

November 15, 2018

Ms. Nicki van Vonno, AICP
Growth Management Director
Martin County Administration
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Palm City Associates, LLC - Request for Release of Unity of Title

Dear Nicki:

Please be advised that our firm represents Palm City Associates, LLC ("PCA") the owner of an undeveloped lot known as Phase III of the Palm City Business Park.

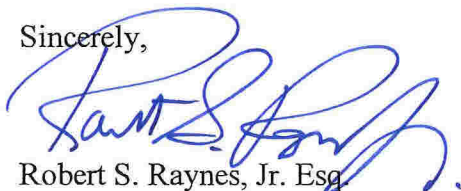
On July 15, 2008, the Martin County Board of County Commissioners passed Resolution No. 08-7.21 approving a Revised Master Site Plan for the property owned by PCA. As part of the approval, PCA was required to provide a Second Amended Unity of Title for their property within the Palm City Business Park. I enclose herewith a copy of the Second Amended Unity of Title that PCA recorded in the Public Records of Martin County.

PCA desires to withdraw their parcel from the Palm City Business Park and develop their parcel as a stand-alone lot.

Accordingly, please accept this letter as our request that the Board of County Commissioners release the Unity of Title in order clear title for future development of the property.

Enclosed is a check in the amount of \$179.00, made payable to Martin County Board of County Commissioners for the application fee for our request for the Release of Unity of Title. Your cooperation and assistance regarding this matter is greatly appreciated. Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Robert S. Raynes, Jr. Esq.

cc: Krista Storey, Esq. w/enclosures
Joshua I. Long, AICP w/o enclosures.

Enclosures

FILED TO RECORD
COMMISSION RECORDS
MARTIN CO., FL

2008 NOV 20 AM 10:24

INSTR # 2120449
OR BK 02364 PG 0322
Pgs 0322 - 3301 (9pgs)
RECORDED 12/12/2008 11:17:25 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Burkes

Prepared By: MARSHA EWING
Martin County CLERK OF CIRCUIT COURT
Growth Management Department D.C.
2401 S.E. Monterey Road
Stuart, FL 34996

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 08-7.21

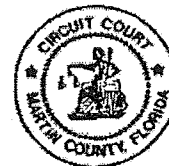
**[REGARDING REVISED MASTER SITE PLAN APPROVAL FOR
PALM CITY BUSINESS PARK
WITH A DEFERRAL OF PUBLIC FACILITIES RESERVATION]**

WHEREAS, this Board has made the following determinations of fact:

1. Palm City Associates, LLC., submitted an application for a revised master site plan approval for the Palm City Business Park located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency considered such application at advertised public hearing on June 12, 2008, at which time the Agency recommended its approval of the revised master site plan for the Palm City Business Park.
3. This Board considered such application at a public hearing on July 15, 2008.
4. At the public hearing, all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

- A. The approved revised master site plan for the Palm City Business Park is attached as Exhibit B.
- B. Approval of the revised master site plan authorizes the applicant to submit final site plans and plats consistent with the approved revised master site plan and any conditions of approval of the revised master site plan. Approval of the revised master site plan shall not constitute approval to build or construct any improvements and is not the final approval necessary for construction of the Palm City Business Park.
- B. The property owner shall provide an executed unity of title in a form acceptable to the County Attorney for the property that is the subject of the approved master site plan. Included shall be a provision that states "Unity of title shall be maintained by the owner of the property that is the subject of the development order until completion of the project, provided that ownership of a phase may be transferred upon final approval of that phase."



C. In consideration of the approval of the revised master site plan development order for the Palm City Business Park, (hereinafter referred to as "the project") the undersigned applicant, being the owner(s) of the project, located on lands described in attached Exhibit A does hereby covenant and agree that final site plan development orders for the project are subject to a determination and reservation of adequate capacity of Category A and Category C public facilities (water, sewer, solid waste, drainage, arterial and collector roads, community parks and public transportation) pursuant to Section 14.4 A.3.d.(1)(b)[2], Comprehensive Growth Management Plan (Comprehensive Plan) and Section 5.32.C., Land Development Regulations (LDR), Martin County Code.

No rights to obtain final site plan development orders, nor any other rights to develop the project have been granted or implied by the County's approval of this master site plan development order without a determination and reservation of adequate capacity of Category A and C public facilities.

