

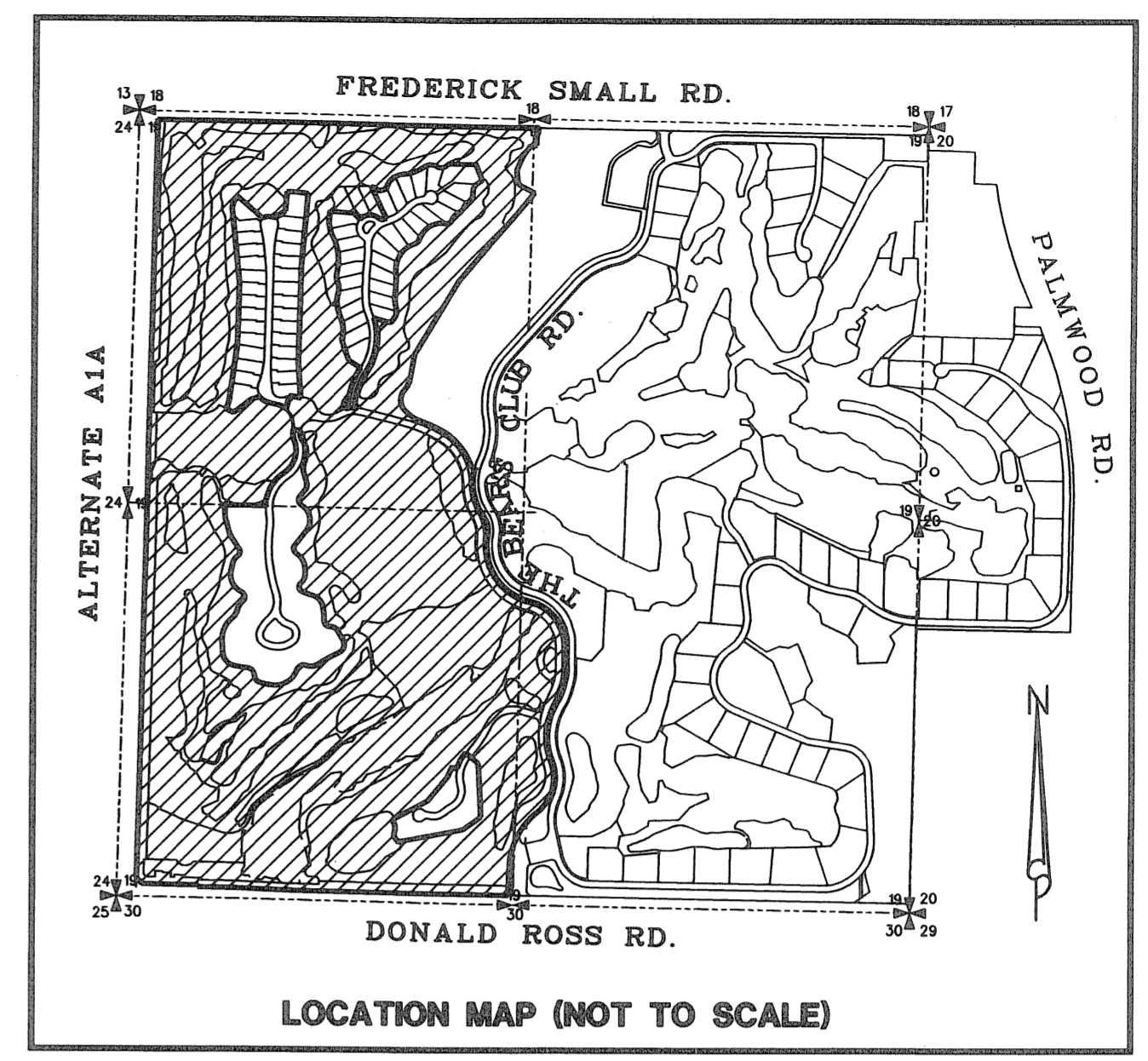
RITZ-CARLTON GOLF CLUB & SPA REPLAT, JUPITER, A P.U.D.

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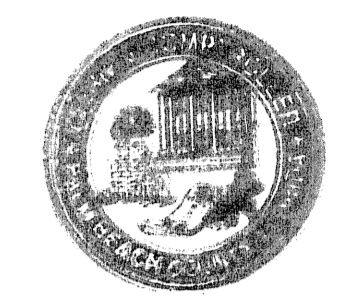
97

BEING A REPLAT OF RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D.,
 AS RECORDED IN PLAT BOOK 93, PAGES 171 THROUGH 192,
 LESS AND EXCEPT TRACTS "A", "A1", "C", "E", "M", "R-3", "R-4" AND R-6;
 LOTS 1C THROUGH 11C, INCLUSIVE; LOTS 15C THROUGH 34C, INCLUSIVE,
 OF SAID RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D.,
 AND LESS AND EXCEPT ALL OF RITZ-CARLTON GOLF CLUB & SPA, POD B, JUPITER, A P.U.D.,
 AS RECORDED IN PLAT BOOK 99, PAGES 42 THROUGH 44,
 ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA,
 LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
 TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
 JULY, 2005 SHEET 1 OF 23

00030.042



COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 11:25 AM on 09/18/05
 This day of September 2005
 and duly recorded in Plat Book No. 166
 Page 97
 SHARON R. BOEK, Clerk
 D.C.



