

Exhibit "A"

RETURN TO:

Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

INSTR # 1548626
OR BK 01615 PG 2703
RECORDED 01/28/2002 09:35 AM
MARSHA EWING
MARTIN COUNTY Florida
RECORDED BY T Copus (asst mgr)

UNITY OF TITLE

In consideration of the issuance of a permit to MJD Ventures, Inc. As "Owner(s)" for the construction of MJD Ventures in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree 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 9th day of October, 2001.

ATTEST:

"OWNER"

Sign: ✓

Print Name:

JEFF BAILEY

MJD Ventures, Inc.

Sign: ✓

Print name:

Margo Imbornone

By:

Gary Bailey
Secretary

P.O. Box 352


Boca Raton, FL 33429-0352

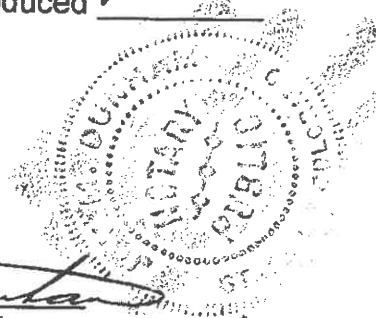
STATE OF COLORADO
COUNTY OF EAGLE

The foregoing instrument was acknowledged before me this 9th day of October, 2001 by Gary Bailey, Secretary of MJD Ventures, Inc., a Florida corporation

on behalf of the corporation. He is personally known to me or has produced ☒ _____
_____ as identification and did () did not () take an oath.

Notary Public


State of Colorado
My commission expires: ☒ 10/22/02
☒ (SEAL)



Note: If corporate seal is applied, only one witness is required; if not, 2 witnesses are required.

OR BK 01615 PG 2705

EXHIBIT "A"

Portions of Lots 3, 4, 79 & 80; GOMEZ, According to the Plat thereof, as recorded in Plat Book 1, at Page 62, of the Public Records of Palm Beach (now Martin) County, Florida; Together with a portion of First Avenue, as shown on said Plat. All lying Westerly of the Westerly Right-of-Way line of S.E Shell Avenue and Easterly of the F.E.C. Railroad, more particularly described as follows:

Commence at the Point of Intersection of the Southerly Right-of-Way line of Bridge Road, as shown on the Florida Department of Transportation Right-of-Way Map Section 89030-2511. Sheet 2 of 4, dated 1980 and the Easterly Right-of-Way line of the Florida East Coast Railway Company, as shown on the Right-of-Way and Track Map V. 3, S. 9. B, dated December 31, 1927, corrected 5/19/76; Thence run North $68^{\circ}47'15''$ East, along the said Southerly Right-of-Way Line of Bridge Road, for a distance of 231.52 feet; Thence run South $38^{\circ}28'00''$ East, along the said Westerly Right-of-Way line of S.E. Shell Avenue for a distance of 265.66 feet, to the Point of Beginning of the following described parcel of land: Thence continue South $38^{\circ}28'00''$ East, along the last described course, for a distance of 572.86 feet; Thence run south $68^{\circ}57'40''$ West, along the Northerly line of that certain parcel of land described in Official Records Book 706, Page 2500, for a distance of 231.74 feet, Thence run North $38^{\circ}28'00''$ West, along the said Easterly Right-of-Way line of the F.E.C. Railroad, (Said line being 75.00 feet Easterly of and parallel with, as measured at right angles to, the centerline of the Westerly Track, as originally constructed) also being 221.10 feet Westerly of and parallel with, as measured on the perpendicular, to the said Westerly Right-of-Way line of S.E. Shell Avenue, for a distance of 572.12 feet; Thence run North $68^{\circ}47'15''$ East, along the Southerly line of that certain parcel of land, as described in Official Records Book 1370, Page 1771, for a distance of 231.52 feet, to the Point of Beginning, containing 2.906 acres of 126,577 square feet. More or Less.