The applicant is voluntarily electing to proceed under Section 14.4 A.3.d.(2) of the Comprehensive Plan and Section 5.32.C., LDR; therefore, the County's approval of the master site plan development order for the project grants no rights to obtain final site plan development orders, nor shall the approval be interpreted by the undersigned, or its successors in title, in any way whatsoever as committing the County legally, through the theory of equitable estoppel or any other legal theory, to approve any final site plan development order for the project without a determination and reservation of adequate capacity of Category A and C public facilities, pursuant to Section 14.4 A.3.d.(1)(b)[2] of the Comprehensive Plan and Section 5.32.C., LDR.

The undersigned acknowledges the risk that subsequent development projects may reserve capacity of Category A and C public facilities in the same service area as the project and necessitate construction of additional capital facility improvements for this project to meet concurrency and/or prevent this project from going forward in accordance with its timetable of development.

The undersigned further agrees that this Affidavit shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, its successors and assigns, until such time as the same may be released in writing by the Board of County Commissioners of Martin County, Florida.

D. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 15TH DAY OF JULY, 2008.

ATTEST:

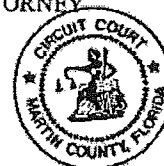
BY: Marsha Ewing
MARSHA EWING, CLERK

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: Doug Smith
DOUG SMITH, CHAIR

APPROVED AS TO LEGAL FORM AND
CORRECTNESS:

BY: Krista A. Storey
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY



Resolution # 08-7.21

Applicant's Acknowledgment of CONDITION C, Affidavit Deferring Public Facilities Reservation

IN WITNESS WHEREOF, the party hereto has executed these presents on the date indicated below.

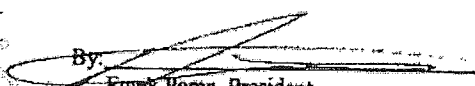
WITNESSES:

PALM CITY ASSOCIATES, LLC, a
Florida limited liability company

By: FLA COMMERCIAL PROPERTIES,
INC., a Florida corporation, Managing
Member


Print Name: A.T. FURNIB


Print Name: Michelle Pirens

By: 
Frank Poma, President

Date: 07/24/2008

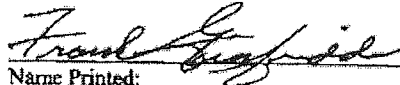
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing Affidavit Deferring Public Facilities Reservation was acknowledged before me this 24th day of July, 2008, by Frank Poma, President of FLA Commercial Properties, Inc., a Florida corporation, Managing Member of Palm City Associates, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

NOTARY PUBLIC

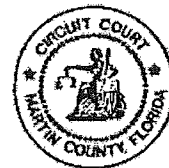
Seal/Stamp:




Name Printed: _____
State of Florida at Large
My Commission Expires: _____

Stuart 235976.1

3



Palm City Business Park Master Site Plan
Legal Description

Phase I

Parcel ID#: 24-38-40-005-000-00000-0

BEING THAT PORTION OF TRACTS 38, 39 AND 43, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6 PAGE 42, PALM BEACH COUNTY (SAID LAND NOW LYING AND BEING SITUATED IN MARTIN COUNTY, FLORIDA) LYING EAST OF THE SUNSHINE STATE PARKWAY RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 3, PAGE 23, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF SW HIGH MEADOW AVENUE EXTENSION AS RECORDED IN OFFICIAL RECORD BOOK 637, PAGE 1949 AND OFFICIAL RECORD BOOK 787, PAGE 2230, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF SAID SUNSHINE STATE PARKWAY EASTERLY RIGHT-OF-WAY AND THE NORTHERLY LINE OF SAID TRACT 39; THENCE, ALONG THE NORTHERLY LINE OF SAID TRACTS 39 AND 38, SOUTH 89°47'31" EAST, A DISTANCE OF 828.38 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY OF THE SW HIGH MEADOW AVENUE EXTENSION; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°04'14" WEST, A DISTANCE OF 662.01 FEET TO THE NORTH LINE OF SAID TRACT 43; THENCE ALONG SAID NORTH LINE, NORTH 89°44'24" WEST, A DISTANCE OF 138.44 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°04'14" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°44'24" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 00°44'24" EAST TO SAID NORTH LINE, A DISTANCE OF 10.00 FEET; THENCE ALONG SAID NORTH LINE, NORTH 89°44'24" WEST, A DISTANCE OF 34.56 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°04'14" WEST, A DISTANCE OF 282.66 FEET; THENCE SOUTH 58°27'25" WEST, A DISTANCE OF 35.00 FEET TO THE AFORESAID SUNSHINE STATE PARKWAY EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID SUNSHINE STATE PARKWAY EASTERLY RIGHT OF WAY, NORTH 31°32'35" WEST, A DISTANCE OF 1132.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

