

RETURN TO:  
Growth Management Department  
2401 SE Monterey Road  
Stuart, Florida 34996

INSTR # 1679301  
OR BK 01795 PG 2435  
RECORDED 07/30/2003 09:02:04 AM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
RECORDED BY L Wood

### UNITY OF TITLE

In consideration of the issuance of a permit to SALERNO VILLAGE SHOPPING CENTER, LLC., a Florida limited liability company, as "Owner", for the construction of Salerno Village Square Shopping Center in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of lands described in **Exhibit "A"** attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns, until such time as the same may be released in writing by the Board of County Commissioners.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

Signed, acknowledged and notarized on this 13<sup>th</sup> day of June, 2003.

#### WITNESSES:

#### "OWNER"

Sign: *Randy Flick*  
Print Name: RANDY FLICK

Sign: *Robert S. Mendola*  
Print Name: ROBERT S. MENDOLA

SALERNO VILLAGE SHOPPING CENTER, LLC., a Florida limited liability company

BY: EQUITY ONE REALTY & MANAGEMENT, INC., a Florida corporation

By: *[Signature]*  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

1696 NE Miami Gardens Drive  
North Miami Beach, Florida 33179

RECEIVED

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MAY 23 2024

GROWTH MANAGEMENT  
DEPARTMENT

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OR BK 01795 PG 2436

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing Unity of Title was acknowledged before me this 13<sup>th</sup> day of June, 2003, by Dani Valero, V.P. of Equity One Realty & Management, Inc., a Florida corporation, Manager of Salerno Village Shopping Center, LLC., a Florida limited liability company, on behalf of the company. He [☒] is personally known to me or [☐] has produced as identification.

NOTARY PUBLIC

Robert S. MendolaName Printed: ROBERT S. MENDOLA

State of Florida at Large

My Commission Expires: 7/17/04

Robert S. Mendola  
MY COMMISSION # CC923804 EXPIRES  
July 17, 2004  
BONDED THRU TROY FAIN INSURANCE, INC.

177582.1

Exhibit "A"

OR BK 01795 PG 2437

**LEGAL DESCRIPTION****PARCEL 1:**

A portion of Tract 3 and Tract 4, Block 74, lying East of the Easterly right of way line of U.S. Highway #1, ST. LUCIE INLET FARMS, according to the plat thereof, recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, being more particularly described as follows:

Starting at the point where the Easterly right of way line of U.S. Highway #1 (State Road #5), said right of way line being 33.00 feet from the centerline of the original 66.00 feet road right of way as described in Deed Book 14, page 486, of the Public Records of Martin County, Florida, and said right of way being 33.00 feet from the centerline of the existing northbound traffic lane of said U.S. Highway #1 (State Road #5), intersects at the Southerly right of way line of St. Lucie Avenue, said Southerly right of way line being 15.00 feet Southerly of the original centerline of St. Lucie Avenue; thence North 66°53'58" East 250.00 feet for the **Point of Beginning**; thence continue North 66°53'58" East along said Southerly right of way line of St. Lucie Avenue, 391.24 feet; thence South 23°07'54" East 645.98 feet to the point of intersection with the South line of the aforesaid Tract 3; thence South 66°57'18" West along the South line of Tract 3 and the aforesaid Tract 4 a distance of 574.61 feet to the point of intersection with the Easterly right of way line of the aforesaid U.S. Highway #1; thence North 29°01'32" West along said Easterly right of way line 448.89 feet; thence North 66°53'58" East 250.00 feet; thence North 29°01'32" West 200.00 feet to the **Point of Beginning**.

**PARCEL 2:**

Tract 3 and that part of Tract 4, Block 74, lying East of the Easterly right of way line of U.S. Highway #1, ST. LUCIE INLET FARMS, according to the plat thereof, as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, LESS AND EXCEPTING the following described parcel:

Starting at the point where the Easterly right of way line of U.S. Highway #1 (State Road #5), said right of way line being 33.00 feet from the centerline of the original 66.00 feet road right of way as described in Deed Book 14, page 486, of the Public Records of Martin County, Florida, and said right of way being 33.00 feet from the centerline of the existing northbound traffic lane of said U.S. Highway #1 (State Road #5), intersects at the Southerly right of way line of St. Lucie Avenue, said Southerly right of way line being 15.00 feet Southerly of the original centerline of St. Lucie Avenue; thence North 66°53'58" East 250.00 feet for the **Point of Beginning**; thence continue North 66°53'58" East along said Southerly right of way line of St. Lucie Avenue, 391.24 feet; thence South 23°07'54" East 645.98 feet to the point of intersection with the South line of the aforesaid Tract 3; thence South 66°57'18" West along the South line of Tract 3 and the aforesaid Tract 4 a distance of 574.61 feet to the point of intersection with the Easterly right of way line of the aforesaid U.S. Highway #1; thence North 29°01'32" West along said Easterly right of way line 448.89 feet; thence North 66°53'58" East 250.00 feet; thence North 29°01'32" West 200.00 feet to the **Point of Beginning**.

