

## 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
Driftwood Cay of Stuart, LLC Jeremy Lemaster, MGMR	P.O. Box 1067, Palm City, FL 34991

(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
Driftwood Cay of Stuart, LLC Jeremy Lemaster, MGMR	P.O. Box 1067, Palm City, FL 34991	Owner

(If more space is needed attach separate sheet)

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:

<b>Name</b>	<b>Address</b>	<b>Interest</b>
Driftwood Cay of Stuart, LLC Jeremy Lemaster, MGMR	P.O. Box 1067, Palm City, FL 34991	Owner
Charter Schools Development Group, LLC, Todd Lucas, VP	421 S Summerlin Avenue, Orlando, FL 32801	Contract Buyer

(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.

<b>Application Name and/or Project Number</b>	<b>Names &amp; Addresses of Parties involved</b>	<b>Date</b>	<b>Type of Application</b>	<b>Status of Application*</b>

(If more space is needed attach separate sheet)

- 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W = Withdrawn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.

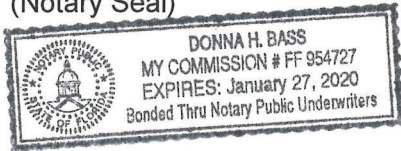
AFFIANT

STATE OF Florida  
COUNTY OF Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 10 day of December 2018, by Jeremy LeMaster, who is personally known to me or have produced \_\_\_\_\_ as identification.

Notary Public, State of Florida  
Print Name: Donna H Bass  
My Commission Expires: \_\_\_\_\_

(Notary Seal)



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

Being a Parcel of land, said Parcel being a portion of lot's 6 and 7 as shown on the Plat of Wa-Co Field Place as recorded in Plat Book 5, Page 62, Public Records of Palm Beach (now Martin) County, Florida, said Parcel also being a portion of the Southwest One Quarter of Section 34, Township 38 South, Range 41 East, said Parcel being more particularly described as follows:

Commence at the Point of intersection of the Southerly Right-of-Way line of Cove Road as established from the Right-of-Way Map prepared by Keith and Schnars, Inc. dated October 20, 1989 and the Westerly Line of Lot 5 as shown on said Plat of Wa-Co Field Place; Thence North  $66^{\circ}12'15''$  East, along said Southerly Right-of-Way line a distance of 491.98 feet to the Point of Beginning of the following described Parcel; Thence continue along said Southerly Right-of-Way line, North  $66^{\circ}12'15''$  East, a distance of 118.88 feet to the East line of Lot 7 of said Wa-Co Field Place; Thence departing said Southerly Right-of-Way line, South  $00^{\circ}12'05''$  East, along the said East line of Lot 7 a distance of 1087.16 feet to the Southerly line of said Lot 7; Thence South  $66^{\circ}12'38''$  West, along said Southerly line a distance of 203.91 feet to the West line of said Lot 7; Thence departing said Southerly line, South  $00^{\circ}11'30''$  East along the Southerly prolongation of the West line of said lot 7, a distance of 914.12 to the the South line of the Southwest One Quarter of Said Section 34; Thence North  $89^{\circ}29'09''$  West along the South line of said Southwest One Quarter a distance of 373.89 feet; Thence departing said South line, North  $00^{\circ}10'19''$  West, along the Southerly prolongation of the Westerly line of said Lot 5, a distance of 608.56 feet; Thence North  $89^{\circ}08'43''$  West, a distance of 148.50 feet; Thence North  $00^{\circ}08'43''$  West, a distance of 209.52 feet to the South line of Lot 5 of said Wa-Co Field Place; Thence North  $66^{\circ}12'38''$  East, along the South line of said Lot 5 a distance of 41.63 feet to the East line of said Lot 5; Thence North  $00^{\circ}10'56''$  West, along said East line a distance of 879.05 feet; Thence Departing said East line, North  $73^{\circ}14'56''$  East, a distance of 337.23 feet; Thence North  $00^{\circ}12'05''$  West, a distance of 103.95 feet to the Beginning of a curve concave to the southwest having a radius of 135.00 feet; Thence Northwesterly along the arc of said curve through a central angle of  $28^{\circ}20'46''$  a distance of 66.79 feet to the Point of Reverse Curvature of a curve concave to the Northeast having a radius of 165.00 feet; Thence Northerly along the arc of said curve through a central angle of  $16^{\circ}36'42''$  a distance of 47.84 feet; Thence North  $61^{\circ}02'01''$  West, non-tangent to the last described curve a distance of 30.26 feet to the Southerly Right-of-Way of said Cove Road and the Point of Beginning.

Containing 14.22 acres, more or less

**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.



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## Detail by Entity Name

Florida Limited Liability Company  
DRIFTWOOD CAY OF STUART, LLC

### Filing Information

<b>Document Number</b>	L14000116035
<b>FEI/EIN Number</b>	32-0517300
<b>Date Filed</b>	07/23/2014
<b>Effective Date</b>	07/22/2014
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2740 SW MAPP ROAD  
PALM CITY, FL 34990

Changed: 04/24/2018

### Mailing Address

PO BOX 1067  
PALM CITY, FL 34991

Changed: 01/27/2017

### Registered Agent Name & Address

MCDONALD, STEPHEN J  
315 SE 7TH ST, STE 303  
FT LAUDERDALE, FL 33301-3158

Name Changed: 01/27/2017

Address Changed: 01/27/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

LEMASTER, JEREMY  
1699 SW SUNSET TRAIL  
PALM CITY, FL 34990

### Annual Reports

Report Year	Filed Date
2016	04/27/2016
2017	01/27/2017
2018	04/24/2018

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## Detail by Entity Name

Florida Limited Liability Company  
CHARTER SCHOOLS DEVELOPMENT GROUP, LLC.

### Filing Information

<b>Document Number</b>	L11000020158
<b>FEI/EIN Number</b>	27-5008833
<b>Date Filed</b>	02/16/2011
<b>Effective Date</b>	02/14/2011
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

421 S. SUMMERLIN AVENUE  
ORLANDO, FL 32801

Changed: 02/24/2012

### Mailing Address

421 S. SUMMERLIN AVENUE  
ORLANDO, FL 32801

Changed: 02/24/2012

### Registered Agent Name & Address

BLACKBURN & COMPANY, L.C.  
5150 BELFORT RD BLDG. 500  
JACKSONVILLE, FL 32256

Name Changed: 04/09/2015

Address Changed: 04/09/2015

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CORDES, CHARLES H  
421 S. SUMMERLIN AVENUE  
ORLANDO, FL 32801

Title VP



LUCAS , TODD  
421 S. SUMMERLIN AVENUE  
ORLANDO, FL 32801

**Annual Reports**

Report Year	Filed Date
2016	03/30/2016
2017	01/13/2017
2018	04/10/2018

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