CONTAINING: 10.328 ACRES MORE OR LESS.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

THAT PORTION OF TRACT 38, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6 PAGE 42, PALM BEACH COUNTY (SAID LAND NOW LYING AND BEING SITUATED IN MARTIN COUNTY, FLORIDA) LYING EAST OF THE SUNSHINE STATE PARKWAY RIGHT-OF-



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CONTAINING: 55979.95 SQUARE FEET OR 1.29 ACRES MORE OR LESS.

U:\DLW client files\POMA\PALM CITY BUSINESS PARK\PALM CITY BUSINESS PARK Phase I Legal.doc



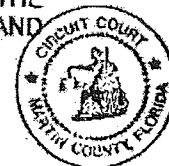
PALM CITY BUSINESS PARK

Phase II Legal Description

Parcel ID#: 24-38-40-000-038-00000-0

BEING THAT PORTION OF TRACT 38, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6 PAGE 42, PALM BEACH COUNTY (SAID LAND NOW LYING AND BEING SITUATED IN MARTIN COUNTY, FLORIDA) LYING EAST OF THE SUNSHINE STATE PARKWAY RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 3, PAGE 23, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF SW HIGH MEADOW AVENUE EXTENSION, AS RECORDED IN OFFICIAL RECORD BOOK 637, PAGE 1949 AND OFFICIAL RECORD BOOK 787, PAGE 2230, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

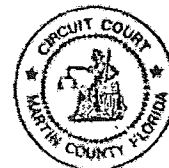
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CONTAINING: 55979.95 SQUARE FEET OR 1.29 ACRES MORE OR LESS.

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PALM CITY BUSINESS PARK

Phase III Legal Description

Parcel ID#: 24-38-40-000-038-00000-0

BEING THAT PORTION OF TRACTS 38, 39 AND 43, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6 PAGE 42, PALM BEACH COUNTY (SAID LAND NOW LYING AND BEING SITUATED IN MARTIN COUNTY, FLORIDA) LYING EAST OF THE SUNSHINE STATE PARKWAY RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 3, PAGE 23, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF SW HIGH MEADOW AVENUE EXTENSION AS RECORDED IN OFFICIAL RECORD BOOK 637, PAGE 1949 AND OFFICIAL RECORD BOOK 787, PAGE 2230, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

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CONTAINING 106402.28 SQUARE FEET OR 2.44 ACRES MORE OR LESS.

