

## 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
River Oaks, LLC, a Florida limited liability company (Applicant)	8530 SW Jayme Way Palm City FL 34990

(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
Don R. Mancil, Jr.	5701 Sunshine Farms Way Palm City FL 34990	50%
Paul Filipe and Adrienne Lehr Filipe, husband and wife	4016 SW Moore St. Palm City FL 34990	50%

(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

(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 <sup>1*</sup>
DEV 2019070005	MC320 LLC , 8530 SW Jayme Way, Palm City, FL 34990. Parties: Don R. Mancil Jr., Paul Filipe, Adrienne Lehr Filipe, Giaquinto Family LLC, Giovanni Giaquinto	7-5-19	Major Development (Mine)	P

(If more space is needed attach separate sheet)

<sup>1</sup> Status defined as: A = Approved P = Pending D = Denied W = Withdrawn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

Don R. Mancil, Jr.

Print name

STATE OF: Florida

COUNTY OF: Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 9<sup>th</sup> day of July 20 19, by Don R. Mancil, Jr., who is personally known to me or have produced \_\_\_\_\_ as identification.



WANDA SUE SMART  
Commission # GG 200367  
Expires April 25, 2022  
Bonded Thru Budget Notary Services

(Notary Seal)

  
Signature

Notary Public, State of Florida

Print Name: Wanda Sue Smart

My Commission Expires: 4/25/2020

# **DISCLOSURE OF INTEREST AFFIDAVIT**

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

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

Description in deed to River Oaks LLC recorded in ORB 3009 page 291:

That part of the North one half of the Northeast one quarter of the Northwest one quarter of Section 7, Township 38 South, Range 41 East, Martin County, Florida described as follows: Commence at the Southeast corner of Lot 11, Oak Ridge Plat No. 1, recorded in Plat Book 12, Page 39, Martin County, Florida public records and run South 0° 31' 00" West along a line which is parallel to and 50.00 feet West of the East line of the Northwest one quarter of said Section 7 for 2.00 feet to the Point of Beginning for the following described parcel: Thence continue South 0° 31' 00" West along said parallel line for 198.00 feet; thence run North 89° 38' 23" West for 200.00 feet; thence run North 0° 31' 00" East for 198.00 feet to a point on a line which is 2.00 feet South of and parallel to the South line of Oak Ridge Plat No. 1; thence run South 89° 38' 23" East along said parallel line for 200.00 feet to the point of beginning.

Tax parcel ID #: 07-38-41-000-000-00050-8

Street Address: 1404 SW Mapp Road, Palm City, FL 34990

Description in deed to River Oaks LLC recorded in ORB 3013 page 2093:

The North one half of the Northeast one quarter of the Northwest one quarter of Section 7, Township 38 South, Range 41 East, Martin County, Florida.

Less and Except the North 160 feet thereof; and

Less and Except the East 50 feet thereof; and

Less and Except the following described property:

Commence at the Southeast corner of Lot 11, Oak Ridge Plat No. 1, recorded in Plat Book 12, Page 39, Martin County, Florida public records and run South 0° 31' 00" West along a line which is parallel to and 50.00 feet West of the East line of the Northwest one quarter of said Section 7 for 2.00 feet to the Point of Beginning for the following described parcel: Thence continue South 0° 31' 00" West along said parallel line for 198.00 feet; thence run North 89° 38' 23" West for 200.00 feet; thence run North 0° 31' 00" East for 198.00 feet to a point on a line which is 2.00 feet South of and parallel to the South line of Oak Ridge Plat No. 1; thence run South 89° 38' 23" East along said parallel line for 200.00 feet to the point of beginning.

Tax parcel ID #: 07-38-41-000-000-00051-7

Street Address: 1350 SW Mapp Road, Palm City, FL 34990

Overall Parcel description (Parcels 1 and 2 combined)

The North one half of the Northeast one quarter of the Northwest one quarter of Section 7, Township 38 South, Range 41 East, Martin County, Florida.

Less and Except the North 160 feet thereof; and

Less and Except the East 50 feet thereof

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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.