

Prepared by and return to:
Harvey E. Oyer, III, ESQ
525 Okeechobee Blvd. Suite 1100
West Palm Beach, FL 33401

PCNS: 50-43-43-22-31-000-1751_(120 N. County Rd.: -Parcel 1) and

50-43-43-22-31-000-1730 (132 N. County Rd.: -Parcel 2).

UNITY OF TITLE AGREEMENT

THIS UNITY OF TITLE AGREEMENT ("Agreement") is entered into as of this ____ day of _____ 2024 by and between Palm Beach Orthodox Synagogue, Inc. ("Owner") and the Town of Palm Beach, a municipal corporation existing under the laws of the State of Florida ("Town").

WHEREAS, Owner is the fee simple title holder of the real property situated at 120 N. County Road, and 132 N. County Road, lying and being in the Town of Palm Beach, Palm Beach County, Florida and more particularly described in Exhibit "A" attached hereto (collectively, "Property"),

WHEREAS, Owner is seeking to unify the Property in order to create one unified development.

WHEREAS, the Town of Palm Beach will not issue a building permit to Owner to connect and improve the Property as one unified development unless and until Owner legally combines both parcels with this Unity of Title.

WHEREAS, the Town on July 17, 2017, adopted Resolution 119-2017, which resolution provides for assessment for each of the parcels identified above for undergrounding of Town-wide utilities. The Owner agrees to continue to be responsible for said assessments regardless of this unification.

WHEREAS, this Unity of Title would require that severance could only occur in the future should the lots independently otherwise be in compliance with the Town's Comprehensive Plan and lot, yard and bulk requirements as set forth in Chapter 134, Zoning, of the Code of Ordinances; and

WHEREAS, there are no mortgages on either Parcel 1 or Parcel 2.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, it is

agreed as follows:

1. All of the Property as described in Exhibit "A" shall be considered as a single parcel, and no portion of said combined parcel shall be sold, transferred, or devised separately, but rather only in its entirety as one parcel. Owner further agrees that this condition, restriction and limitation shall be binding upon the Owner and its assigns, until such time as the same is released in writing by the Town.

2. Neither of the parcels described in Exhibit "A" shall be sold, transferred, devised, leased, or assigned separately from the whole of the Property, except upon prior written approval of the Town. Should either parcel otherwise be independently in compliance with the zoning ordinances, comprehensive plan, and the regulations of the Town at such time that a release of the Unity of Title is requested, the Town shall, upon written request by the Owner, its successors or assigns, execute a recordable termination of this Unity of Title.

3. Owner agrees that this Agreement shall be recorded in the Public Records of Palm Beach County, Florida.

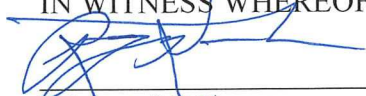
4. This Agreement shall be a covenant running with the Property, and shall be binding upon the Owner, its heirs, personal representatives, successors, and assigns, and shall constitute notice to all persons whomsoever of the terms and provisions herein set forth.

5. Owner acknowledges and agrees that Owner shall continue to be responsible for assessments identified by the Town relating to each individual parcel defined in Exhibit "A" as if each parcel had not been unified.

[Signatures, Notary, and Exhibits to follow]

Signed, sealed, executed, and acknowledged on this 17th day of December 2024. In Palm Beach County, Florida.

IN WITNESS WHEREOF



Witness # 1 Signature

ROGER RAMDEEN

Witness # 1 Printed Name

Sally A. Godfrey

Witness # 2 Signature

Sally A. Godfrey

Witness # 2 Printed Name

ADDRESS OF WITNESSES:
525 OKEECHOBEE BLVD., WEST PALM BEACH, FL 33401

Owner



Palm Beach Orthodox Synagogue, Inc.

MOSHE SCHEINER, CEO

STATE OF FLORIDA

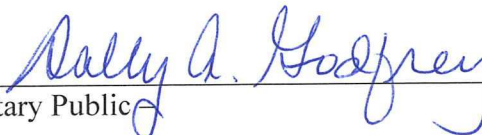
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of December, 2024, by MOSHE SCHEINER who ☐ is personally known to me or who ☒ has produced FLA. DRIVER LICENSE as identification.



