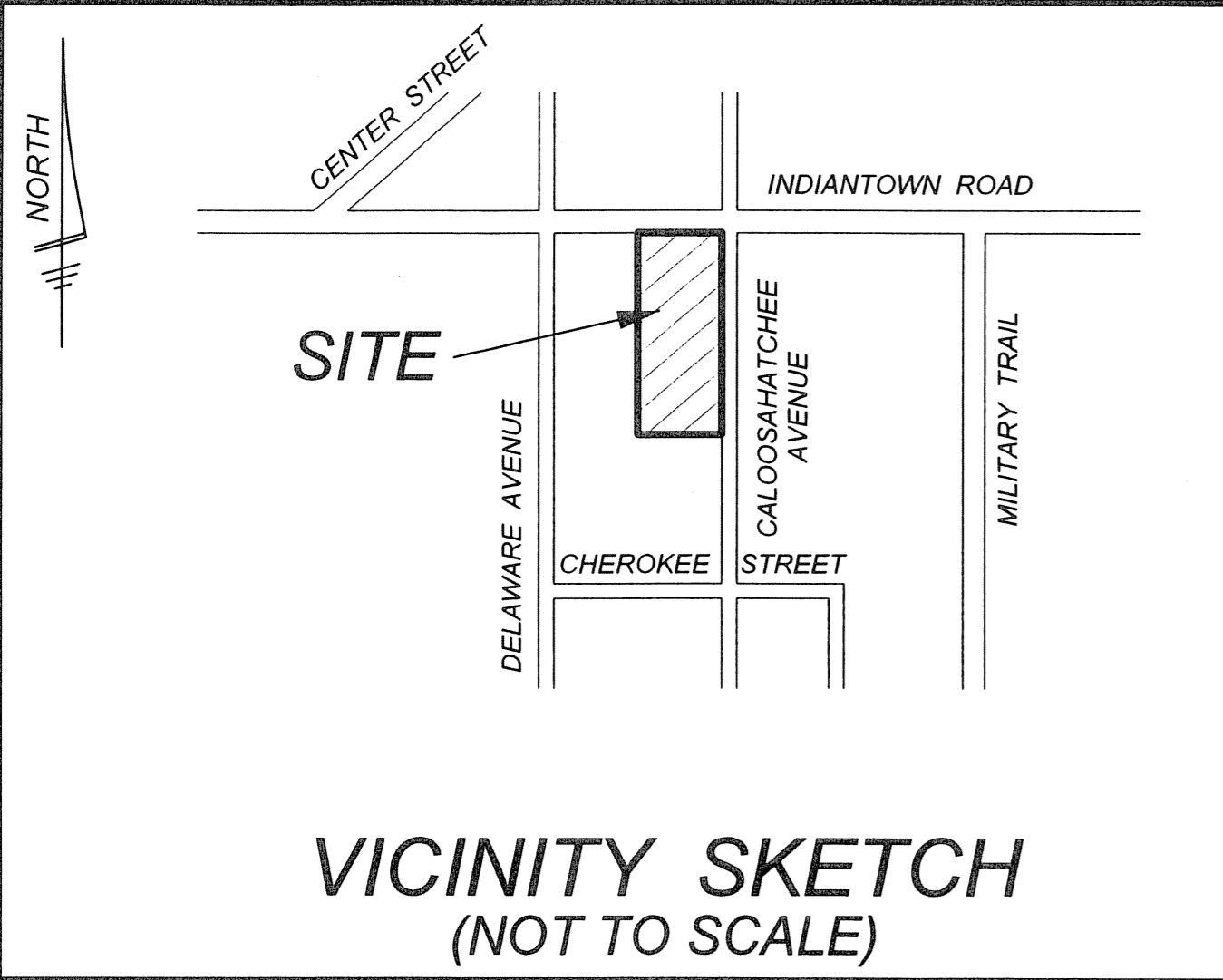


ABC LIQUORS 00030.048

BEING A REPLAT OF PARCEL B, AS RECORDED IN THE PLAT OF GULFSTREAM GOODWILL, PLAT BOOK 92, PAGE 124, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

JUNE, 2006

SHEET 1 OF 2



PLAT OF PALM BEACH COUNTY, FLORIDA
 This Plat was filed for record on 8-22-06
 This is day of August 2006
 and duly recorded in Public Records No. 103
 Volume 2006-1
 Original Book, Leaf & Conspicuous
 by [Signature]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that J & J Real Estate, Ltd., a Florida limited partnership, owner of the land shown herein being a replat of Parcel B, as recorded in the plat of Gulfstream Goodwill, Plat Book 92, Page 124, Public Records of Palm Beach County, Florida, lying in Section 2, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, shown herein as ABC Liquors, being more particularly described as follows:

Legal Description:

Parcel B, according to the plat of GULFSTREAM GOODWILL, as recorded in Plat Book 92, Page 124, Public Records of Palm Beach County, Florida, lying in Section 2, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida.