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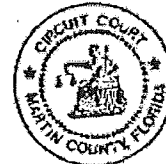
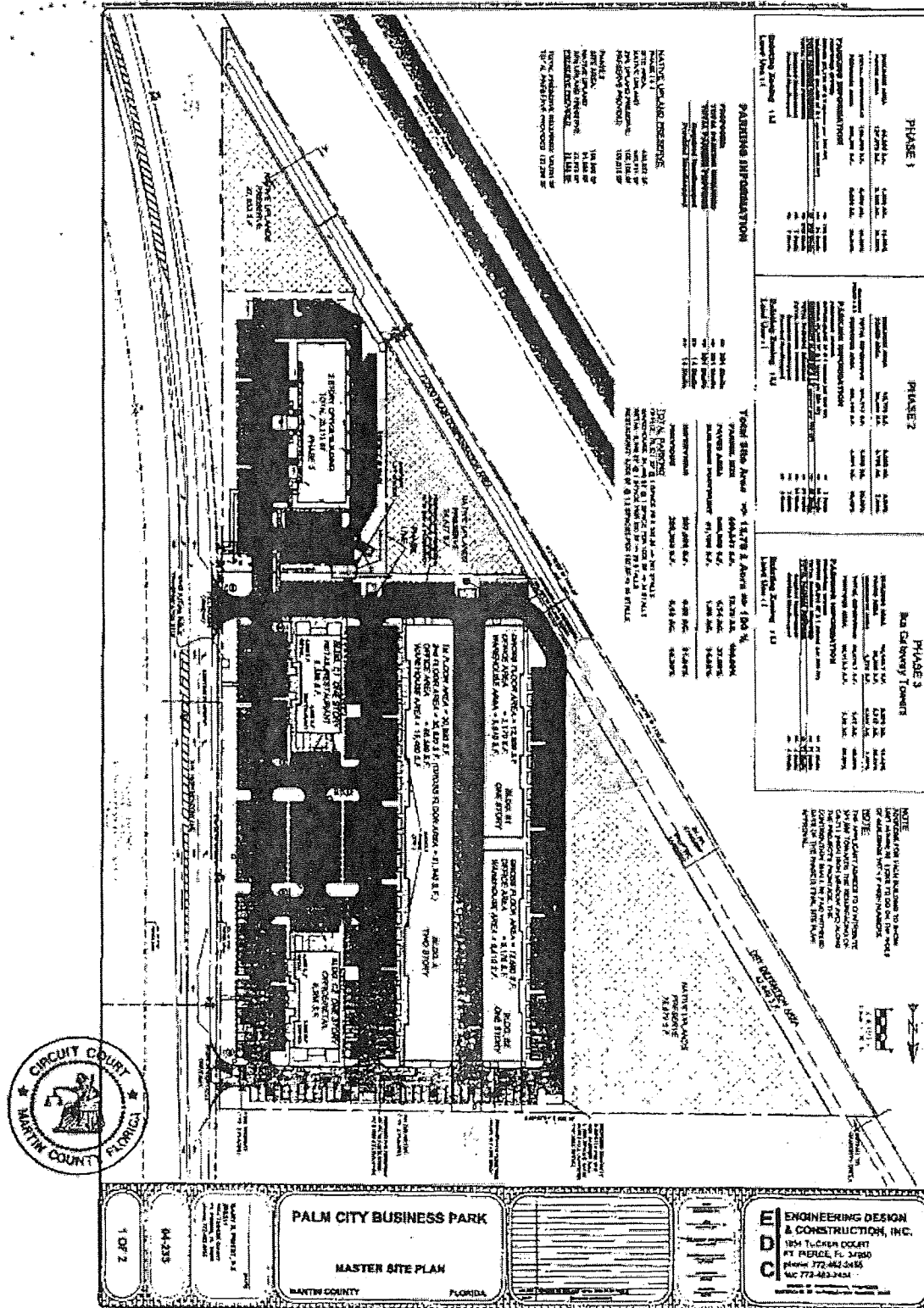


EXHIBIT B



Unofficial Copy

STATE OF FLORIDA
MARTIN COUNTY

THIS IS TO CERTIFY THAT THE
FOREGOING 9 PAGES IS A TRUE
AND CORRECT COPY OF THE ORIGINAL
MARSHAL/CLERK

BY: [Signature] D.C.
DATE: 11-20-08



INSTR # 2120450
 OR BK 02364 PG 0331
 Pgs 0331 ~ 338; (Bpgs)
 RECORDED 12/12/2008 11:17:25 AM
 MARSHA EWING
 CLERK OF MARTIN COUNTY FLORIDA
 RECORDED BY C. Burkey

Prepared by:
 Martin County Growth Management Dept.
 2401 S.E. Monterey Road
 Stuart, FL 34996

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
 MARTIN COUNTY, FLORIDA**

**RESOLUTION NUMBER 08-10.17
 REGARDING RELEASE OF AMENDED UNITY OF TITLE AND
 ACCEPTANCE OF SECOND AMENDED UNITY OF TITLE FOR PALM CITY
 BUSINESS PARK IN PALM CITY**

WHEREAS, this Board has made the following determinations of fact:

1. Palm City Associates, LLC., has requested a release of the Amended Unity of Title for Palm City Business Park.
2. This Board has considered such request at a public meeting on October 28, 2008.
3. At the public meeting, all interested parties were given an opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
 COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

- A. The Amended Unity of Title for Palm City Business Park, attached hereto as Exhibit A is released.
- B. The Second Amended Unity of Title for Palm City Business Park attached hereto as Exhibit B is hereby approved.
- C. This resolution shall be recorded in the Public Records of Martin County. A copy of this resolution shall be forwarded to the applicants by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 28TH DAY OF OCTOBER,
 2008.**

ATTEST:

BY: Marsha Ewing by
 MARSHA EWING, CLERK

BOARD OF COUNTY COMMISSIONERS

BY: Doug Smith
 DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM AND
 CORRECTNESS:

