

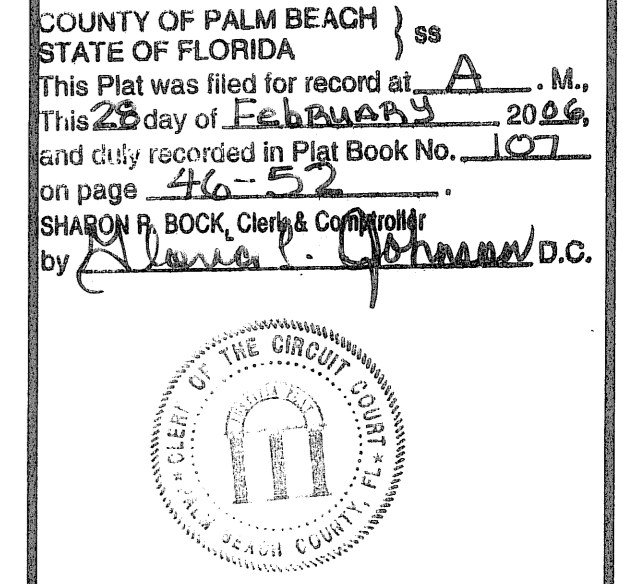
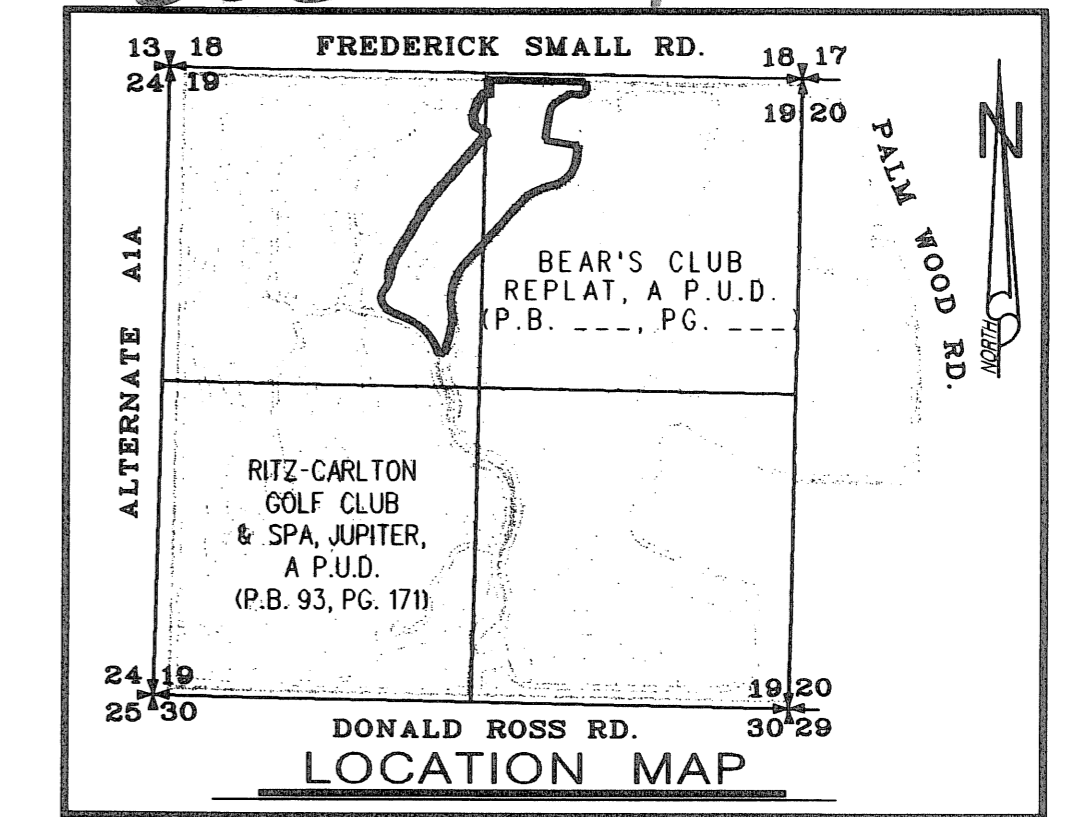
DEDICATIONS AND RESERVATIONS

BEAR'S CLUB ADDITION, A P.U.D.

