



Exhibit "B"

UNITY OF TITLE

In consideration of the issuance of a Permit to NAUTILUS ASSOCIATES, LLC, a Florida limited liability company, as "Owner", for the construction of an artisan workshop center known as StudioWorks 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 and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.
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.
4. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

Signed, acknowledged and notarized on this 7TH day of FEB., 2019.

OWNER

NAUTILUS ASSOCIATES, LLC
a Florida limited liability company

WITNESSES:

Sign:
Print:

George Cuxny

Sign:
Print:

Dara M Miller

By

Edward O'Sullivan

Edward O'Sullivan
Authorized Member

Address: 19950 Beach Road, #8-S
Jupiter, FL 33469

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 7 day of February, 2019, by EDWARD O'SULLIVAN, Authorized Member of NAUTILUS ASSOCIATES, LLC, a Florida limited liability company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(Notarial Seal)

[Signature]
NOTARY PUBLIC

My Commission Expires:

This Instrument prepared by:
Lucido & Associates
701 S.E. Ocean Boulevard
Stuart, FL 34994

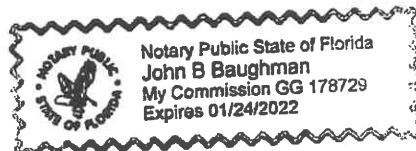


Exhibit A
StudioWorks
Legal Description

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°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°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°28'00" EAST, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 572.86 FEET; THENCE RUN SOUTH 68°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°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°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.

Parcel Control Number: 34-38-42-000-003-00020-1