BY: Krista A. Storey
 KRISTA A. STOREY,
 SENIOR ASSISTANT COUNTY ATTORNEY

2008 NOV 20 AM 10:24
 MARSHA EWING
 CLERK OF CIRCUIT COURT
 D.C.
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 MARTIN CO., FL

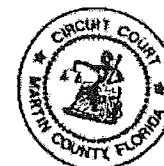


EXHIBIT A

Prepared by and Return to:
Dennan L. Whitmore, Jr., Esquire
Haile, Shaw & Pfaffenberger, P.A.
249 Royal Palm Way, Suite 501
Palm Beach, FL 33480

AMENDED UNITY OF TITLE

In consideration of the issuance of a Permit to PALM CITY ASSOCIATES, LLC, a Florida limited liability company, as "Owner", for the construction of Palm City Business Park Condominium in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of the property described in Exhibit "A" attached hereto in the following manner:

1. That said property shall be developed as a condominium in which the underlying land submitted to condominium ownership and the common elements thereof 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 the Condominium Units may be sold, transferred, devised or assigned, subject to being a part of the condominium pursuant to the Declaration of Condominium of Palm City Business Park Condominium.
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, and its successors 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, Florida.
4. This Amended Unity of Title is intended to fully release and supersede that certain Unity of Title dated August 30, 2004 as recorded in Official Records Book 1942, Page 2125, of the Public Records of Martin County, Florida.

Signed, acknowledged and notarized on this 17th day of April, 2006.

Witness:

"OWNER"

PALM CITY ASSOCIATES, LLC, a
Florida limited liability company

Alba Clavel
ALBA ULAVEL

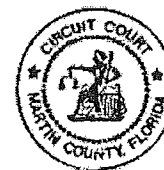
By: FLA Commercial Properties, Inc, a Florida
corporation, as Managing Member

(Print name beneath signature)

Albert T. Furino
ALBERT T. FURINO
(Print name beneath signature)

By: Frank Poma, President

Exhibit B
Page 1 of 3



Book2135/Page2578 CFN#1927873

Page 5 of 7

Book2364/Page332 CFN#2120450

Page 2 of 8

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledge before me this 14th day of April, 2006 by Frank Poma, as President of FLA Commercial Properties, Inc., a Florida corporation, as Managing Member of PALM CITY ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company. Such person is personally known to me or produced a Florida driver's license as identification and did not take an oath.

(NOTARY SEAL)



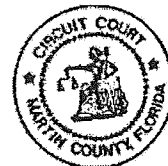
Karen Holland
Notary Public

Printed Name of Notary: _____

Commission No.: _____

Commission Expiration: _____

Exhibit B
Page 2 of 3



Book2135/Page2579 CFN#1927873

Page 6 of 7

Book2364/Page333 CFN#2120450

Page 3 of 8

EXHIBIT "A"

PALM CITY BUSINESS PARK

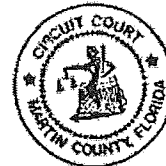
BEING THAT PORTION OF TRACTS 38, 39 AND 43, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6 PAGE 42, PALM BEACH COUNTY (SAID LAND NOW LYING AND BEING SITUATED IN MARTIN COUNTY, FLORIDA) LYING EAST OF THE SUNSHINE STATE PARKWAY RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 3, PAGE 23, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF SW HIGH MEADOW AVENUE EXTENSION AS RECORDED IN OFFICIAL RECORD BOOK 637, PAGE 1849 AND OFFICIAL RECORD BOOK 787, PAGE 2230, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF SAID SUNSHINE STATE PARKWAY EASTERLY RIGHT-OF-WAY AND THE NORTHERLY LINE OF SAID TRACT 39; THENCE, ALONG THE NORTHERLY LINE OF SAID TRACTS 39 AND 38, SOUTH 89°47'31" EAST, A DISTANCE OF 828.38 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY OF THE SW HIGH MEADOW AVENUE EXTENSION; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°04'14" WEST, A DISTANCE OF 662.01 FEET TO THE NORTH LINE OF SAID TRACT 43; THENCE ALONG SAID NORTH LINE, NORTH 89°44'24" WEST, A DISTANCE OF 138.44 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°04'14" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°44'24" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 00°44'24" EAST TO SAID NORTH LINE, A DISTANCE OF 10.00 FEET; THENCE ALONG SAID NORTH LINE, NORTH 89°44'24" WEST, A DISTANCE OF 34.58 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°04'14" WEST, A DISTANCE OF 282.86 FEET; THENCE SOUTH 58°27'25" WEST, A DISTANCE OF 35.00 FEET TO THE AFORESAID SUNSHINE STATE PARKWAY EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID SUNSHINE STATE PARKWAY EASTERLY RIGHT OF WAY, NORTH 31°32'35" WEST, A DISTANCE OF 1132.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

CONTAINING: 10.328 ACRES MORE OR LESS.

