

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
Ribbon Ventures, LLC, a Florida limited liability company	712 Shore Drive Boynton Beach, FL 33435

(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
Rita M. Wilson	712 Shore Drive Boynton Beach, FL 33435	51.48%
Mervin E. McDonald	855 Alamanda Street Boca Raton, FL 33486	23.34%
Eldad Israel	23213 Via Stel Boca Raton, FL 33433	14.70%
Jeremy Stewart	711 North O Street Lake Worth, FL 33476	6.48%

(If more space is needed attach separate sheet)

2. Additional

Name	Address	Interest
PFC 1 Holdings, LLC	1422 S Jeaga Drive Jupiter, FL 33458	4.00%

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
Harbor Community Bank	200 South Indian River Drive Fort Pierce, FL 34950	Mortgagee

(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 *
M160-011	Same as property owner	4-5-19	PUD Amendment, Rev. MP & Ph.2 FSP	Pending

(If more space is needed attach separate sheet)

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W = Withdrawn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

Rita M. Wilson
Rita M. Wilson

STATE OF Florida
COUNTY OF Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 30th day of August 2019, by RITA M. WILSON, who is personally known to me or have produced N/A as identification.

(Notary Seal)

Cheryl S. Bartek
Notary Public, State of Florida
Print Name: Cheryl S. Bartek
My Commission Expires: 8/02/2020

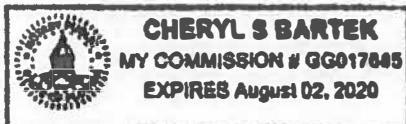


Exhibit "A"
(Disclosure of Interest and Affidavit)
(Legal Description)

EXHIBIT A
MARINER VILLAGE SQUARE PUD
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARTIN, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST AND LYING SOUTHWESTERLY OF STATE ROAD NO. 5 (US HIGHWAY NO. 1), MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE SOUTH 89°19'06" EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SAID SECTION 31, A DISTANCE OF 2,380.10 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 57°47'05" WEST ALONG A LINE THAT IS 600.00 FEET SOUTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5 (AS NOW LOCATED AND IN USE), A DISTANCE OF 384.56 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS 7.00 FEET NORTH OF THE SOUTH LINE OF A 33.00 FOOT TELEPHONE CABLE EASEMENT AS RECORDED IN OFFICIAL DEED BOOK 37, PAGE 435, MARTIN COUNTY, FLORIDA; THENCE NORTH 87°55'12" WEST ALONG SAID LINE THAT IS 7.00 FEET NORTH OF THE SOUTH LINE OF A 33.00 FOOT TELEPHONE CABLE EASEMENT, A DISTANCE OF 408.82 FEET; THENCE NORTH 39°33'10" WEST ALONG A LINE THAT IS 7.00 FEET NORTH OF THE SOUTH LINE OF A 33.00 FOOT TELEPHONE CABLE EASEMENT, A DISTANCE OF 511.36 FEET; THENCE NORTH 32°12'55" EAST, A DISTANCE OF 645.26 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5, THENCE SOUTH 57°47'05" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,160.70 FEET; THENCE SOUTH 00°36'33" WEST, A DISTANCE OF 544.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SAID SECTION 31; THENCE NORTH 89°19'06" WEST ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 260.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

PARCEL "A" & ACCESS TRACT "A" OF PLAT I OF MARINER VILLAGE SQUARE, P.U.D. ("MARINER VILLAGE SQUARE"), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 71, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH PROPERTY IS LOCATED IN PART OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

CONTAINING 802,357 SQUARE FEET OR 18.419 ACRES, MORE OR LESS.

PARCEL ID NUMBERS: 31-38-42-000-014-00010-6 31-38-42-008-000-00001-8
31-38-42-008-000-00002-7 31-38-42-008-000-00003-6

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:

Josias N. Dewey
Holland & Knight LLP
Suite 3300
701 Brickell Avenue
Miami, Florida 33131

SPECIAL WARRANTY DEED

This Special Warranty Deed, is made the 26th day of June, 2015, by **FCB TREASURE COAST LLC**, a Delaware limited liability company, whose address is 2500 Weston Road, Suite 300, Weston, Florida 33331 ("**Grantor**"), in favor of **RIBBON VENTURES, LLC**, a Florida limited liability company, whose address is 712 Shore Drive, Boynton Beach, Florida 33435 (together, the "**Grantee**").