**AND LESS AND EXCEPTING** that portion of Tract 4 conveyed to Daniel B. Clark, more particularly described as follow:

**Beginning** at a point where the Easterly right of way line of State Road #5 said right of way line being 33.00 feet from the centerline of the original 66.00 foot road right of way as described in Deed Book 14, page 486, of the Public Records of Martin County, Florida, and said right of way line also

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being 33.00 feet from the centerline of the existing northbound traffic lane of said State Road #5, intersects the Southerly right of way line of St. Lucie Avenue, said right of way line being 15.00 feet south of and parallel to the North line of said Tract 4; (1) thence proceed Northeasterly along the southerly right of way line of St. Lucie Avenue, for a distance of ~~2150.00~~<sup>See Note 1</sup> 250.00 feet to a point; (2) thence proceed Southeasterly along a line parallel to the East right of way line of said State Road #5 for a distance of 200.00 feet to a point; (3) thence proceed Southwesterly along a line parallel to the South right of way line of St. Lucie Avenue for a distance of 250.00 feet to the Easterly right of way line of the above described State Road #5; (4) thence proceed Northwesterly along the Easterly right of way line of State Road #5 for a distance of 200.00 feet to the **Point or Place of Beginning**.

**AND LESS AND EXCEPTING** a portion of Tract 3 and Tract 4, Block 74, ST. LUCIE INLET FARMS, according to the plat thereof, recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) county, Florida, more particularly described as follows:

Start at the point where the Easterly right of way line of U.S. Highway #1 (State Road #5) said right of way line being 33.00 feet from the centerline of the original 66 feet road right of way as described in Deed Book 14, page 486, of the Public Records of Martin County, Florida, and said right of way being 33.00 feet from the centerline of the existing northbound traffic lane of said U.S. Highway #1 (State Road #5) intersects the Southerly right of way line of St. Lucie Avenue, said southerly right of way line being 15.00 feet Southerly of the original centerline of St. Lucie Avenue; thence run North 67°04'03" East along said Southerly right of way line of St. Lucie Avenue a distance of 250.00 feet for the **Point of Beginning**; thence run North 67°04'03" East along said lastly aforesaid right of way a distance of 588.65 feet to the Westerly right of way line of D.O.T. Lateral Ditch No. 5; thence run South 23°02'42" East a distance of 15.00 feet; thence run South 67°04'03" West parallel to said Southerly right of way line of St. Lucie Avenue a distance of 587.05 feet; thence run North 29°01'32" West a distance of 15.08 feet to the **Point of Beginning**.

**ALSO LESS AND EXCEPT:**

That part of Tract 4, Block 74, ST. LUCIE INLET FARMS, according to the plat thereof, recorded in Plat Book 1, Page 98, of the Public Records of Palm Beach (now Martin County), Florida, lying in the Hanson Grant, Township 38 South, Range 41 East, being more particularly described as follows:

**Commence** at the intersection of the Baseline of Survey for State Road #5 (U.S. Highway No. 1) and Salerno Road (St. Lucie Avenue), as shown on the Florida Department of Transportation Right-of-Way map for Section 89010-2500; thence South 29°29'44" East along the Baseline of Survey for said State Road #5 (U.S. Highway No. 1), a distance of 67.422 meters (221.20 feet); thence North 60°30'16" East along a line at a right angle to the last described course, a distance of 17.008 meters (55.80 feet) to the **Point of Beginning**; thence South 29°29'44" East, a distance of 136.633 meters (448.27 feet) to a point on the South line of said Tract 4; thence South 66°29'06" West along said South line, a distance of 6.988 meters (22.93 feet) to a point on the Easterly existing Right-of-Way line for said State Road #5 (U.S. Highway No. 1); thence North 29°29'44" West along said Easterly existing Right-of-Way line, a distance of 136.627 meters (448.25 feet); thence North 66°26'33" East a distance of 6.987 meters (22.92) feet to the **Point of Beginning**.

Note 1: Apparent typographical error in legal description provided. Should read 250.00 feet.

Parcel 1 - 7.500 acres, more or less 55-38-41-000-074-0004.0-5

Parcel 2 - 8.621 acres, more or less 55-38-41-000-074-0003.0-7