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Exhibit B
Page 3 of 3



Book2135/Page2580 CFN#1927873

Page 7 of 7

Book2364/Page334 CFN#2120450

Page 4 of 8

Prepared by and Return to:
Drennen I. Whitmore, Jr., Esquire
Hale, Shaw & Pfaffenberger, P.A.
660 U. S. Highway One, Third Floor
North Palm Beach, FL 33408

EXHIBIT B

SECOND AMENDED UNITY OF TITLE

In consideration of the issuance of a Permit to PALM CITY ASSOCIATES, LLC, a Florida limited liability company, for the construction of Palm City Business Park in Martin County, Florida, and for other good and valuable considerations, the undersigned, as "Owners" of the property described in Exhibit "A" attached hereto, hereby agree to restrict the use of the property in the following manner:

1. That said property shall be developed as a condominium in which the underlying land submitted to condominium ownership and the common elements thereof 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 the Condominium Units may be sold, transferred, devised or assigned, subject to being a part of the condominium pursuant to the Declaration of Condominium of Palm City Business Park Condominium, as amended.
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, and its successors 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, Florida.
4. This Second Amended Unity of Title is intended to fully release and supersede those certain Unity of Title instruments dated April 7, 2006 as recorded in Official Records Book 2135, Page 2574, and dated May 9, 2006 as recorded in Official Records Book 2144, Page 236, all of the Public Records of Martin County, Florida.

Signed, acknowledged and notarized on this 27 day of Sept, 2006.

Witness:

"OWNERS"

PALM CITY ASSOCIATES, LLC, a
Florida limited liability company

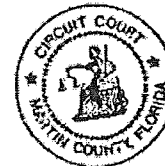
By: FLA Commercial Properties, Inc, a Florida
corporation, as Managing Member

Michele R. Rasmussen
MICHELLE RASMUSSEN

(Print name beneath signature)

Margaret J. Mastick
MARGARET MASTICK
(Print name beneath signature)

By: Frank Poma
Frank Poma, President



PALM CITY BUSINESS PARK CONDOMINIUM
ASSOCIATION, INC., a Florida not-for-profit corporation

Michelle Poma
MICHELLE POMA
(Print name beneath signature)

By: Frank Poma
Frank Poma President

(CORPORATE SEAL)

Margaret Mastler
(Print name beneath signature)

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledge before me this 27 day of Sept, 2006 by Frank Poma, as President of FLA Commercial Properties, Inc., a Florida corporation, as Managing Member of PALM CITY ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company. Such person is personally known to me or produced a Florida driver's license as identification and did not take an oath.



Margaret A. Mastler
My Commission DD279578
Expires January 28, 2008

(NOTARY SEAL)

Margaret Mastler
Notary Public
Printed Name of Notary: MARGARET MASTLER
Commission No.:
Commission Expiration:

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledge before me this 27 day of Sept, 2006 by Frank Poma, as President of PALM CITY BUSINESS PARK CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. Such person is personally known to me or produced a Florida driver's license as identification and did not take an oath.



Margaret A. Mastler
My Commission DD279578
Expires January 28, 2008

(NOTARY SEAL)

Margaret Mastler
Notary Public
Printed Name of Notary: MARGARET MASTLER
Commission No.:
Commission Expiration:

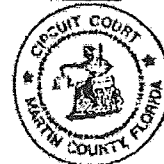


EXHIBIT "A"

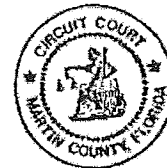
(Page 1 of 2)

