

RIVERWALK - PLAT ONE

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 10 JANUARY, 1995

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

137

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 11:50 A.M.
this 21st day of JANUARY
and duly recorded in Plat Book No. 34
on page 137-138
DOROTHY H. WILKEN, Clerk of Circuit Court
by Steph J. Handley D.C.



NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT

THE NORTHERN PALM BEACH COUNTY WATER CONTROL 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 WATER CONTROL DISTRICT

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

DATE: 2/08/95
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 16 DAY OF March, 1995.

BY Nancy M. Graham
NANCY M. GRAHAM, MAYOR

APPROVED: 3/14/95, 1995.
CITY PLANNING BOARD

BY William M. Moss
WILLIAM M. MOSS, CHAIRMAN

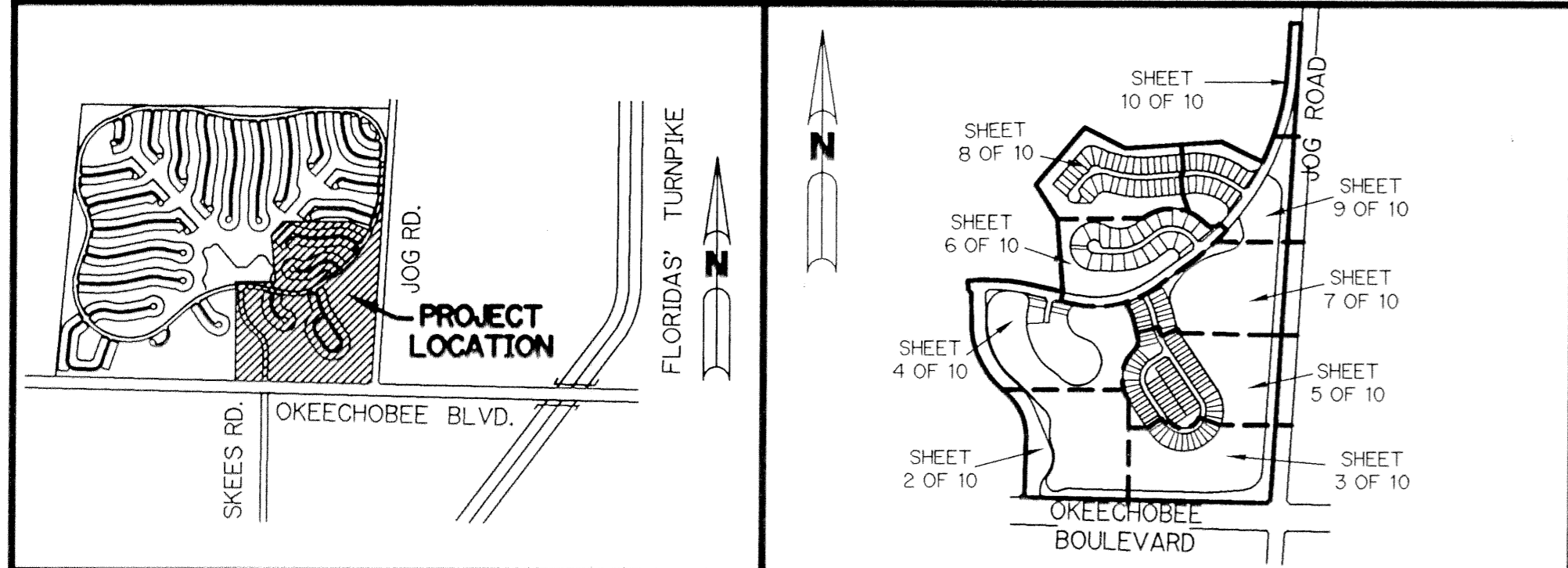
SURVEYOR'S CERTIFICATE:

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: 2-6-95
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4213
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 BASED ON AN ASSUMED BEARING OF NORTH 88°45'40" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 42 EAST.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
4. THE BUILDING SETBACKS SHALL CONFORM TO THE RIVERWALK RESIDENTIAL PLANNED DEVELOPMENT AGREEMENT AS EXECUTED WITH THE CITY OF WEST PALM BEACH.
5. NO BUILDINGS, NOR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS OR ON THE 20 FOOT DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
6. LANDSCAPING ON UTILITY EASEMENTS OTHER THAN FOR SEWER OR WATER SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
7. WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES OF DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
8. 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

