

DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the Town of Highland Beach pertaining to the issuance of building permits and regulating building construction activities, the undersigned, Lucia Milani, General Partner of Highland Beach Holdings, LP, a Delaware limited partnership, being the owner of all of the following described real property situated in the Town of Highland Beach, County of Palm Beach and State of Florida:

Part of the north 100 feet of the south 300 feet of the north half of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East, Palm Beach County, Florida, lying west of the west right-of-way line of State Road A1A, and more particularly described as follows:

BEGIN at the intersection of the west right-of-way line of State Road A1A with the south line of the north 100 feet of the south 300 feet of the north half of the north half of said Government Lot 1; thence North 89°34'30" West, (as a basis of bearing) along said south line, 126.30 feet to the west line of said Government Lot 1; thence North 08°25'30" East along said west line, 100.98 feet to the north line of the south 300 feet of the north half the north half of Government Lot 1; thence South 89°34'30" East along said north line, 122.59 feet to a point on the aforementioned west right-of-way line of State Road A1A; said point being on a non-tangent curve, concave to the east, having a chord bearing of South 06°19'50" West and a radius of 28,697.90 feet; thence southerly along the arc of said curve through a central angle of 00°12'03", a distance of 100.13 feet to the POINT OF BEGINNING.

Said parcel containing 12,441 square feet (0.2856 acres), more or less.

With Folio (Parcel) ID numbers of: 24434709000010210

And as further described on Exhibit "A" attached hereto and made a part hereof

AND

The north 61.13 feet of the south 867 feet of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East, Palm Beach County, Florida, lying west of the west right-of-way line of State Road A1A, and more particularly described as follows:

BEGIN at the intersection of the west right-of-way line of State Road A1A with the south line of the north 61.13 feet of the south 867 feet of the north half of said Government Lot 1; thence North 89°34'30" West, (as a basis of bearing) along said south line and along the westerly extension of said south line, 226.62 feet; thence North 11°29'05" East, 62.29 feet to the westerly extension of the north line of the south 867 feet of the north half of Government Lot 1; thence South 89°34'30" East along said north line, 220.82 feet to a point on the aforementioned west right-of-way line of State Road A1A; said point being on a non-tangent curve, concave to the east, having a chord bearing of South 06°10'08"

EXHIBIT A
Resolution No. 2024-007

West and a radius of 28,697.90 feet; thence southerly along the arc of said curve through a central angle of 00°07'22", a distance of 61.44 feet to the POINT OF BEGINNING.

Said parcel containing 13,676 square feet (0.3140 acres), more or less.

With Folio (Parcel) ID numbers of: 24434709000010030

And as further described on Exhibit "B" attached hereto and made a part hereof

does hereby make the following declarations of condition, limitation and restriction on said lands, hereinafter to be known and referred to as DECLARATION OF UNITY OF TITLE, as to the following particulars:

- a. That the aforesaid plot or combination of separate lots, plots, parcels, acreage or portions thereof shall hereinafter be regarded and is hereby declared to be unified under one title as an indivisible building site.
- b. That all said property shall henceforth be considered as one plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately.
- c. Any sale, assignment, transfer or conveyance of the property shall be in its entirety as one parcel of land.
- d. The Unity of Title Declaration shall constitute a covenant to run with the land in perpetuity.
- e. That the Unity of Title Declaration will not be in effect until approved by the Town Commission of the Town of Highland Beach.
- f. That the Unity of Title shall be binding upon the Declarer, heirs, successors and assigns, until such time as the Unity of Title Declaration may be released with the approval of the Town Commission of Highland Beach.

The undersigned also agrees that this instrument shall be placed of record in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida.

[SIGNATURE AND NOTARY PAGE TO FOLLOW]

Signed, sealed, witnessed and acknowledged this 22nd day of December, 2023.

WITNESSES:

HIGHLAND BEACH HOLDINGS, LP

[Signature]
Print Name: LUCIANA MILANI

By: [Signature]
Lucia Milani, General Partner

[Signature]
Print Name: Thomas F. Carney Jr

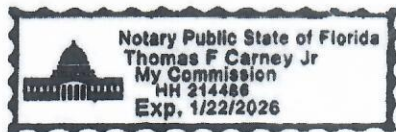
STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 22 day of December, 2023 by Lucia Milani, as General Partner of Highland Beach Holding, LP, on behalf of the partnership, who is personally known to me or has produced a driver's license as identification

My Commission Expires: 1/22/2026

[Signature]
Notary Public



Thomas F. Carney Jr
Print name

APPROVED BY THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH

Natasha Moore, Mayor
Town of Highland Beach

Attest:

Lanelda Gaskins, Town Clerk

Exhibit "A"

