



This instrument prepared by and to be returned to:

02/26/2003 15:59:50 20030110041
DR BK 14847 PG 1775
Palm Beach County, Florida

MICHAEL J. SABATELLO, IV, ESQ.
Greenberg Traurig, P.A. (W/C #42)
777 S. Flagler Drive, Suite 300E
West Palm Beach, FL 33401

Property Control Nos.: 68-43-42-21-00-001-0010
68-43-42-21-00-001-0050
68-43-42-21-00-001-0030
36-43-42-21-00-000-3040

Tax Identification No. of Grantee:

UNITY OF TITLE

In consideration of the sum of ten dollars (\$10), and other good and valuable consideration, the VILLAGE SHOPPES AT U.S. 1, LLC, a Florida limited liability company, as "Owner" of the lands described in Exhibit "A" attached thereto (the "Land"), hereby agrees to restrict the use of the Land in the following manner:

1. That said Land 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; provided, however, notwithstanding the foregoing, a portion or portions of the Land may be conveyed and transferred to the State of Florida or any public body or agency if required by said agency for a public purpose.
2. The Owner 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 heirs and assigns until such time as the same may be released in writing by the Village Council of the Village of North Palm Beach and the Town Council of the Town of Lake Park.
3. The Owner further agrees that this instrument shall be recorded in the Public Records of Palm Beach County at Owner's sole cost and expense.

IN WITNESS WHEREOF, Owner has set Owner's hand and seal this 26 day of February, 2003.

Signed, sealed and delivered
in our presence:

VILLAGE SHOPPES AT U.S. 1, LLC, a
Florida limited liability company

(1) [Signature]
Print Name: Lisa M. Siniscalchi

By: [Signature]
Carl M. Sabatello, Pres.

(COMPANY SEAL)

(2) [Signature]
Print Name: TED WALTER

"OWNER"

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 25 day of February, 2003, by Carl M. Sabatello, as President of VILLAGE SHOPPES AT U.S. 1, LLC, a Florida limited liability company, on behalf of said limited liability company, who personally appeared before me and is personally known to me.

[Signature]
NOTARY PUBLIC
NOTARY NAME: _____
(NOTARY STAMP)
Serial (Commission) Number: _____

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Lisa M. Siniscalchi
MY COMMISSION # CC831545 EXPIRES
July 24, 2003
BONDED THRU TROY FAIR INSURANCE, INC.

TRACT I

A certain parcel of land in Section 21, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way line of State Road No. 5 as described in a deed from Tesdem, Inc. to the State of Florida as same is recorded in Deed Book 838, Page 25, Public Records of Palm Beach County, Florida with the northerly right-of-way of Palmetto Road as shown on the Plat of Kelsey City (now Lake Park) as same is recorded in Plat Book 8, Page 35, Public Records of Palm Beach County, Florida, and from said point of intersection run (for convenience the said northerly right-of-way line of Palmetto Road is assumed to bear North 89°57'15" West and all other bearings mentioned herein are relative thereto), North 89°57'15" West running along the said northerly right-of-way line a distance of 488.28 feet; thence North 7°27'45" West, a distance of 247.44 feet; thence South 88°43'22" West a distance of 249.34 feet to a point in a line parallel with and one foot westerly from (measured at right angles to) the westerly wall of the Truck Well so called at the westerly end of the J.M. Fields Store Building, so called; thence North 01°19'04" West, along said parallel line, a distance of 152.45 feet, more or less, to a point in the westerly extension of the North face of the South wall of the Garden Shop so called, said Garden Shop located in the Northwest corner of the said J.M. Fields Store Building; thence North 88°40'56" East along the just said westerly extension and along the just said North face of the South wall a distance of 41 feet, more or less, to a point in the West face of the East wall of said Garden Shop; thence North 01°19'04" West running along the just said West face of the East wall and the northerly extension thereof a distance of 120.27 feet, more or less, to a point in the face of the curb, said curb being 20.26 feet northerly from and parallel with the face of the North wall of said building; thence North 88°40'56" East running along the said face of the curb and its Easterly extension of a distance of 837.31 feet, more or less, to a point in the said westerly right-of-way line of State Road No. 5, said point being also a point on a curve concave to the West, having a radius of 11394.22 feet and whose tangent passing through said point bears South 10°13'29" East; thence Southerly running along the arc of the just described curve and along the said Westerly right-of-way line subtending a central angle of 01°48'07", a distance of 358.34 feet, more or less, to the end of said curve; thence South 81°34'38" West running along a line radial to the just described curve and radial to the next described curve and continuing along said westerly right-of-way line a distance of 5 feet to a point in a curve concave to the West, being concentric with the last described curve and having a radius of 11389.22 feet; thence Southerly running along the arc of the just described curve and continuing along the said Westerly right-of-way line; subtending a central angle of 00°25'22", a distance of 84.04 feet to the end of said curve; thence South 08°00'00" East along the Westerly right-of-way line a distance of 91.77 feet, more or less, to the POINT OF BEGINNING.

TRACT II

A parcel of land lying in Section 21, Township 42 South, Range 43 East, palm Beach County, Florida, being more particularly described as follows:

Commence at the intersection of the Westerly Right-of-way line of Sate Road No. 5, as described in Deed from Tesdem, Incorporated to the State of Florida, recorded in Deed Book 838, Page 25, Public Records of Palm Beach County, Florida, with the Northerly right-of-way line of Palmetto Road, as shown on the Plat of Kelsey City (now Lake Park), recorded in Plat Book 8, Page 35, Public Records of Palm Beach County, Florida; thence Westerly, along said Northerly right-of-way line, a distance of 488.28 feet to a point on a portion of the Westerly boundary of that certain parcel of land described in Official Records Book 3343, Page 1786, Public Records of Palm Beach County, Florida, and the point of beginning of the hereinafter described parcel; thence Northerly along said Westerly boundary, making an angle with the preceding course, measured from East to North of 97°30'30", a distance of 247.44 feet to a point; thence Westerly, making an angle with the preceding course, measured from South to West of 96°11'07", a distance of 208.80 feet to the of the Easterly boundary of that certain parcel of land described in Official Records Book 3259, Page 276, Public Records of Palm Beach County, Florida; thence Southerly, along said Easterly boundary, making an angle with the preceding course, measured from East to South of 89°58'58", a distance of 240.56 feet to a point on said Northerly right-of-way line, making an angle with the preceding course, measured from North to East of 91°20'25", a distance of 235.45 feet to the point of beginning.