

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

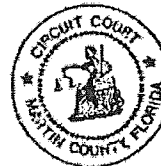
By: FLA Commercial Properties, Inc, a Florida  
corporation, as Managing Member

Michele R. Rasmussen  
MICHELE RASMUSSEN

(Print name beneath signature)

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

By: 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 Mastella  
(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. Mastella  
My Commission DD279578  
Expires January 28, 2008

(NOTARY SEAL)

Margaret Mastella  
Notary Public  
Printed Name of Notary: MARGARET MASTELLA  
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. Mastella  
My Commission DD279578  
Expires January 28, 2008

(NOTARY SEAL)

Margaret Mastella  
Notary Public  
Printed Name of Notary: MARGARET MASTELLA  
Commission No.:  
Commission Expiration:

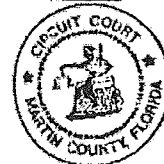


EXHIBIT "A"

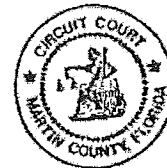
(Page 1 of 2)

**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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# PALM CITY BUSINESS PARK CONDOMINIUM, A COMMERCIAL CONDOMINIUM PHASE III

## LEGAL DESCRIPTION:

BEING THAT PORTION OF TRACTS 35, 39 AND 41, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 9, PAGE 42, PALM BEACH COUNTY (SAD LAND NOW LING AND BEING SITUATED IN MARTIN COUNTY, FLORIDA) LING EAST OF THE SUNSHINE STATE PARKWAY RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND LING WEST OF THE WESTERLY RIGHT-OF-WAY OF 5TH HIGH MEADOW AVENUE EXTENSION AS RECORDED IN OFFICIAL RECORD BOOK 237, PAGE 1849 AND OFFICIAL RECORD BOOK 287, PAGE 2283, 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 39, THENCE ALONG THE NORTHERLY LINE OF SAID TRACTS 39 AND 41, SOUTH 89°47'51" EAST, A DISTANCE OF 228.38 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 0°0'4" WEST, A DISTANCE OF 862.01 FEET TO THE NORTH LINE OF SAID TRACT 41 AND POINT OF BEGINNING OF PALM CITY BUSINESS PARK PHASE III, THENCE NORTH 88°44'24" WEST, A DISTANCE OF 138.44 FEET, THENCE SOUTH 0°0'4" WEST, A DISTANCE OF 10.00 FEET, THENCE NORTH 89°44'24" WEST, A DISTANCE OF 32.00 FEET, THENCE NORTH 0°0'4" EAST, A DISTANCE OF 10.00 FEET, THENCE NORTH 89°44'24" WEST, A DISTANCE OF 34.06 FEET, THENCE SOUTH 0°0'4" WEST, A DISTANCE OF 368.88 FEET, THENCE SOUTH 89°44'24" WEST, A DISTANCE OF 32.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, THENCE SOUTH 89°44'24" WEST, A DISTANCE OF 11.44 FEET, THENCE NORTH 0°0'4" EAST, A DISTANCE OF 684.80 FEET TO THE POINT OF BEGINNING, CONTAINING 1066402.28 SQUARE FEET OR 2.44 ACRES MORE OR LESS.

STATE OF FLORIDA  
MARTIN COUNTY

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

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

