

# RIVERWALK - TOWN CENTER

A PARCEL OF LAND LYING IN  
SECTION 21, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2      OCTOBER, 1996

THIS INSTRUMENT PREPARED BY  
WILBUR F. DIVINE, P.S.M. 4190 STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
WEST PALM BEACH, FLORIDA

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 4:00 P.M.  
this 7 day of January 1997  
and duly recorded in Plat Book No. 78  
on page 177 and 178  
DOROTHY H. WILKIN, Clerk of Circuit Court  
by Aug 9 Sta D.C.



### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OR WATERS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THERE ARE NO OTHER DEDICATIONS TO NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY  
IMPROVEMENT DISTRICT

BY: William L. Kerslake  
WILLIAM L. KERSLAKE, PRESIDENT  
BOARD OF SUPERVISORS

DATE: DECEMBER 5, 1996

ATTEST: Peter L. Pimentel  
PETER L. PIMENTEL, SECRETARY  
BOARD OF SUPERVISORS

### CITY APPROVALS

CITY OF WEST PALM BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE, CONTAINED ON THIS PLAT THIS 23rd DAY OF December, 1996.

BY: Nancy M. Graham  
NANCY M. GRAHAM, MAYOR

APPROVED: December 17, 1996  
CITY PLANNING BOARD

BY: William M. Moss  
WILLIAM M. MOSS, CHAIRMAN

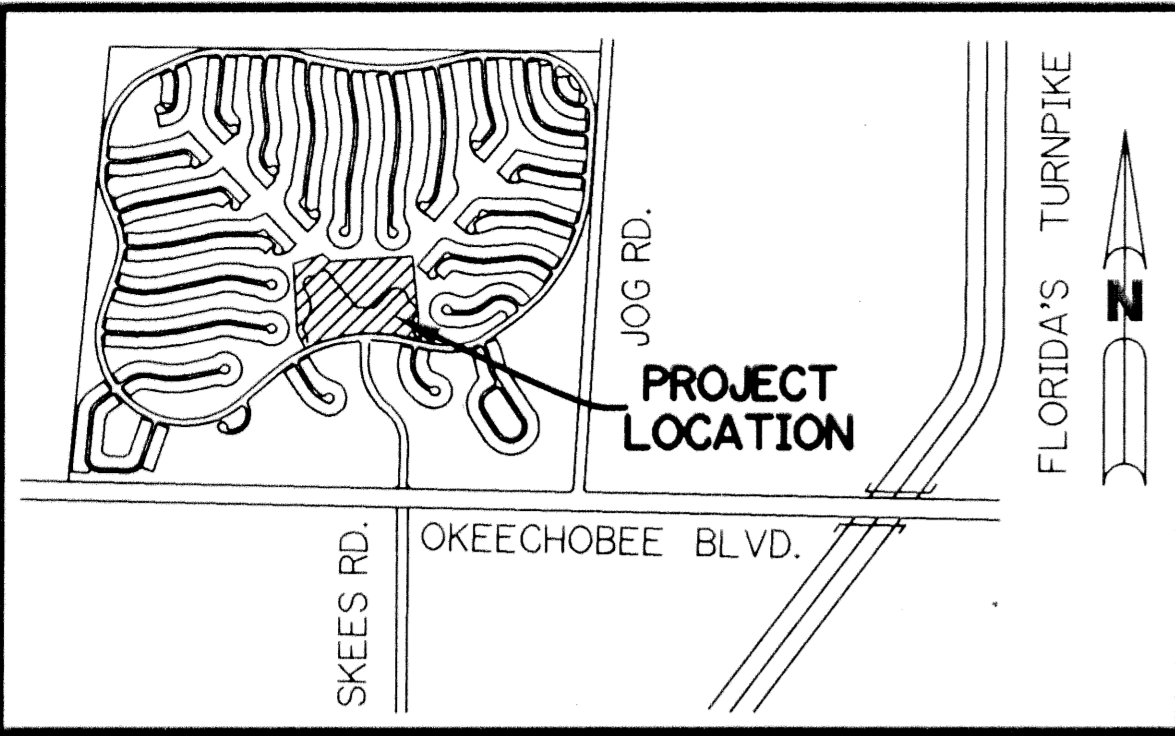
### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.S.") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH.

DATE: 10-23-96  
BY: Wilbur F. Divine  
WILBUR F. DIVINE  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 4190  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE CENTERLINE OF RIVERWALK BOULEVARD, WHICH BEARS NORTH 00°14'39" WEST, AND ALL BEARINGS ARE RELATIVE THERETO.
3. THE BUILDING SETBACKS SHALL CONFORM TO THE RIVERWALK RESIDENTIAL PLANNED DEVELOPMENT AGREEMENT AS EXECUTED WITH THE CITY OF WEST PALM BEACH.
4. NO BUILDINGS, NOR ANY PERMANENT STRUCTURES, SHALL BE PLACED ON UTILITY EASEMENTS, DRAINAGE EASEMENTS OR LAKE MAINTENANCE EASEMENTS EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
5. THE PLANTING OF TREES OR SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
6. WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES OF DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.