PALM CITY BUSINESS PARK**Phases I and II**

BEING THAT PORTION OF TRACTS 38, 39 AND 43, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6 PAGE 42, PALM BEACH COUNTY (SAID LAND NOW LYING AND BEING SITUATED IN MARTIN COUNTY, FLORIDA) LYING EAST OF THE SUNSHINE STATE PARKWAY RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 3, PAGE 23, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF SW HIGH MEADOW AVENUE EXTENSION AS RECORDED IN OFFICIAL RECORD BOOK 837, PAGE 1949 AND OFFICIAL RECORD BOOK 787, PAGE 2230, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF SAID SUNSHINE STATE PARKWAY EASTERLY RIGHT-OF-WAY AND THE NORTHERLY LINE OF SAID TRACT 39; THENCE, ALONG THE NORTHERLY LINE OF SAID TRACTS 39 AND 38, SOUTH 89°47'31" EAST, A DISTANCE OF 828.38 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY OF THE SW HIGH MEADOW AVENUE EXTENSION; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°04'14" WEST, A DISTANCE OF 662.01 FEET TO THE NORTH LINE OF SAID TRACT 43; THENCE ALONG SAID NORTH LINE, NORTH 89°44'24" WEST, A DISTANCE OF 138.44 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°04'14" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°44'24" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 00°44'24" EAST TO SAID NORTH LINE, A DISTANCE OF 10.00 FEET; THENCE ALONG SAID NORTH LINE, NORTH 89°44'24" WEST, A DISTANCE OF 34.58 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°04'14" WEST, A DISTANCE OF 282.66 FEET; THENCE SOUTH 58°27'25" WEST, A DISTANCE OF 35.00 FEET TO THE AFORESAID SUNSHINE STATE PARKWAY EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID SUNSHINE STATE PARKWAY EASTERLY RIGHT OF WAY, NORTH 31°32'35" WEST, A DISTANCE OF 1132.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

CONTAINING: 10.328 ACRES MORE OR LESS.



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LEGAL DESCRIPTION:

BEING THAT PORTION OF TRACTS 35, 36 AND 43 SECTION 24, TOWNSHIP 38 SOUTH RANGE 40 EAST, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 8 PAGE 42, PALM BEACH COUNTY, SAID LAND NOW LIES AND BEING SITUATED IN MARTIN COUNTY, FLORIDA, LYING EAST OF THE SUNSHINE STATE PARKWAY RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 21, PAGE 23, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF SW HIGH MEADOW AVENUE EXTENSION AS RECORDED IN OFFICIAL RECORD BOOK 837, PAGE 1848 AND OFFICIAL RECORD BOOK 787, PAGE 2383, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEING AT THE INTERSECTION OF SAID SUNSHINE STATE PARKWAY EASTERLY RIGHT-OF-WAY AND THE NORTHERLY LINE OF SAID TRACT 38, THENCE ALONG THE NORTHERLY LINE OF SAID TRACTS 35 AND 36, SOUTH 89°44'51" EAST, A DISTANCE OF 328.38 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY OF THE SW HIGH MEADOW AVENUE EXTENSION, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°04'14" WEST, A DISTANCE OF 862.01 FEET TO THE NORTHERLY LINE OF SAID TRACT 43, AND POINT OF BEGINNING OF PALM CITY BUSINESS PARK PHASE 8B, THENCE NORTH 88°44'42" WEST, A DISTANCE OF 138.44 FEET, THENCE SOUTH 00°04'14" WEST, A DISTANCE OF 10.00 FEET, THENCE NORTH 89°44'51" WEST, A DISTANCE OF 32.00 FEET, THENCE NORTH 00°04'14" EAST, A DISTANCE OF 10.00 FEET, THENCE NORTH 89°44'51" WEST, A DISTANCE OF 34.58 FEET, THENCE SOUTH 00°04'14" WEST, A DISTANCE OF 362.08 FEET, THENCE SOUTH 59°27'35" WEST, A DISTANCE OF 35.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF FLORENCE A. FLORENCE, THENCE SOUTH 31°33'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 428.12 FEET, THENCE SOUTH 89°48'58" EAST, A DISTANCE OF 11.44 FEET, THENCE NORTH 00°04'14" EAST, A DISTANCE OF 894.80 FEET TO THE POINT OF BEGINNING, CONTAINING 108,402.26 SQUARE FEET OR 2.44 ACRES OR LESS.

THIS IS TO CERTIFY THAT THE
FOREGOING 8 PAGES IS A TRUE
AND CORRECT COPY OF THE ORIGINAL
MARSHA EWING, CLERK

BY: [Signature] DC: [Signature]
DATE: 11-20-08