A REPLAT OF ALL OF COMMON AREA TRACTS "C2", "C3" AND "HC2", A PORTION OF COMMON AREA TRACT "C1" AND ALL OF ROADWAY TRACT "A3", BEAR'S CLUB REPLAT, A P.U.D., AS RECORDED IN PLAT BOOK 106, PAGES 33 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

JANUARY, 2006

SHEET 1 OF 7



STATE OF FLORIDA) COUNTY OF PALM BEACH) KNOW ALL MEN BY THESE PRESENTS THAT THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP; THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP; VINTAGE ESTATES AT THE BEAR'S CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY; NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA AND THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS BEAR'S CLUB ADDITION, A P.U.D., BEING A REPLAT OF ALL OF COMMON AREA TRACTS "C2", "C3" AND "HC2", A PORTION OF COMMON AREA TRACT "C1" AND ALL OF ROADWAY TRACT "A3", BEAR'S CLUB REPLAT, A P.U.D., AS RECORDED IN PLAT BOOK 106, PAGES 33 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER SOUTH 88°59'18" EAST, A DISTANCE OF 19.44 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 01°00'42" WEST, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D., AS RECORDED IN PLAT BOOK 93, PAGES 171 THROUGH 192, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FREDERICK SMALL ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 4594, PAGE 1448, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A LINE 60.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER, SOUTH 88°59'18" EAST, A DISTANCE OF 807.47 FEET TO THE NORTHWEST CORNER OF SAID BEAR'S CLUB REPLAT, A P.U.D.; THENCE ALONG THE WESTERLY LINE OF TRACT "I" OF SAID BEAR'S CLUB REPLAT A P.U.D. FOR THE FOLLOWING ELEVEN COURSES, SOUTH 08°45'44" EAST, A DISTANCE OF 17.34 FEET; THENCE SOUTH 43°59'18" EAST, A DISTANCE OF 15.62 FEET; THENCE SOUTH 01°00'42" WEST, A DISTANCE OF 12.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 320.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°18'35", A DISTANCE OF 40.82 FEET TO A NON-TANGENT LINE; THENCE SOUTH 50°14'25" WEST, A DISTANCE OF 26.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 60.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°51'12", A DISTANCE OF 52.21 FEET; THENCE NORTH 79°54'23" WEST, A DISTANCE OF 75.72 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.50 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 58°47'01" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°51'09", A DISTANCE OF 23.20 FEET; THENCE SOUTH 58°04'08" WEST, A DISTANCE OF 114.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°35'27", A DISTANCE OF 106.01 FEET; THENCE SOUTH 09°29'41" WEST, A DISTANCE OF 231.18 FEET TO THE SOUTH LINE OF SAID TRACT "I"; THENCE ALONG SAID SOUTH LINE SOUTH 80°31'19" EAST, A DISTANCE OF 280.43 FEET TO A POINT ON THE WESTERLY LINE OF ROADWAY TRACT "A2" AS SHOWN ON SAID BEAR'S CLUB REPLAT, A P.U.D.; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING SIX COURSES, SOUTH 08°37'56" WEST, A DISTANCE OF 120.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 254.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°58'19", A DISTANCE OF 310.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 506.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°29'32", A DISTANCE OF 322.28 FEET; THENCE SOUTH 42°06'43" WEST, A DISTANCE OF 671.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 496.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°25'00", A DISTANCE OF 453.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 504.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°53'33", A DISTANCE OF 122.20 FEET TO A POINT ON THE WESTERLY LINE OF GOLF COURSE CLUBHOUSE TRACT "P1" AS SHOWN ON SAID BEAR'S CLUB REPLAT, A P.U.D.; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING THREE COURSES AND RADIAL TO THE PRECEDING COURSE, NORTH 86°24'44" WEST, A DISTANCE OF 13.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 491.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH 86°24'44" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°41'39", A DISTANCE OF 177.34 FEET; THENCE RADIAL TO THE PRECEDING COURSE, SOUTH 65°43'05" EAST, A DISTANCE OF 13.00 FEET TO A POINT ON THE WESTERLY LINE OF ROADWAY TRACT "A1" AND TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 356.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 65°43'05" EAST; THENCE ALONG SAID WESTERLY LINE AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°58'42", A DISTANCE OF 62.00 FEET TO A NON-TANGENT LINE; THENCE DEPARTING SAID WESTERLY LINE, NORTH 75°54'34" WEST, A DISTANCE OF 37.50 FEET TO A CORNER IN THE EASTERLY LINE OF SAID RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D.; THENCE ALONG THE EASTERLY LINE OF SAID RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D., FOR THE FOLLOWING EIGHTEEN COURSES, NORTH 75°54'34" WEST, A DISTANCE OF 22.80 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 409.50 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 74°27'09" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°02'07", A DISTANCE OF 329.02 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1083.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'58", A DISTANCE OF 164.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 264.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°27'06", A DISTANCE OF 126.73 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°07'28", A DISTANCE OF 146.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°25'24", A DISTANCE OF 95.98 FEET; THENCE NORTH 09°52'14" EAST, A DISTANCE OF 153.65 FEET; THENCE NORTH 30°49'07" EAST, A DISTANCE OF 577.75 FEET; THENCE