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS RITZ-CARLTON GOLF CLUB & SPA REPLAT, JUPITER, A P.U.D., LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D., AS RECORDED IN PLAT BOOK 93, PAGES 171 THROUGH 192, LESS AND EXCEPT TRACTS "A", "A1", "C", "E", "M", "R-3", "R-4" AND "R-6"; LOTS 1C THROUGH 11C, INCLUSIVE; LOTS 15C THROUGH 34C, INCLUSIVE, OF SAID RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D., AND LESS AND EXCEPT ALL OF RITZ-CARLTON GOLF CLUB & SPA, POD B, JUPITER, A P.U.D., AS RECORDED IN PLAT BOOK 99, PAGES 42 THROUGH 44, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

CONTAINING 235.959 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1.) THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

2.) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

3.) THE DRAINAGE EASEMENTS SHOWN HEREON AND LYING WITHIN TRACTS "H", "I", "K", GOLF COURSE TRACTS "G-1", "G-2", "G-3", AND PRESERVATION TRACTS "P-1", "P-2", "P-7" AND "P-10", ARE HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

4.) THE DRAINAGE EASEMENTS SHOWN HEREON AND LYING WITHIN TRACT "D", AND LOT 12C ARE HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

5.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT OR RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.

6.) PRESERVATION TRACTS "P-1" THROUGH "P-10", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, PRESERVATION OF WETLANDS, WETLAND BUFFERS AND UPLAND AREAS AND ARE SUBJECT TO THE "UPLAND PRESERVE AREA AND WETLAND PRESERVE AREA MANAGEMENT PLAN" ON FILE WITH THE TOWN OF JUPITER PLANNING AND ZONING DIVISION. THE PERPETUAL MAINTENANCE OF THESE TRACTS SHALL BE THE OBLIGATION OF RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. PRESERVATION TRACT "P-10" IS SUBJECT TO THE TERMS AND CONDITIONS OF A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 13039, PAGE 667, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE TOWN OF JUPITER SHALL HAVE THE REGULATORY AUTHORITY TO ENFORCE MAINTENANCE OF ANY PORTION OF THE PRESERVATION TRACTS SHOWN BY THIS PLAT. THE TOWN MAY REQUIRE RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS TO PAY ALL OF THE LEGAL, ADMINISTRATIVE AND MAINTENANCE COSTS.

7.) WATER MANAGEMENT TRACTS "W-1" THROUGH "W-9", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

8.) GOLF COURSE TRACTS "G-1" THROUGH "G-3", AS SHOWN HEREON, ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE RELATED PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

9.) TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

10.) CLUBHOUSE AND SPA TRACT "F", AS SHOWN HEREON, IS HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR CLUBHOUSE AND SPA RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

11.) MAINTENANCE FACILITY TRACT "G", AS SHOWN HEREON, IS HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR OPERATIONS AND GOLF COURSE MAINTENANCE RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

12.) TRACTS "R-7" AND "R-8", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES, UTILITIES AND DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

13.) TRACTS "R-1" AND "R-2", AS SHOWN HEREON, ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES, UTILITIES AND DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO STRUCTURES MAY BE CONSTRUCTED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.

14.) ROADWAY EASEMENT "R-9" AS SHOWN HEREON IS HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO STRUCTURES MAY BE CONSTRUCTED WITHIN THIS EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.

15.) THE EAGLE CORE NESTING AREA TRACT "I" AND EAGLE MAINTENANCE ZONE TRACT "J" AS SHOWN HEREON ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER AND ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT NO. 50-04854-P AND A CONSERVATION EASEMENT AFFECTING TRACTS "I" AND "J" RECORDED IN OFFICIAL RECORDS BOOK 13039, PAGE 650 AND OFFICIAL RECORDS BOOK 13039, PAGE 659, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID TRACTS "I" AND "J" ARE ALSO SUBJECT TO THE RESTRICTIONS, OBLIGATIONS, TERMS AND CONDITIONS OF THE TOWN OF JUPITER ORDINANCE 54-100, ADOPTED ON MARCH 20, 2001, THE BALD EAGLE MANAGEMENT PLAN PREPARED BY RAPTOR MANAGEMENT CONSULTANTS, INC., DATED MAY 23, 2001 AND THE "UPLAND PRESERVE AREA AND WETLAND PRESERVE AREA MANAGEMENT PLAN", ON FILE AT THE TOWN OF JUPITER PLANNING AND ZONING DIVISION.