LOCATION SKETCH  
NOT TO SCALE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS RIVERWALK TOWN CENTER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RIVERWALK CIRCLE AT THE WEST END OF SAID RIGHT-OF-WAY LINE AS SHOWN ON RIVERWALK - PLAT ONE, SHEET 4 OF 10, AS RECORDED IN PLAT BOOK 74, PAGES 137 THROUGH 146 INCLUSIVE, SAID PALM BEACH COUNTY RECORDS; THENCE SOUTH 05°28'45" EAST, ALONG THE WEST LINE OF SAID RIVERWALK - PLAT ONE, A DISTANCE OF 70.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1500.00 FEET, THE RADIUS POINT OF SAID CURVE, BEARS SOUTH 05°28'45" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°12'01", A DISTANCE OF 581.20 FEET; THENCE NORTH 27°40'46" WEST, A DISTANCE OF 183.47 FEET; THENCE NORTH 03°49'27" WEST, A DISTANCE OF 553.43 FEET; THENCE NORTH 13°42'58" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 66°39'28" EAST, A DISTANCE OF 367.09 FEET; THENCE SOUTH 83°00'00" EAST, A DISTANCE OF 800.00 FEET TO THE WESTERLY MOST CORNER OF TRACT "L2" AS SHOWN ON SAID RIVERWALK - PLAT ONE, SHEET 8 OF 10; THENCE SOUTH 32°32'55" EAST, ALONG THE WESTERLY LINE OF SAID TRACT "L2", A DISTANCE OF 304.90 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE OF TRACT "L2", SOUTH 04°26'34" EAST, A DISTANCE OF 545.39 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID RIVERWALK CIRCLE; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH THE FOLLOWING COURSES, NORTH 77°55'52" WEST, A DISTANCE OF 242.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1570.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°32'53", A DISTANCE OF 480.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.00 ACRES, MORE OR LESS.

1. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES, INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "A", AS SHOWN ON THIS PLAT, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS AND FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES AND TO THE CITY OF WEST PALM BEACH FOR THE PURPOSE OF MAINTAINING WATER AND SEWER FACILITIES. THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
2. TRACT "L2", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
3. THE 20 FOOT LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND LAKE MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
4. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
5. RIVERWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
6. TRACT "B" AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS OF THE LANDS SHOWN HEREON, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF, RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF October, 1996.

RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.,  
A FLORIDA CORPORATION  
ATTEST: Jack B. Owen, Jr. Sec. BY: Robert S. Kairalla P.  
SECRETARY PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT S. KAIRALLA AND JACK B. OWEN, JR. WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED

AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF THE RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF October, 1996.

Aug. 31, 1998  
MY COMMISSION EXPIRES:

Christine Scalomande  
NOTARY PUBLIC - STATE OF FLORIDA  
Christine Scalomande  
PRINT NOTARY NAME HERE

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 25th DAY OF October, 1996.

RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: William E. Shannon BY: Charles H. Hathaway, Pres.  
WILLIAM E. SHANNON CHARLES H. HATHAWAY, PRESIDENT

WITNESS: Christine Scalomande

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED

AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF October, 1996.

Aug. 31, 1998  
MY COMMISSION EXPIRES:

Christine Scalomande  
NOTARY PUBLIC - STATE OF FLORIDA  
Christine Scalomande  
PRINT NOTARY NAME HERE

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, AS MODIFIED BY AN AGREEMENT, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8624 AT PAGE 1977 AND ITS MODIFICATION AND SPREADING AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8751 AT PAGE 1200, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF November, 1996.

FIRST BANK OF FLORIDA  
A FEDERALLY CHARTERED ASSOCIATION  
ORGANIZED UNDER THE LAWS OF THE  
UNITED STATES OF AMERICA

WITNESS: John M. Ahrenholz BY: John M. Ahrenholz  
William E. Shannon SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN M. AHRENHOLZ, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED

AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF FIRST BANK OF FLORIDA, A FEDERALLY CHARTERED ASSOCIATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF November, 1996.

Janne Munde  
NOTARY PUBLIC - STATE OF FLORIDA  
Janne Munde  
PRINT NOTARY NAME HERE

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8551, PAGE 146 AND OFFICIAL RECORD BOOK 8551, PAGE 177, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS 1 - 4 SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF November, 1996.

VECELLIO & GROGAN, INC.  
A WEST VIRGINIA CORPORATION  
BY: Leo A. Vecellio, Jr.  
LEO A. VECELLIO, JR.  
PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LEO A. VECELLIO, JR., AND WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF VECELLIO & GROGAN, INC., A WEST VIRGINIA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF November, 1996.

Karen S. Hushaver  
NOTARY PUBLIC - STATE OF FLORIDA  
Karen S. Hushaver  
PRINT NOTARY NAME HERE

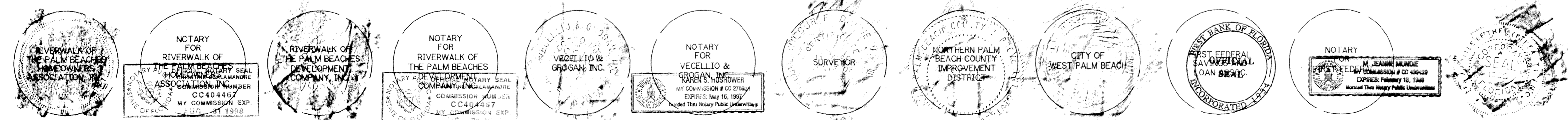
### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES, LTD., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES, LTD.  
BY: AMERICAN TITLE OF THE SOUTHEAST, INC.,  
ITS GENERAL PARTNER

DATE: 11/14/96 BY: William E. Shannon  
WILLIAM E. SHANNON, PRESIDENT



TAZ - 870

SUBDIVISION: RIVERWALK - TOWN CENTER  
BOOK: 78  
PAGE: 177  
FLOOD MAP: -  
FLOOD ZONE: -  
CLAD: -  
QUAD: -  
SE: -  
ZIP CODE: -  
PUD NAME: CITY OF WEST PALM BEACH