SKETCH AND LEGAL DESCRIPTION
NORTH PARCEL
PORTION GOVERNMENT LOT 1
SECTION 9, TOWNSHIP 47 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

NOT A FIELD SURVEY

LEGAL DESCRIPTION:

Part of the north 100 feet of the south 300 feet of the north half of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East, Palm Beach County, Florida, lying west of the west right-of-way line of State Road A1A, and more particularly described as follows:

BEGIN at the intersection of the west right-of-way line of State Road A1A with the south line of the north 100 feet of the south 300 feet of the north half of the north half of said Government Lot 1; thence North 89°34'30" West, (as a basis of bearing) along said south line, 126.30 feet to the west line of said Government Lot 1; thence North 08°25'30" East along said west line, 100.98 feet to the north line of the south 300 feet of the north half the north half of Government Lot 1; thence South 89°34'30" East along said north line, 122.59 feet to a point on the aforementioned west right-of-way line of State Road A1A; said point being on a non-tangent curve, concave to the east, having a chord bearing of South 06°19'50" West and a radius of 28,697.90 feet; thence southerly along the arc of said curve through a central angle of 00°12'03", a distance of 100.13 feet to the POINT OF BEGINNING.

Said parcel containing 12,441 square feet (0.2856 acres), more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. No underground improvements were located.
4. Bearings shown hereon are referenced to the south line of the north 100 feet of the north 300 feet of the north half of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East, Palm Beach County, Florida. Said line having a bearing of North 89°34'30" West, per survey by REO Surveyors, Inc., Job No. 93-055, dated August 1993.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a Boundary Survey.
6. Abbreviation Legend: Δ = Central Angle; R = Radius; L = Arc Length; CB = Chord Bearing; L.B. = Licensed Business; P.L.S. = Professional Land Surveyor; R/W = Right-of-way.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Michael D. Aviom, PLS
Digitally signed by Michael D. Aviom, PLS
Date: 2023.12.20 10:59:50 -05'00'

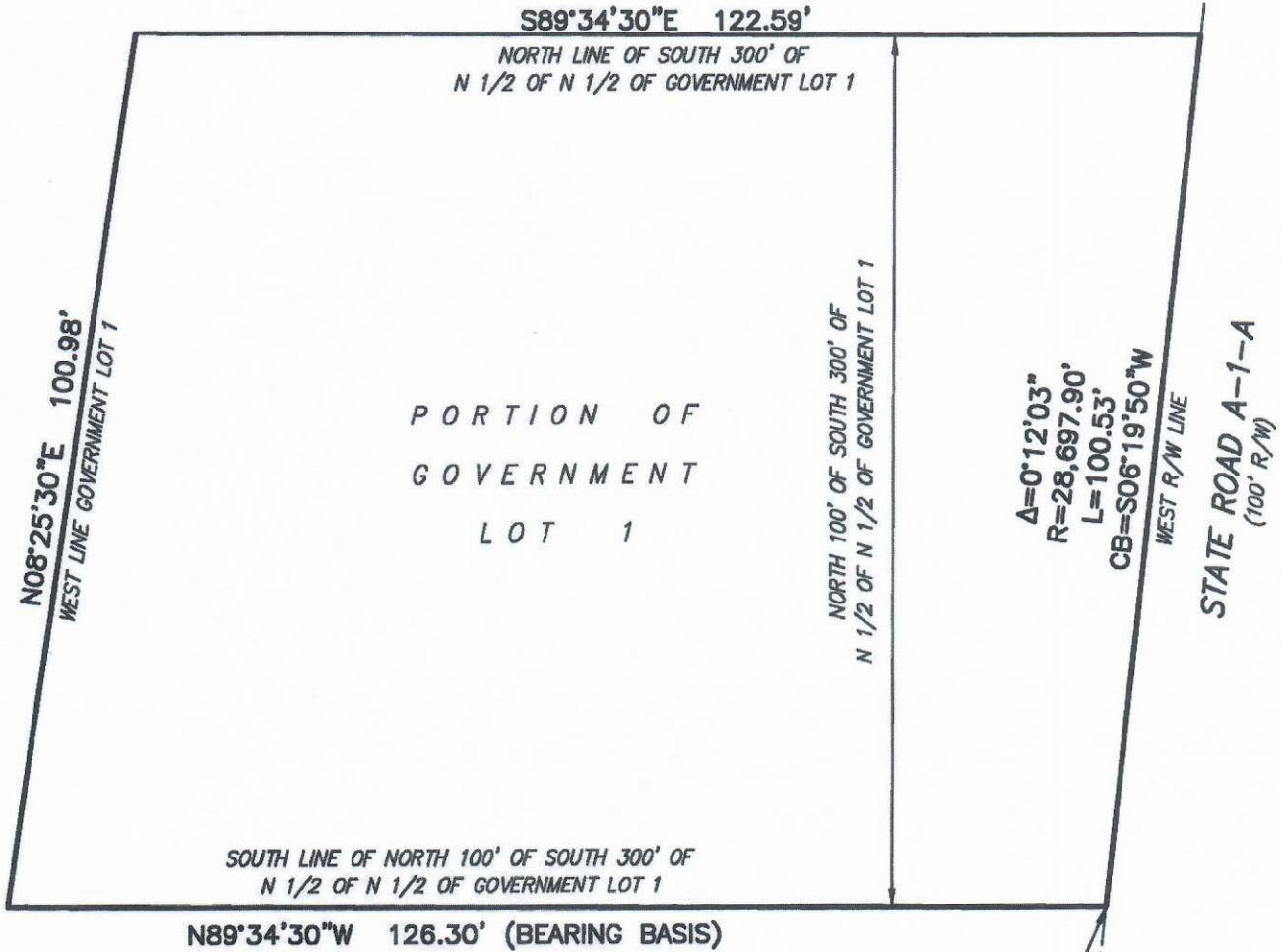
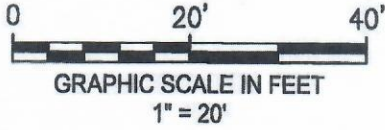
MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS	 <p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com</p> <p><small>©2023 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	JOB #:	7535-9N
		SCALE:	N/A
		DATE:	12/19/2023
		BY:	J.A.S.
		CHECKED:	M.D.A.
		F.B. N/A PG. N/A	
SHEET:	1 OF 2		

