

## Exhibit "E"

Return to:  
Martin County Growth Management Department

### UNITY OF TITLE

In consideration of the issuance of a permit to Auto ART Gallery LLC, as Owner(s) for the construction of The Auto ART Gallery in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in Exhibit A attached hereto in the following manner:

**Read carefully.**

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

☐ 1. Non-Platted/Non-Condominium. 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.

**OR**

☐ 2. Platted Subdivision (Non-Condominium). 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; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of \_\_\_\_\_, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

**OR**

☒ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements 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, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred,

devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. 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/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. 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.

**CORPORATE**

Signed, acknowledged and notarized on this \_\_\_\_ day of July, 2022.

**WITNESSES:**

Sign: \_\_\_\_\_

Print: Chantae Morgan

Sign: \_\_\_\_\_

Print: Diana J. Blum

**OWNER:**

Auto Antiques LLC  
Name of Corporation

By: X Justin Angel

Name: Justin Angel

Title: Manager

Address: 12360 SE Dixie Hwy  
Mt. Dora, FL 32855

*Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.*

STATE OF Florida

COUNTY OF Martin County

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this \_\_\_\_ day of July, 2022, by Justin Angel, Manager (name of officer/agent and title) of Auto Antiques LLC (name of corporation) He or she ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

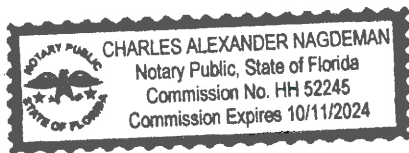
NOTARY PUBLIC

Name: \_\_\_\_\_

State of FL at large

My commission expires: 10/11/2024

[STAMP]



INDIVIDUAL(S)

Signed, acknowledged and notarized on this \_\_\_\_ day of July, 2022.

WITNESSES:

Sign: [Signature]  
Print: Monique Mubeyan  
Sign: [Signature]  
Print: [Signature]  
Sign: [Signature]  
Print: Dillon Julien  
Print: \_\_\_\_\_

OWNER(S):

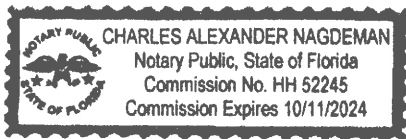
Sign: X [Signature]  
Print: Justin Angel

Sign: 12  
Print: \_\_\_\_\_  
Owner(s) Address: \_\_\_\_\_

*Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.*

STATE OF Florida  
COUNTY OF Martin

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this 7 day of July, 2022, by Justin Angel. He or she ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC

[Signature]  
Name: \_\_\_\_\_  
State of FL at large  
My commission expires: 10/11/2024

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_. He or she ☐ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

\_\_\_\_\_  
Name: \_\_\_\_\_  
State of \_\_\_\_\_ at large  
My commission expires: \_\_\_\_\_

[STAMP]

*Martin County Growth Management Department  
2401 S. E. Monterey Road, Stuart, FL 34996  
772-288-5501                      [www.martin.fl.us](http://www.martin.fl.us)*

**EXHIBIT A  
(Legal Description)**

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°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 O.R. 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 O.R. Book 1370, Page 1771, for a distance of 231.52 feet, to the Point of Beginning.