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the real property located in Martin County, Florida, as more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

TO HAVE AND TO HOLD, the same together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the use, benefit and behalf of the Grantee forever.

This conveyance is made subject to the following:

1. All liens, encumbrances, easements, covenants, conditions and restrictions affecting the Property;
2. All matters shown in the public records, without any intent to reimpose same;
3. Ad valorem real estate taxes and assessments for the year 2015 and all subsequent years;
4. All matters that would be disclosed by a correct survey of the Property; and
5. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

Together with all tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

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AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but none others.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

WITNESSES:

Maite Mendiola
Print Name: Maite Mendiola

Mahriah Tucker
Print Name: Mahriah Tucker

FCB TREASURE COAST LLC, a Delaware limited liability company

By: [Signature]
Larry Benton, Manager

STATE OF FLORIDA)

COUNTY OF BROWARD)

) SS
)

The foregoing instrument was acknowledged before me this 24 day of June, 2015, by Larry Benton, the Manager of **FCB TREASURE COAST LLC**, a Delaware limited liability company, on behalf of the company; who is personally known to me or who has produced _____ as identification.



MAITE MENDIOLA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE210524
Expires 6/24/2016

Maite Mendiola
Printed Name: Maite Mendiola
Notary Public
My Commission Expires:

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARTIN, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

Being a parcel of land lying in a portion of the Southwest One Quarter (SW ¼) of Section 31, Township 38 South, Range 42 East and lying Southwesterly of State Road No. 5 (US Highway No. 1), Martin County, Florida and being more particularly described as follows:

Commencing at the Southwest Corner of said Section 31, thence South 89°19'06" East (assumed bearing) along the South Line of the Southwest One Quarter (SW ¼) of said Section 31, a distance of 2,380.10 feet to the POINT OF BEGINNING of this description; thence North 57°47'05" West along a line that is 600.00 feet Southwesterly and parallel with the Southwesterly Right-Of-Way Line of said State Road No. 5 (as now located and in use), a distance of 384.56 feet to a POINT OF INTERSECTION with a line that is 7.00 feet North of the South Line of a 33.00 foot telephone cable easement as recorded in Official Deed Book 37, Page 435, Martin County, Florida; thence North 87°55'12" West along said line that is 7.00 feet North of the South Line of a 33.00 foot telephone cable easement, a distance of 408.82 feet; thence North 39°33'10" West along a line that is 7.00 feet North of the South line of a 33.00 foot telephone cable easement, a distance of 511.36 feet; thence North 32°12'55" East, a distance of 645.26 feet to a POINT OF INTERSECTION with the Southwesterly Right-of-Way Line of said State Road No. 5, thence South 57°47'05" East along said Southwesterly Right-Of-Way Line, a distance of 1,160.70 feet; thence South 00°36'33" West, a distance of 544.41 feet to the Southeast Corner of the Southwest One Quarter (SW ¼) of said Section 31; thence North 89°19'06" West along the South Line of said Section 31, a distance of 260.69 feet to the POINT OF BEGINNING.

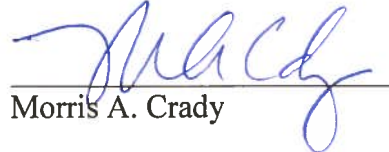
LESS AND EXCEPT the following described property, to wit:

Parcel "A" & Access Tract "A" of Plat I of MARINER VILLAGE SQUARE, P.U.D. ("Mariner Village Square"), according to the Plat thereof, as recorded in Plat Book 11, Page 71, Public Records of Martin County, Florida, which property is located in part of Section 31, Township 38 South, Range 42 East, Martin County, Florida.

Access Tract "B" and Lake "A" of Plat II of MARINER VILLAGE SQUARE, P.U.D. ("Mariner Village Square"), according to the Plat thereof, as recorded in Plat Book 12, Page 48, Public Records of Martin County, Florida, which property is located in part of Section 31, Township 38 South, Range 42 East, Martin County, Florida.


To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed into Ribbon Ventures, LLC was recorded in the Martin County Public Records.

DATED THIS 26th DAY OF Sept., 2019.


Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF September, 2019 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

