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

EXHIBIT "A"
THREE LAKES GOLF CLUB
LEGAL DESCRIPTION

PARCEL 1 (PARCEL ID: 24-39-40-000-001-00020-8)

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76, LESS 60.00 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:
BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, BASED ON WARRANTY DEED, AS SHOWN IN DEED BOOK 55, PAGE 327; THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SECTION 24 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 2,008.76 FEET; THENCE RUN NORTH 00 DEGREES, 14 MINUTES, 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2,540.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3,250.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS, A DISTANCE OF 850.82 FEET TO THE INTERSECTION WITH SOUTH LINE OF STATE (NOW COUNTY) ROAD 708; THENCE NORTH 89°DEGREES 45 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID SECTION 23 AND THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 2 (PARCEL ID: 19-39-41-000-002-00000-8)

THE WEST 53.57 FEET OF TRACT 2, ALL OF TRACT 3, ALL OF TRACT 4 LYING EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76 (KANNER HIGHWAY), ALL OF TRACTS 5 AND 6 AND THE WEST 53.57 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACTS 11, 12, 13 AND 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 19, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 3 (PARCEL ID: 18-39-41-000-006-00060-8)

THE SOUTH 331.62 FEET OF TRACT 6 LYING EAST OF THE RIGHT-OF-WAY STATE ROAD 76, THE WEST 53.57 FEET OF THE SOUTH 331.62 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACT 11, THOSE PORTIONS OF TRACT 12 AND 13 LYING EAST OF STATE ROAD 76, ALL

OF TRACT 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF THE PLAT OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 4 (PARCEL ID: 30-39-41-000-002-00000-5 PER O.R. BOOK 1514, PG. 2556)

ANY PART OF TRACTS 3 AND 4, AND THE WEST 53.57 FEET OF TRACT 2, IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6, THAT LIES NORTHERLY OF STATE (NOW COUNTY) ROAD 708.

PARCEL 5 (PARCEL ID: 24-39-40-000-001-00020-8)

BEING A PARCEL OF LAND IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2008.76 FEET (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708 AS RECORDED IN DEED BOOK 55, PAGE 327); THENCE NORTH 00 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2540.92 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3250.36 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 850.82 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS TO THE INTERSECTION WITH THE SOUTH LINE OF SECTION 23 (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE OF ROAD 708; THENCE NORTH 89 DEGREES 45 MINUTES 40" EAST, ALONG THE SOUTH LINE OF SECTION 23, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 6 (PARCEL ID: 14-39-40-000-000-00010-3 AND 23-39-40-000-000-00010-4)

THAT PART OF SECTION 14, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, AS SHOWN ON SHEET 7, PLAT BOOK 2, PAGE 35; THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY

RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; THE NORTH 65.90 OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; AND THE NORTH 65.90 FEET OF THE WEST 350 FEET OF THE SOUTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 39 EAST SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. TOGETHER WITH THE EASEMENT FOR INGRESS, EGRESS AND TRAVEL TO AND FROM STATE ROAD NO. 76 AND THE LANDS DESCRIBED ABOVE, SAID EASEMENT BEING OVER, ACROSS, IN AND UPON THE WEST 100 FEET OF THE SE 1/4, LESS THE WEST 350 FEET THEREOF, OF SECTION 23, AND THAT PART OF THE NE 1/4 OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH OF STATE ROAD NO. 76, TOWNSHIP 39 SOUTH, RANGE 40 EAST, GRANTED BY EASEMENT GRANT DATED JANUARY 21, 1975, FROM SUSAN PHIPPS COCHRAN, ALSO KNOWN AS SUSAN P. COCHRAN, AND FORMERLY KNOWN AS SUSAN P. SANTANGELO, TO PALM BEACH TRUST COMPANY AND JOGN EUGENE PHIPPS, AS EXECUTORS OF THE WILL OF MICHAEL G. PHIPPS, DECEASED, RECORDED IN OFFICIAL RECORDS BOOK 382, PAGE 1330, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 7 (PARCEL ID: 23-39-40-000-000-00010-4 AND 24-39-40-000-000-00010-2)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24 LYING NORTH AND WEST OF STATE ROAD NO. 76, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT A CONCRETE MONUMENT LOCATED AT THE POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 INTERSECTS THE SOUTHERLY BOUNDARY LINE OF TRACT 6, SECTION 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF TRACT 6 A DISTANCE OF 1021.35 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 40 FEET; THENCE RUN NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST A DISTANCE OF 973.29 FEET OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN NORTH 50 DEGREES 01 MINUTES 32 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (PARCEL ID: 26-39-40-000-000-00010-7)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; ALL IN TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

TOTAL ACREAGE BEING 1,218.934 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING SW BRIDGE ROAD/CR 708 RIGHT-OF-WAY DEDICATION:

A STRIP OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23 BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST BRIDGE ROAD (COUNTY ROAD 708);

THENCE, NORTH 89°45'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 23 AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 649.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST KANNER HIGHWAY (STATE ROAD 76) AND THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 3250.36 FEET, A CENTRAL ANGLE OF 00°24'11" AND A CHORD BEARING AND DISTANCE OF NORTH 64°18'44" EAST, 22.87 FEET;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.87 FEET;

THENCE, SOUTH 89°45'41" EAST A DISTANCE OF 628.77 FEET;

THENCE, NORTH 89°27'38" EAST A DISTANCE OF 2663.77 FEET;

THENCE, NORTH 89°26'13" EAST A DISTANCE OF 2714.86 FEET;

THENCE, SOUTH 89°36'08" EAST A DISTANCE OF 2339.27 FEET TO THE EAST LINE OF THE WEST 53.57 FEET OF TRACT 15 ACCORDING TO THE PLAT OF TROPICAL FRUIT FARMS AS RECORDED IN PLAT BOOK 3, PAGES 5 AND 6 OF THE PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA PUBLIC RECORDS;

THENCE, SOUTH 00°02'21" WEST ALONG SAID EAST LINE AND THE SOUTHERLY PROJECTION THEREOF A DISTANCE OF 15.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SOUTHWEST BRIDGE ROAD;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS;

1. THENCE, NORTH 89°36'08" WEST A DISTANCE OF 2339.08 FEET;
2. THENCE, NORTH 00°05'53" EAST A DISTANCE OF 5.00 FEET;
3. THENCE, SOUTH 89°26'13" WEST A DISTANCE OF 2714.34 FEET;
4. THENCE, SOUTH 89°27'38" WEST A DISTANCE OF 2664.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.188 ACRES, MORE OR LESS

TOTAL ACREAGE BEING 1,216.746 ACRES, MORE OR LESS.