

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
Palm Pike Crossing, LLC	7940 Via Dellagio Way, Suite 200 Orlando, FL 32819

(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
Charles Whittall	7040 Via Carmel Way Orlando, FL 32819	47.5% membership interest
Ronna Whittall	7040 Via Carmel Way Orlando, FL 32819	47.5% membership interest
Dale E. Fitch	11432 Claymont Circle Windermere, FL 34786	5% membership interest

(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
Rajesh Patel	PO Box 1868 Palm City, FL 34991	purchaser
Pine25 Palm Pike LLC	1140 N. Williamson Blvd., Suite 140 Daytona Beach, FL 32114	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 ^{1*}
Master Plan Amendment	Palm Pike Crossing, LLC 7940 Via Dellagio Way, Suite 200, Orlando, FL 32819	5/1/2025	Revised Major Master Site Plan	P

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¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn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

Charles Whittall

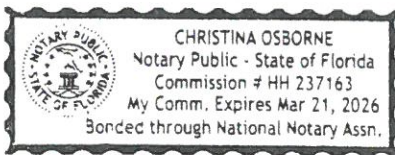
Print name

STATE OF: Florida

COUNTY OF: Orange

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29th day of April, 2025, by Charles Whittall, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Christina Osborne

(Printed, Typed or Stamped Name of
Notary Public)

Christina Osborne

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

A PARCEL OF LAND, BEING A PORTION OF TRACTS 7, 10 AND 11, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH $00^{\circ}04'49''$ WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-2602 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH $89^{\circ}41'46''$ EAST, A DISTANCE OF 664.19 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 7; THENCE ALONG SAID EAST LINE OF TRACT 7, SOUTH $00^{\circ}05'17''$ WEST, A DISTANCE OF 613.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT 11; THENCE ALONG THE NORTH LINE OF SAID TRACT 11, SOUTH $89^{\circ}43'13''$ EAST, A DISTANCE OF 554.11 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF S.W. HIGH MEADOW AVENUE, A 100 FOOT RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 665, PAGE 754, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH $00^{\circ}05'45''$ WEST, A DISTANCE OF 647.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, A 30 FOOT RIGHT OF WAY, AS SHOWN ON SAID PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, NORTH $89^{\circ}44'39''$ WEST, A DISTANCE OF 1218.03 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 10; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE OF TRACTS 10 AND 7, NORTH $00^{\circ}04'49''$ EAST, A DISTANCE OF 1261.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,196,906 SQUARE FEET OR 27.477 ACRES, MORE OR LESS.

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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.