16.) BUFFER TRACTS "H", "K", "L" AND "N", AS SHOWN HEREON, ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE BUFFER, FENCES, SIDEWALKS, WALLS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

17.) THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER, FENCES, SIDEWALKS, WALLS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

18.) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACTS "R-1" "R-2", "R-7" AND "R-8", IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER FACILITIES AND ACCESS TO LIFT STATION FACILITIES AS SHOWN HEREON AS LIFT STATION EASEMENTS.

19.) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACTS "R-1" "R-2", "R-7" AND "R-8" AND ROADWAY EASEMENT "R-9", IS HEREBY DEDICATED TO THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES AND FOR ACCESS OF POLICE, FIRE, EMERGENCY AND SERVICE VEHICLES.

20.) THE WATER LINE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES.

21.) THE LIFT STATION EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR ACCESS TO AND MAINTENANCE AND OPERATION OF LIFT STATION FACILITIES. THE LANDS LYING UNDER SAID LIFT STATION EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT.

22.) TRACT "D1", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

23.) THE 60.00 FOOT BY 60.00 FOOT WATER INTERCONNECT EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER AND TO SEACOAST UTILITY AUTHORITY FOR POTABLE WATER INTERCONNECT FACILITIES. THE LANDS LYING UNDER SAID WATER INTERCONNECT EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. SAID WATER INTERCONNECT EASEMENT SHALL NOT BE ENCUMBERED BY ANY OTHER EASEMENTS, OTHER THAN THOSE SHOWN HEREON, WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN OF JUPITER AND SEACOAST UTILITY AUTHORITY.

24.) THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, THE MAINTENANCE OF ALL LAKE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO STRUCTURES MAY BE CONSTRUCTED WITHIN THIS EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.

25.) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE PEDESTRIAN / GOLF CART PATHS ON GOLF COURSE TRACT "G-2", MAINTENANCE FACILITY TRACT "G", CLUBHOUSE AND SPA TRACT "F" AND WETLAND PRESERVATION TRACT "P-10" THAT MAY EXIST FROM TIME, TO TIME, ARE HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. THE EXACT LOCATION OF THE PEDESTRIAN / GOLF CART PATHS WITHIN THESE TRACTS SHALL BE DETERMINED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND MAY BE SUBJECT TO MODIFICATION, FROM TIME TO TIME, IN ITS SOLE DISCRETION.

26.) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ACROSS TRACTS "R-1" AND "R-2" IS HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS.

27.) THE 19 FOOT, 10 FOOT AND WIDTH VARIES PUBLIC PEDESTRIAN EASEMENTS ACROSS BUFFER TRACT "N", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BEAR'S CLUB DEVELOPMENT COMPANY, ITS SUCCESSORS AND ASSIGNS, ACCORDING TO THE TERMS AND CONDITIONS OF AN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 10887, PAGE 1725, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

28.) THE 13 FOOT PUBLIC PEDESTRIAN EASEMENT ACROSS BUFFER TRACT "N", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 14th DAY OF OCTOBER, 2005.

RBF, LLC A DELAWARE LIMITED LIABILITY COMPANY
 WITNESS *Barbara Caldwell* BY: *Robert A. Phillips*
 Print Name: *Barbara Caldwell* AUTHORIZED REPRESENTATIVE
 ROBERT A. PHILLIPS

WITNESS: *Tom Swickly*
 Print Name: *Tom Swickly*

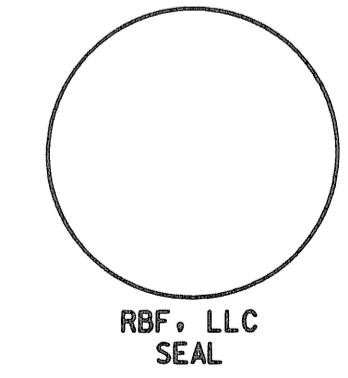
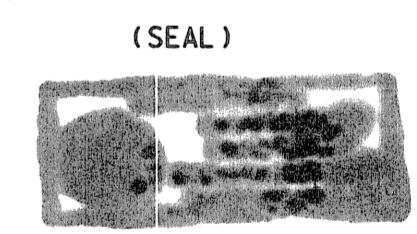
ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT A. PHILLIPS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED REPRESENTATIVE OF RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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 14th DAY OF OCTOBER, 2005.

Commissioner No: *DD0297729*
 MY COMMISSION EXPIRES: *Sept 3, 2007*
 10/14/2007 NOTARY PUBLIC



LIDBERG LAND SURVEYING, INC.		CAD: K:\UST\194143\RITZ\0033306\COVER.DGN	
REF.			
F.L.D.	FB.	PG.	JOB 03-003-306
OFF. R.J.W.			DATE 09/18/03
CKD. D.C.L.	SHEET 1	OF 23	DWG. D03-003P

675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-9454