

RECEIVED

By yfigueroa at 1:55 pm, Aug 01, 2022

OFFICE COPY
Town of Palm Beach
Building Dept.

AGREEMENT FOR UNITY OF TITLE AND OTHER RESTRICTIONS

THIS AGREEMENT, dated this 30th day of Nov., 1978, by
and between BILTMORE GALLERIA, LIMITED, and TOWN OF PALM BEACH,

W I T N E S S E T H:

In consideration of the granting of the Zoning Variance and Site Plan Request Number 23-78 as modified, (the "Request"), to Stanley J. Marta on October 10, 1978 approving the use of the westernly twenty-five feet of Lot 37 of the BUNGALOW PARK ADDITION property for a driveway and maneuvering aisleway, and for other good and valuable consideration received from the TOWN OF PALM BEACH, the Developer, which as used herein shall mean the BILTMORE GALLERIA LIMITED, a limited partnership, its successors and/or assigns, (the "Developer"), agrees to restrict the use of the real property described in Exhibit "A" attached by the conditions which follow which shall be covenants running with the land unless and until such time as the same shall be released or modified in writing by the TOWN OF PALM BEACH, Florida:

1. Said property shall be considered as one plot and parcel of land and no portion of said plot or parcel of land shall be sold, transferred, assigned or mortgaged separately but rather only in its entirety as one plot and parcel of land.
2. The Developer shall maintain a one-way driveway gate permitting the traffic to flow only from Park Avenue onto the property, which gate shall be maintained at the place set forth in the Site Plan approved by the Town Council in accordance with the Request.
3. The Developer shall maintain the landscaping as is more particularly shown on the plans submitted with respect to the Request.
4. The Developer shall record this Agreement at its own expense in the Records of Palm Beach County and shall thereafter file this Agreement in the Office of the Town Clerk in and for the TOWN OF PALM BEACH.

IN WITNESS WHEREOF, the parties hereto have subscribed their names the day and year first aforesaid.

PALM OFF
BEACH REC 2958 PAGE 112

Exhibit G

78 192539

BIB DEC-1 PM 3:50

10.60%
City, Manalapan
321 Royal Palm
P.O. Box

Witnesses:

BILTMORE GALLERIA, LIMITED
A Florida Limited Partnership

James A. Jordan
Carole Wood

By Stanley J. Harte
its General Partner

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

SS.

The foregoing instrument was acknowledged before me this
27th day of November, 1978, by Stanley J. Harte
General Partner of BILTMORE GALLERIA, LIMITED, a Florida limited
partnership on behalf of said partnership.



Alice E. Fernandez
Notary Public

My Commission Expires:

Notary Public, State of Florida of large
My Commission Expires Sept. 12, 1980
Bonded by American Fidelity & Guaranty Company

Witnesses:

Janie Sanchez

TOWN OF PALM BEACH

G. E. Frost, Town Manager

ATTEST:

APPROVED:

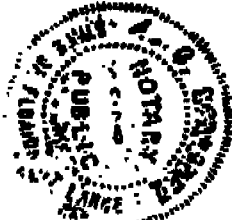
Stanley J. Harte
General Partner

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

SS.

The foregoing instrument was acknowledged before me this
27th day of November, 1978, by Stanley J. Harte
the General Partner of THE TOWN OF PALM BEACH, Florida,
a Florida municipality, on behalf of the Town of Palm Beach.

(NOTARY SEAL)



Janie Sanchez
Notary Public

My Commission Expires:

Notary Public
MY COMMISSION EXPIRES JAN. 2, 1980
BONDED THRU GENERAL FIDELITY & GUARANTY

That property located on Lots 46 through 53 inclusive, SUNRISE AVENUE ADDITION, Number 2, an addition to the Town of Palm Beach, Palm Beach County, Florida, according to the Plat thereof on file in Plat Book 8, Page 69, in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, and that property located at the southeast corner of the intersection of Bradley Place and Park Avenue, and Lots 35, 36 and 37, BUNGALOW PARK ADDITION, an addition to the Town of Palm Beach, Palm Beach County, Florida, according to the Plat thereof on file in Plat Book 7, Page 26, in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida.

EXHIBIT "A"

PALM BEACH REC 2968 PAGE 114

Recorded
Palm Beach County, Fla
John B. Smith
Clerk Circuit Court

PALM BEACH COUNTY - STATE OF FLORIDA

I hereby certify that the foregoing is a true copy of the record in my office

This Day of December 18

JOHN B. DUNKLE

Clerk Circuit Court

McFarland