KEY MAP

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 PLAT ONE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 03°27'13" EAST ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 200.15 FEET; THENCE NORTH 88°45'40" WEST, A DISTANCE OF 84.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°45'40" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, A DISTANCE OF 1,851.20 FEET; THENCE NORTH 46°14'20" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 01°14'20" EAST, A DISTANCE OF 417.72 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 48°12'27"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 370.21 FEET; THENCE NORTH 46°58'07" WEST, A DISTANCE OF 95.18 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 652.00 FEET AND A CENTRAL ANGLE OF 46°43'28"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 531.70 FEET; THENCE NORTH 00°14'39" WEST, A DISTANCE OF 227.65 FEET; THENCE NORTH 47°07'13" WEST, A DISTANCE OF 29.77 FEET; THENCE NORTH 05°28'45" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTH WHOSE RADIUS POINT BEARS SOUTH 05°28'45" EAST FROM SAID POINT, HAVING A RADIUS OF 1,570.00 FEET AND A CENTRAL ANGLE OF 17°32'53"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 480.85 FEET; THENCE SOUTH 77°55'52" EAST, A DISTANCE OF 242.97 FEET; THENCE NORTH 04°26'34" WEST, A DISTANCE OF 545.39 FEET; THENCE NORTH 32°32'55" WEST, A DISTANCE OF 304.90 FEET; THENCE NORTH 40°22'11" EAST, A DISTANCE OF 569.52 FEET; THENCE SOUTH 63°08'45" EAST, A DISTANCE OF 342.30 FEET; THENCE NORTH 86°04'57" EAST, A DISTANCE OF 721.01 FEET; THENCE SOUTH 64°07'34" EAST, A DISTANCE OF 349.38 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 64°07'34" WEST FROM SAID POINT, HAVING A RADIUS OF 1900.00 FEET AND A CENTRAL ANGLE OF 22°25'10"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 743.46 FEET; THENCE NORTH 03°27'16" EAST, A DISTANCE OF 338.17 FEET; THENCE SOUTH 86°32'44" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 03°27'16" WEST ALONG A LINE 60.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 1,173.91 FEET; THENCE SOUTH 03°27'13" WEST ALONG A LINE 60.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,424.21 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF JOG ROAD); THENCE SOUTH 47°20'46" WEST, A DISTANCE OF 35.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.74 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 WATER CONTROL DISTRICT. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "A", AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY WATER CONTROL 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. TRACTS "C" THROUGH "O", AS SHOWN HEREON, ARE RESERVED FOR THE RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
3. TRACTS "L1" AND "L2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE 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 WATER CONTROL DISTRICT.
4. THE 20 FOOT DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE 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 WATER CONTROL DISTRICT.

5. THE 6 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR REAR YARD DRAINAGE PURPOSES AND CONSTRUCTION OF A COMMON WALL. THE MAINTENANCE OF ALL DRAINAGE AND WALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
6. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
7. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
8. LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
9. RIVERWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO 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 WATER CONTROL DISTRICT.
10. TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF THE LAND SHOWN HEREON FOR FUTURE DEVELOPMENT PURPOSES. THE OWNERS OF THE LAND AS SHOWN HEREON RESERVE, ON BEHALF OF THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT TO REPLAT ALL OR PART OF TRACT "B" WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

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 16th DAY OF January, 1995.

RIVERWALK OF THE PALM BEACHES DEVELOPMENT COMPANY, INC.,
A FLORIDA CORPORATION
ATTEST: Jack B. Owen, Jr. SECRETARY
BY: Robert S. Kairalla 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 not a 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 16th DAY OF January, 1995.
Aug 31, 1998
MY COMMISSION EXPIRES:
Christine Scalomande
NOTARY PUBLIC - STATE OF FLORIDA

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 16th DAY OF JAN, 1995.

RIVERWALK OF THE PALM BEACHES HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: William E. Shannon
WILLIAM E. SHANNON
BY: Charles H. Hathaway, Pres.
CHARLES H. HATHAWAY, PRESIDENT
WITNESS: Christine Scalomande
CHRISTINE SCALOMANDE

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED not a 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 11th DAY OF January, 1995.

August 31, 1998
MY COMMISSION EXPIRES:
Christine Scalomande
NOTARY PUBLIC - STATE OF FLORIDA

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 ARE RECORDED IN OFFICIAL RECORD BOOK 8551 AT PAGE 196 AND IN OFFICIAL RECORD BOOK 8551 AT PAGE 177 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 ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF January, 1995.

VECELLIO & GROGAN, INC.
A WEST VIRGINIA CORPORATION
ATTEST: Leo A. Vecellio, Jr. SECRETARY
BY: Scott Vecellio
LEO A. VECELLIO, JR.
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED LEO A. VECELLIO, JR. AND John L. Taylor WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED personally known AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY, VECELLIO & GROGAN, INC., A WEST VIRGINIA 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 11th DAY OF January, 1995.
5-16-97
MY COMMISSION EXPIRES:
Karen S. Hushover
NOTARY PUBLIC - STATE OF FLORIDA
Karen S. Hushover
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: FIRST SOUTHERN TITLE COMPANY, INC.,
ITS GENERAL PARTNER
DATE: 1/18/95
BY: Harvey Scholl
HARVEY SCHOLL, PRESIDENT

Notary seals for Christine Scalomande, Veccello & Grogan, Inc., and the City of West Palm Beach.

SUBDIVISION # Riverwalk Plat One
BOOK 74 PAGE 137
FLOOD MAP # -
ZONING -
QUAD # -
SE -
PUD NAME c/wpb
2/13/95