NORTH 40°32'47" EAST, A DISTANCE OF 787.46 FEET; THENCE NORTH 62°11'07" WEST, A DISTANCE OF 52.05 FEET; THENCE NORTH 61°33'21" WEST, A DISTANCE OF 64.10 FEET; THENCE NORTH 28°46'56" WEST, A DISTANCE OF 21.36 FEET; THENCE NORTH 06°10'26" WEST, A DISTANCE OF 80.05 FEET; THENCE NORTH 22°08'13" EAST, A DISTANCE OF 99.56 FEET; THENCE NORTH 31°54'30" EAST, A DISTANCE OF 34.72 FEET; THENCE NORTH 35°15'27" EAST, A DISTANCE OF 54.11 FEET; THENCE NORTH 81°14'48" EAST, A DISTANCE OF 47.02 FEET; THENCE NORTH 01°00'42" EAST, A DISTANCE OF 117.76 FEET; TO THE POINT OF BEGINNING

CONTAINING 33.6197 ACRES OR 1,464,475 SQUARE FEET MORE OR LESS.

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

- 1) THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN ON SAID PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND ROADS PRIVATE OR PUBLIC ASSOCIATED WITH SUCH 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 PROPERTY OWNERS ASSOCIATION, ITS SUCCESSOR AND ASSIGNS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.
2) THE UTILITY EASEMENTS, AS 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.
3) ROADWAY TRACTS "A1" AND "A2" (CUB LANE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES, PERIMETER WALL, LANDSCAPING, UTILITIES, DRAINAGE, INGRESS AND EGRESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
4) ROADWAY TRACT "A3" (CUB LANE) IS HEREBY RESERVED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND GATE/GATE HOUSE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
5) WETLAND TRACTS "B1", "B2", "B3" AND "B4", AS SHOWN HEREON, ARE HEREBY RESERVED BY THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND PRESERVATION OF WETLANDS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.
6) GOLF COURSE TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED BY THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE RELATED PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

- 7) WATER MANAGEMENT TRACTS "D1", "D2" AND "D3", AS SHOWN HEREON, ARE HEREBY RESERVED BY THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
8) COMMON AREA TRACT "E1" AS SHOWN HEREON, IS HEREBY RESERVED BY THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PRESERVATION, LANDSCAPE, LANDSCAPE WALLS, DRAINAGE, UTILITY AND RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
9) COMMON AREA TRACTS "E2", "E3" AND "E4", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PRESERVATION, LANDSCAPE, LANDSCAPE WALLS, DRAINAGE, UTILITY AND RELATED PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
10) LANDSCAPE BUFFER TRACT "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
11) UPLAND TRACTS "G1", "G2" AND "G3", AS SHOWN HEREON, ARE HEREBY RESERVED BY THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND PRESERVATION OF UPLAND AND WETLAND BUFFERS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
12) THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
13) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY TRACTS "A1", "A2" AND "A3" (CUB LANE) IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER FACILITIES.
14) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY TRACTS "A1", "A2" AND "A3" (CUB LANE) 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.
15) THE GOLF COURSE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR INGRESS AND EGRESS TO AND FROM GOLF COURSE TRACT "C".
16) 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 BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.
17) 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.