SALLY A. GODFREY
Commission # HH 345647
Expires March 16, 2027

Notary Public



Notary Seal:

My Commission Expires:

TOWN:

TOWN OF PALM BEACH

By: [Signature]
Kirk Blouin, Town Manager

IN WITNESS WHEREOF

[Signature]

Witness # 1 Signature

Caroleen S. Stone

Witness # 1 Printed Name

Gayle Gordon

Witness # 2 Signature

PAUL GAYLE GORDON

Witness # 2 Printed Name

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of November, 2024, by KIRK BLOUIN, as Town Manager of the Town of Palm Beach, a municipal corporation existing under the laws of the State of Florida, on behalf of the corporation, who ☒ is personally known to me or who ☐ has produced _____ as identification.



[Signature]

Notary Public – State of Florida

Notary Seal: _____

ATTEST:

[Signature]
Kelly Churney, Acting Town Clerk



APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

[Signature]
Joanne M. O'Connor, Town Attorney

EXHIBIT "A"

PROPERTY ADDRESS:

120 & 132 North County Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:

A parcel of land bounded by the existing exterior walls of the Richardson Greenfield Securities Building and the West right-of-way line of South County Road, Town of Palm Beach, Florida; said parcel of land being part of Lots 175 and 176, Plat of **FLORAL PARK**, according to the Plat thereof as recorded in Plat Book 2, Page 6, Public Records of Palm Beach County, Florida, and being more fully described as follows:

COMMENCING at the Southeast corner of said Lot 176;

Thence, North 90°00'00" West, along the South line of said Lot 176, a distance of 15 feet to the intersection thereof with the West right of way line of South Country Road and the **POINT OF BEGINNING**;

Thence, continue North 90°00'00" West, along the South line of said Lot 176, a distance of 5 feet, more or less, to the Southeast corner of the said Richardson Greenfield Securities Building; Thence, continue North 90°00'00" West, along the South face of said building, a distance of 76 feet, more or less, to the Southwest corner of said building;

Thence, Northerly along the West face of said building, a distance of 27.9 feet;

Thence, Easterly along the Northerly face of said building a distance of 5.4 feet;

Thence, Northerly, along the West Face of said building, a distance of 5.3 feet;

Thence, Easterly along the North face of said building, a distance of 74.41 feet, more or less, to the Northeast corner of said building;

Thence continue Easterly along said line, a distance of 5 feet to the West right of way line of said South County Road;

Thence, South 02°45'00" East, along said right of way line a distance of 33.2 feet, more or less, to the **POINT OF BEGINNING**.

The bearings stated herein are based on an assumed North 90°00'00" West, along the South line of Lot 176;

AND

Lots 173 through 176 together with lots 180 through 183, inclusive, Plat of **FLORAL PARK**, as recorded in Plat Book 2, page 6, Public Records of Palm Beach County, Florida.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS

The South 8.14 feet of Lot 175, Less the East 15 feet thereof, and Lot 176, less the East 15 feet thereof, of the Plat of **FLORAL PARK** according to the Plat thereof, as recoded in Plat book 2, Page 6, of the Public Records of Palm Beach County, Florida, being conveyed out by Warranty Deed, recorded in official Records Book 13287, Page 1027, in the Public Records of Palm Beach

County, Florida.

AND

LESS AND EXCEPT:

Lots 178 and 179, **FLORAL PARK**, according to the Plat thereof, as recorded in Plat Book 2, Page 6, Public Records of Palm Beach County, Florida, being conveyed out by Warranty Deed, recorded in Official Records Book 11295, Page 435.

AND

Parcel A:

The South 8.14 feet of Lot 175, less the East 15 feet thereof, and Lot 176, less the East 15 feet thereof, **FLORAL PARK**, according to the Plat thereof as recorded in Plat Book 2, Page(s) 6, Public Records of Palm Beach County, Florida.

Parcel B:

Lot 177, **FLORAL PARK**, according to the Plat thereof as recorded in Plat Book 2, Page(s) 6, Public Records of Palm Beach County, Florida, Less the East 15 feet thereof.

Parcel C:

Lots 178 and 179, **FLORAL PARK**, according to the Plat thereof as recorded in Plat Book 2, Page(s) 6, Public Records of Palm Beach County, Florida, Less the East 15 feet thereof.