Containing in all, 1.54 Acres, more or less.

has caused the same to be surveyed and platted as shown herein and does hereby dedicate as follows:

- Parcel B1 is hereby reserved by J & J Real Estate, Ltd., a Florida limited partnership, for future development and other purposes not inconsistent with this reservation.
- The Access Easements as shown herein are hereby dedicated to the Town of Jupiter, for public access and utility purposes, and is the perpetual maintenance obligation of J & J Real Estate, Ltd., its successors and assigns, without recourse to the Town of Jupiter.
- The Utility Easements as shown herein are hereby dedicated in perpetuity for the construction, operation, 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.
- The Landscape Buffer as shown herein is hereby reserved by J & J Real Estate, Ltd., a Florida limited partnership, its successors and or assigns, for landscape buffer and buffer wall purposes and is the perpetual maintenance obligation of said J & J Real Estate, Ltd., a Florida limited partnership, its successors and or assigns, without recourse to the Town of Jupiter.
- The Limited Access Easements, as shown herein, are hereby dedicated to the Town of Jupiter for the purpose of control and jurisdiction over access rights.
- The Sidewalk Easements as shown herein are hereby dedicated to the Town of Jupiter for public access, and are the perpetual maintenance obligation of the Town of Jupiter.
- The drainage easements, as shown herein, are hereby dedicated to J & J Real Estate, Ltd., a Florida limited partnership, its successors and or assigns, and are the perpetual maintenance obligation of said J & J Real Estate, Ltd., a Florida limited partnership, its successors and or assigns, without recourse to the Town of Jupiter, and shall include the drainage rights for Parcel A, Plat of Gulfstream Goodwill, allowing storm water drainage from Parcel A across the drainage system and drainage easements within Parcel B1.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its Vice President of H & B Management as General Partner and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 27 day of July, 2006.

J & J Real Estate, Ltd.
 a Florida limited partnership
 BY: [Signature]
 John C. Eicher
 Vice President of H & B Management
 as General Partner

ACKNOWLEDGEMENT

State of Florida
 County of Palm Beach

Before me personally appeared John C. Eicher, who is personally known to me ~~as his produced~~ ~~as identification~~ and who executed the foregoing instrument as Vice President of H & B Management as General Partner of J & J Real Estate, Ltd., a Florida limited partnership and severally acknowledged before me that he executed said instrument for the purpose expressed therein.

WITNESS my hand and official seal this 27 day of July, 2006.

My Commission Expires: August 02, 2006

My Commission Number: DD138433

[Signature]
 Signature of Notary Public
 Phyllis Fitzpatrick
 Printed Name of Notary Public

TITLE CERTIFICATION

I, J. F. BENNETT, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to J & J Real Estate, Ltd., a Florida limited partnership; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: July 23, 2006 By: [Signature]
 Attorney-at-law licensed in Florida
 Florida Bar No. 0117298

TOWN OF JUPITER APPROVALS

State of Florida

County of Palm Beach

This plat is hereby approved for record pursuant to the ordinances of the Town of Jupiter and in accordance with Section 177.07(2), Florida Statutes, this 1st day of August, 2006 and has been reviewed by a Professional Surveyor and Mapper under contract with the Town of Jupiter, in accordance with Section 177.081(1), Florida Statutes.

BY: [Signature]
 Doug P. Koennicke, P.E.,
 Town Engineer

ABC Liquors is hereby approved for record this 1st day of August, 2006.

ATTEST: [Signature]
 Sally Boylan,
 Town Clerk

BY: [Signature]
 Karen Golonka, Mayor

SURVEYOR & MAPPER'S CERTIFICATE

This is to certify that the plat shown herein 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 monuments according to sec. 177.091(9), F.S., will be set under the guarantees posted with the Town of Jupiter for the required improvements; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the Town of Jupiter, Florida.

Date: July 31, 2006

BY: [Signature]
 Craig L. Wallace
 Professional Surveyor and Mapper
 Florida Certificate No. 3357
 Wallace Surveying Corporation
 5553 Village Boulevard
 West Palm Beach, Florida 33407
 Licensed Business No. 4569

NOTES

- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- No structure or building or any kind of landscaping shall be placed on or within any easement without the prior written consent of all easement beneficiaries and the Town Engineer.
- The Town of Jupiter shall have the right, but not the obligation, to maintain any portion of the drainage system shown by 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 property owners, assigns, or successors to pay all or part of the maintenance costs.
- Bearings shown hereon are based on the West line of the Southeast Quarter of Section 2, Township 41 South, Range 42 East which bears North 01° 36' 44" East and all other bearings are relative thereto.
- Coordinates shown hereon are grid.
- Datum = NAD 83, 1990 Adjustment
- Zone = Florida East
- Scale Factor = 1.000007277
- Ground distance x scale factor = grid distance
- Creek Street and Central Dixie Highway as recorded in P.B. 14, Pg. 27, and encompassed by this replat, were abandoned by ordinance 104-90 in O.R.B. 7024, Pg. 1777, and by Deed Book 944, Pg. 1640, respectively, Public Records of Palm Beach County, Florida.
- This instrument prepared by: [Signature]
 Kristi J. Smith
 Wallace Surveying Corporation
 5553 Village Boulevard
 West Palm Beach, Florida 33407
 561/640-4551

J & J Real Estate, Ltd., a Florida limited partnership	NOTARY SEAL/STAMP: Phyllis Fitzpatrick My Commission DD138433 Expires August 02, 2006	SURVEYOR SEAL: [Seal]	TOWN ENGINEER SEAL: [Seal]	TOWN OF JUPITER SEAL: [Seal]
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ABC LIQUORS

WALLACE SURVEYING
 CORP. LICENSED BUSINESS #4569
 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551

FIELD:	JOB NO:	P.B.:	PG.:
OFFICE: K.S.	DATE: MARCH, 2005	DWG. NO.:	01-1290-2
CK'D: C.W.	REF: 01-1290-2.DWG	SHEET:	1 OF 2