- 17) WETLAND PRESERVE EASEMENT, SHOWN HEREON AS W.P.E., IS HEREBY DEDICATED TO THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR WETLAND PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP AND THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR GENERAL PARTNERS, CLARENDON PROPERTIES GROUP, INC., A FLORIDA CORPORATION, AND BEAR'S CLUB MANAGEMENT CORP., A FLORIDA CORPORATION, AND WHICH IN TURN HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE PRESIDENTS AND ATTESTED BY THEIR RESPECTIVE SECRETARIES, AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR RESPECTIVE BOARD OF DIRECTORS,

THIS 9th DAY OF JANUARY, 2006.

THE BEAR'S CLUB DEVELOPMENT CO., A FLORIDA GENERAL PARTNERSHIP

BY: CLARENDON PROPERTIES GROUP, INC. A FLORIDA CORPORATION, ITS GENERAL PARTNER

ATTEST: Ivan C. Frederickson, SECRETARY BY: Robert B. Whitley, PRESIDENT

THIS 9th DAY OF JANUARY, 2006.

THE BEAR'S CLUB FOUNDING PARTNERS, LTD. A FLORIDA LIMITED PARTNERSHIP

BY: BEAR'S CLUB MANAGEMENT CORP., A FLORIDA CORPORATION, ITS GENERAL PARTNER

ATTEST: Donna Doty, SECRETARY BY: Kara Fenton, VICE PRESIDENT

ACKNOWLEDGEMENT

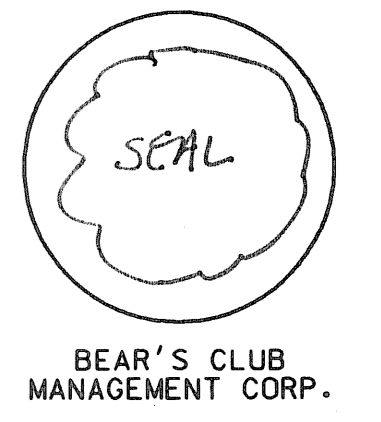
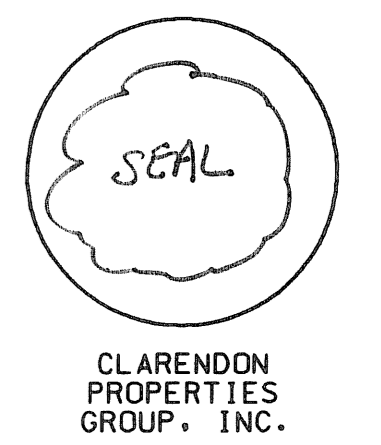
STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT B. WHITLEY AND IVAN C. FREDERICKSON, WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF CLARENDON PROPERTIES GROUP, INC., A FLORIDA CORPORATION, GENERAL PARTNER FOR THE BEAR'S CLUB DEVELOPMENT CO., A FLORIDA GENERAL PARTNERSHIP 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 9 DAY OF JANUARY, 2006.

MY COMMISSION EXPIRES: 2-7-08 Lou G. Pohl NOTARY PUBLIC LAKE F. POTRZEKUS

COMMISSION NUMBER: DD282320 NOTARY SEAL:



LIDBERG LAND SURVEYING, INC. 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

Table with columns: REF., FLD., OFF., CKD., FB., PG., SHEET, JOB, DATE, DWG. Values include: REF., FLD., OFF., CKD., FB., PG., SHEET 1 OF 7, JOB 02-166-306, DATE 06-02-05, DWG. D02-166P