Exhibit "A"

SKETCH AND LEGAL DESCRIPTION
NORTH PARCEL
PORTION OF GOVERNMENT LOT 1
SECTION 9, TOWNSHIP 47 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

NOT A FIELD SURVEY



POINT OF BEGINNING

INTERSECTION OF WEST RIGHT-OF-WAY LINE
OF STATE ROAD A1A WITH SOUTH LINE OF
NORTH 100' OF SOUTH 300' OF NORTH HALF OF
NORTH HALF OF GOVERNMENT LOT 1, SECTION 9

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

©2023 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC.
and should not be reproduced or copied without written permission.

JOB #: **7535-9N**

SCALE: 1" = 20'

DATE: 12/19/2023

BY: J.A.S.

CHECKED: M.D.A.

F.B. N/A PG. N/A

SHEET: **2 OF 2**

Exhibit B

SKETCH AND LEGAL DESCRIPTION
SOUTH PARCEL
PORTION GOVERNMENT LOT 1
SECTION 9, TOWNSHIP 47 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

NOT A FIELD SURVEY

LEGAL DESCRIPTION:

The north 61.13 feet of the south 867 feet of the north half of Government Lot 1, Section 9, Township 47 South, Range 43 East, Palm Beach County, Florida, lying west of the west right-of-way line of State Road A1A, and more particularly described as follows:

BEGIN at the intersection of the west right-of-way line of State Road A1A with the south line of the north 61.13 feet of the south 867 feet of the north half of said Government Lot 1; thence North 89°34'30" West, (as a basis of bearing) along said south line and along the westerly extension of said south line, 226.62 feet; thence North 11°29'05" East, 62.29 feet to the westerly extension of the north line of the south 867 feet of the north half of Government Lot 1; thence South 89°34'30" East along said north line, 220.82 feet to a point on the aforementioned west right-of-way line of State Road A1A; said point being on a non-tangent curve, concave to the east, having a chord bearing of South 06°10'08" West and a radius of 28,697.90 feet; thence southerly along the arc of said curve through a central angle of 00°07'22", a distance of 61.44 feet to the POINT OF BEGINNING.

Said parcel containing 13,676 square feet (0.3140 acres), more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. No underground improvements were located.
4. Bearings shown hereon are referenced to the south line of the north 61.13 feet of the south 867 feet of the North half of Government Lot 1, Section 9, Township 47 South, Range 43 East, Palm Beach County, Florida. Said line having a bearing of North 89°34'30" West, per survey by REO Surveyors, Inc., Job No. 93-055, dated August 1993.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a Boundary Survey.
6. Abbreviation Legend: Δ = Central Angle; R = Radius; L = Arc Length; CB = Chord Bearing; L.B. = Licensed Business; P.L.S. = Professional Land Surveyor; R/W = Right-of-way.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Michael D. Aviom, PLS
Digitally signed by Michael D. Aviom, PLS
Date: 2023.12.20 10:59:28 -05'00'

MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

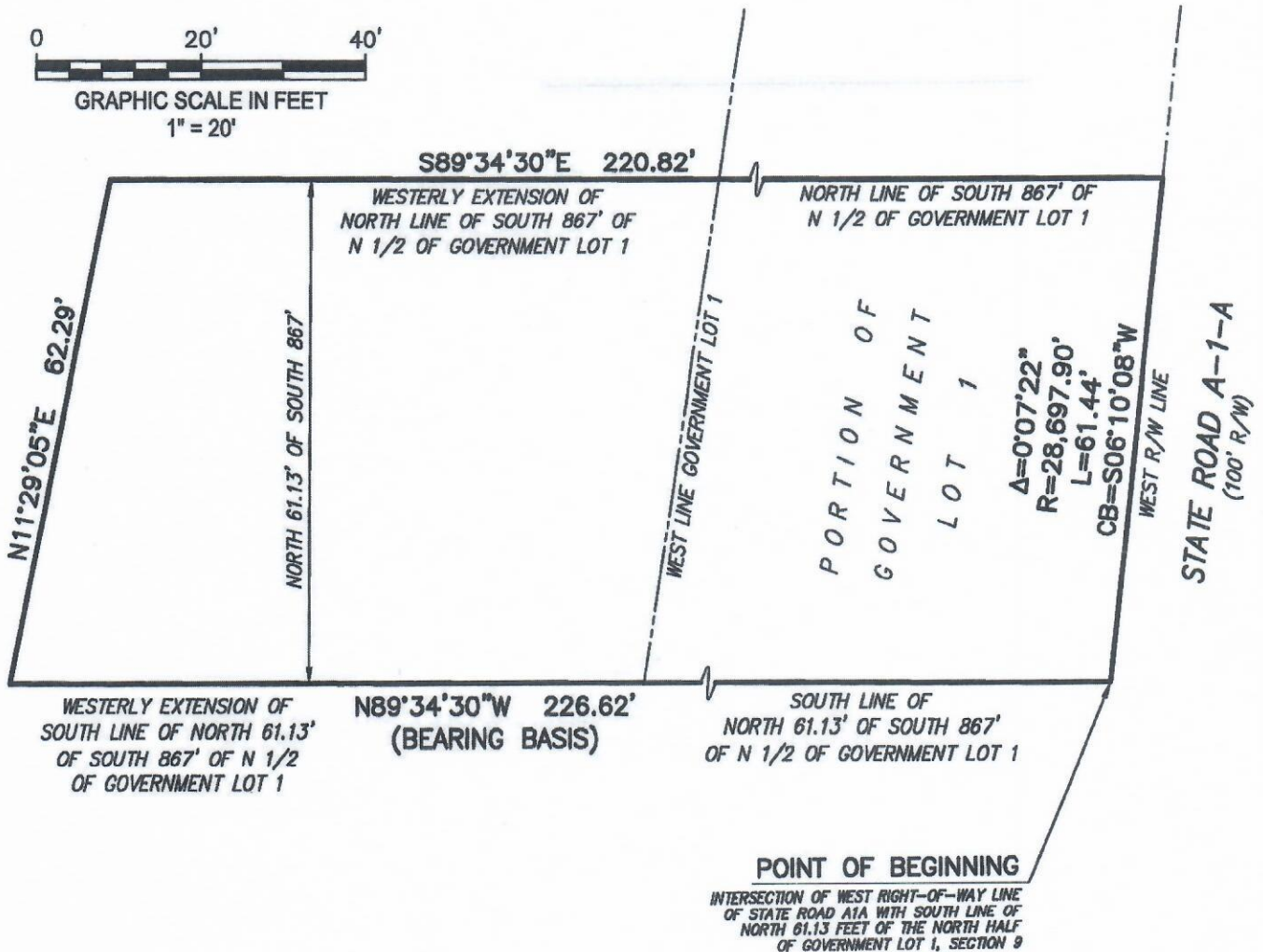
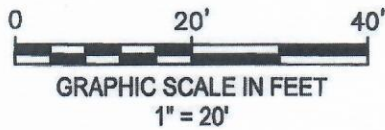
REVISIONS	 <p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com ©2023 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</p>	JOB #: 7535-9S
		SCALE: N/A
		DATE: 12/19/2023
		BY: J.A.S.
		CHECKED: M.D.A.
		F.B. N/A PG. N/A
SHEET: 1 OF 2		

Exhibit "B"

SKETCH AND LEGAL DESCRIPTION
SOUTH PARCEL

PORTION OF GOVERNMENT LOT 1
SECTION 9, TOWNSHIP 47 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

NOT A FIELD SURVEY



REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
©2023 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

JOB #:	7535-9S
SCALE:	1" = 20'
DATE:	12/19/2023
BY:	J.A.S.
CHECKED:	M.D.A.
F.B.	N/A
PG.	N/A
SHEET:	2 OF 2