

GRAZI & GIANINO, LLP

Attorneys at Law
A Partnership of Attorneys
Including Professional Associations
Website: www.gglawyers.com

VIA E-MAIL: nikkiv@mailin.fl.us
AND U.S. MAIL

May 8, 2019

Ms. Nikki Van Vonno
Growth Management Director
Growth Management Department
Martin County Board of County Commissioners
2401 S.E. Monterey Road
Stuart, FL 34996-3397

Re: Martin Homes, Inc. sale to Fort Dallas Development LLC
Unity of Title with Restrictive Covenant

Dear Ms. Van Vonno:

I represent the seller, Martin Homes, Inc., regarding the sale of 3193 S.E. Gran Park Way, Stuart, FL 34997, to the buyer, Fort Dallas Development LLC. The property is more particularly described as follows:

THE EAST 85 FEET OF LOT 5, TOGETHER WITH THE WEST
82.5 FEET OF LOT 6, BLOCK D, GRAN PARK AT PORT
SALERNO PHASE ONE, AS RECORDED IN PLAT BOOK 13,
PAGE 14, PUBLIC RECORDS OF MARTIN COUNTY,
FLORIDA

Parcel ID 52-38-41-400-004-00050-2

The reason for this correspondence is to initiate a request to release or replace the restrictive covenant contained within the attached Unity of Title. It requires the development of this property to a condominium, however, it is a single unit building and there is no need for any further development of the property. My client believes that the reference to "condominium" was done in error and requests that either the Unity of Title be vacated in its entirety or at the minimum the requirement to further develop the property to a condominium be vacated. I understand that there is a \$179.00 fee required for the review, therefore, I have enclosed a check made out to the Martin County Board of County Commissioners for that amount.

217 SE Ocean Boulevard
Post Office Drawer 2846
Stuart, Florida 34995-2846

Telephone: (772) 286-0200
Facsimile: (772) 286 4789

Leif J. Grazi³
lgrazi@gglawyers.com

Maxine A. Noel
mnoel@gglawyers.com

Peter T. Gianino^{1,2,3}
pgianino@gglawyers.com

Ryan S. Grazi
rgrazi@gglawyers.com

1. Certified by the Florida Supreme Court in Family Mediation.
2. Certified by the Florida Supreme Court in Arbitration.
3. Certified by the Florida Supreme Court in Civil Mediation.

Ms. Nikki Van Vonno
Growth Management Director
May 8, 2019

If you require a brief history of the parcel development. It is as follows:

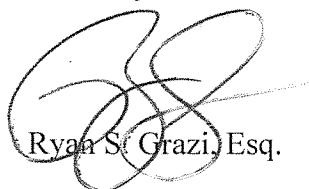
The property known as Gran Park at Port Salerno was originally developed in 1989 for the purpose of selling individual industrial properties to new owners. The Plat was approved by the County and recorded in April of 1989 in Plat Book 1, Page 11, and amended in Plat Book 13, Page 14. Attached hereto are the relevant title documents showing the Plat as amended and the Deed recorded in March of 2001, wherein my client took title to the property referenced above. At some point in 2005/2006, my client was advised that a Unity of Title was necessary in order to maintain his driveway in its current location. The Unity of Title was approved and ultimately recorded in September 2006 in OR Book 2183, Page 2394. A copy is attached hereto as well. The original development has been fully developed, and it is my understanding that no further development is contemplated. As a result, it does not appear that there is any need for the Unity of Title, as the property unified is the same property as was and is currently owned by the same entity.

For your ease of reference, attached hereto are the following documents:

1. Recorded Plat and Amended Replats;
2. Governing Documents for the Association created;
3. My client's Vesting Deed;
4. Unity of Title in question;
5. Related title documents; and
6. Check for \$179.00 made out to the Martin County Board of County Commissioners

Again, my client would request that the Unity of Title be vacated, as it is apparently of no further need and is being treated as an encumbrance against his property. If you need anything further or have any questions, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,



Ryan S. Grazi, Esq.

RSG/as

Enclosures

cc: Client