



CFN 20210535733

OR BK 33074 PG 1133
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Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs 1133 - 1137 (5pgs)

THIS INSTRUMENT PREPARED BY:

Maura Ziska, Esq.
KOCHMAN & ZISKA, PLC
222 Lakeview Avenue, Suite 1500
West Palm Beach, FL 33401

PCNS: 50-43-43-22-10-000-0120

50-43-43-22-10-000-0110

UNITY OF TITLE AGREEMENT

THIS UNITY OF TITLE AGREEMENT ("Agreement") is made between and entered into as of this 19th day of October, 2021 by and between **CARRIAGE HOUSE PROPERTIES PARTNERS, LLC**, a Delaware limited liability company ("Owner"), and the Town of Palm Beach, a municipal corporation existing under the laws of the State of Florida ("Town").

RECITALS

- A. The undersigned **CARRIAGE HOUSE PROPERTIES PARTNERS, LLC**, are the Owner(s) of the following described parcels of real property located in the Town of Palm Beach, Palm Beach County, Florida:

See attached "Exhibit A"

- B. Owner is requesting to unify Parcel 1 and Parcel 2 in order to create one unified estate.
- C. There is a mortgage encumbering Parcel 1 and Parcel 2.
- D. The Town on July 12, 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.

Now therefore, in consideration of the Town of Palm Beach granting a building permit to Owner to connect Parcel 1 and Parcel 2, the Owner agrees that Parcel 1 and Parcel 2 shall hereafter be subject to the following restrictions in the following manner:

1. Parcel 1 and Parcel 2 shall be considered as one parcel and no portion of said combined parcel shall be sold, transferred, devised or assigned separately, but only in its entirety as one unit or parcel of land.
2. Owner further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land (Parcel 1 and Parcel 2) and shall remain in full force and effect and be binding upon the Owner, their heirs and assigns until such time as the same has been released in writing by the Town of Palm Beach.
3. Owner agrees that this instrument shall be recorded in the Public Records of Palm Beach County, Florida.
4. In the event a request is made in the future that this Unity of Title be released, should the two parcels of land (Parcel 1 and Parcel 2) otherwise be independently in compliance with

the Town's comprehensive plan, zoning ordinance and the regulations of the Town, the Town shall, upon written request by the Owner, their successors or assigns, execute a recordable termination of this Unity of Title.

5. Owner acknowledges and agrees that Owner shall continue to be responsible for assessments identified by the Town relating to each individual parcel of land (whichever is relevant) defined herein as if each parcel had not been unified.

Signed, sealed, executed and acknowledged on this 19th day of October, 2021, at Palm Beach, Florida.

IN WITNESS WHEREOF:

OWNER:

CARRIAGE HOUSE PROPERTIES PARTNERS, LLC

Janelle Howell
Witness Signature
Print Name: Janelle Howell

BY: [Signature]
ITS: DIRECTOR

[Signature]
Witness Signature
Printed Name: SUNITO M. LESLIE

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of SEPTEMBER, 2021, by JOSHUA LEVY on behalf of Carriage House Properties Partners, LLC who ☒ is personally known to me or who ☐ has produced _____ as identification.



[Signature]
Notary Public – State of Florida

Notary Seal: _____

Antoine H. M. Fabrizi
Witness Signature

Antoine H. M. Fabrizi
Witness Printed Name

TOWN OF PALM BEACH:

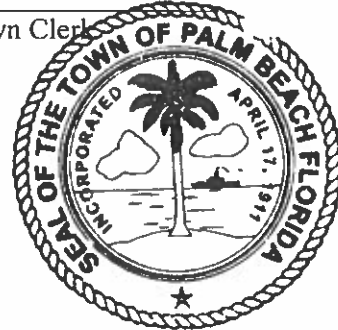
Kirk Blouin
Kirk Blouin, Town Manager

ATTEST:

Queenester Nieves
Queenester Nieves, Town Clerk

Patricia Gayle Gordon
Witness Signature

PATRICIA GAYLE GORDON
Witness Printed Name



STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 19th day of October, 2021, 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.

Kelly M Churney
Notary Public – State of Florida

Notary Seal: _____

APPROVED FOR FORM AND LEGAL SUFFICIENCY:

John C. Randolph
John C. Randolph, Town Attorney



EXHIBIT "A"

Legal Description

Parcel number: 50-43-43-22-10-000-0120

Address: 264 South County Road, Palm Beach, FL 33480

Lot L, of PHIPPS PLAZA, according to the Plat thereof, as recorded in Plat Book 20, Page 72, of the Public Records of Palm Beach County, Florida.

Legal Description

Parcel number: 50-43-43-22-10-000-0110

Address: 270 South County Road, Palm Beach, FL, 33480

Lot K, PHIPPS PLAZA, according to the plat thereof as recorded in Plat Book 20, Page 72, of the Public Records of Palm Beach County, Florida.

CONSENT OF MORTGAGEE

City National Bank of Florida is the Mortgagee of certain mortgage from Carriage House Properties Partners LLC, as Mortgagor, dated January 12, 2021, and recorded in Official Record Book 32100, Page 830, Public Records of Palm Beach County, Florida, which mortgage encumbers the properties included in the Unity of Title Agreement set forth above. The Mortgagee hereby consents to the terms and provisions of the Unity of Title Agreement entered into by Mortgagor.

City National Bank of Florida

By: 

Its: SVP

DAVID ALBRIGHT



STATE OF FLORIDA - PALM BEACH COUNTY
I hereby certify that the foregoing is a
true copy of the record in my office with
redactions, if any as required by law.

THIS 12 DAY OF Nov, 20 21

JOSEPH ABRUZZO

CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: 

Deputy Clerk