



This instrument prepared by  
and return to:

Kathi Borkholder, Esq.  
The Ritz-Carlton Development Company, Inc.  
6649 Westwood Boulevard  
Orlando, Florida 32821  
(407) 206-6000

When Recorded Return to: Kim Fowler  
First American Title Insurance Company  
National Vacation Ownership Division  
2300 Maitland Center Parkway, Suite 201  
Maitland, FL 32751

CFN 20100261377  
OR BK 23956 PG 0146  
RECORDED 07/20/2010 12:34:39  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0146 - 157; (12pgs)

**TENTH AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF  
EAGLE TREE CONDOMINIUM**

THIS TENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLE TREE CONDOMINIUM ("Tenth Amendment") is made by RBF, LLC, a Delaware limited liability company ("Developer").

WHEREAS, the Declaration of Condominium of EAGLE TREE CONDOMINIUM was recorded in Official Records Book 15778, Page 22 in the Public Records of Palm Beach County, Florida (the "Original Declaration"); and

WHEREAS, the Original Declaration was amended by the following amendments: (i) the First Amendment to Declaration of Condominium of EAGLE TREE CONDOMINIUM recorded in Official Records Book 16701, Page 0914 ("First Amendment"); (ii) the Second Amendment to Declaration of Condominium of EAGLE TREE CONDOMINIUM recorded in Official Records Book 17557, Page 0343 ("Second Amendment"); (iii) the Third Amendment to Declaration of Condominium of EAGLE TREE CONDOMINIUM recorded in Official Records Book 18273, Page 1853 ("Third Amendment"); (iv) the Fourth Amendment to Declaration of Condominium of EAGLE TREE CONDOMINIUM recorded in Official Records Book 18368, Page 1806 ("Fourth Amendment"); (v) the Fifth Amendment to Declaration of Condominium of EAGLE TREE CONDOMINIUM recorded in Official Records Book 22312, Page 0102 ("Fifth Amendment"); (vi) the Sixth Amendment to Declaration of Condominium of EAGLE TREE CONDOMINIUM recorded in Official Records Book 22407, Page 1255 ("Sixth Amendment"); (vii) the Seventh Amendment to Declaration of Condominium of EAGLE TREE CONDOMINIUM recorded in Official Records Book 23100, Page 1845 ("Seventh Amendment"); (viii) the Eighth Amendment to the Declaration of Condominium of EAGLE TREE CONDOMINIUM recorded in Official Records Book 23137, Page 1369 ("Eighth Amendment"); and (ix) the Ninth Amendment to the Declaration of Condominium of EAGLE TREE CONDOMINIUM recorded in Official Records Book 23269, Page 1278 ("Ninth Amendment"), all recorded in the Public Records of Palm Beach County, Florida (the Original Declaration, as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment and Ninth Amendment, shall be referred to herein as the "Declaration"); and

WHEREAS, capitalized terms, to the extent not otherwise defined in this Tenth Amendment, shall have the same meaning as set forth in the Declaration; and

WHEREAS, pursuant to the Fifth Amendment, Developer submitted various Units to the Condominium, as described in Exhibit "A" to the Fifth Amendment, including, without limitation, Unit 202 and Unit 204; and

WHEREAS, at the time of recording the Fifth Amendment, Unit 202 and Unit 204 were not substantially complete; and

WHEREAS, pursuant to Section 3.1 of Article III of the Declaration, upon completion of construction of a Unit submitted to the Condominium, an amendment to the Declaration shall be recorded which contains a survey showing the location of all promised improvements "as-built," together with a Certificate of Surveyor attesting to the completion of construction as required by Section 718.104(4)(e), Florida Statutes.

WHEREAS, Unit 202 and Unit 204 are now substantially complete, and the Developer desires to record an "as-built" survey of Unit 202 and Unit 204 in compliance with Section 3.1 or Article III of the Declaration;

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

Pursuant to the provisions of Section 3.1 of Article III of the Declaration, Developer hereby declares that the improvements described as Unit 202 and Unit 204, together with the Common Elements appurtenant thereto, as described in Exhibit "A" attached hereto, are substantially complete.

IN WITNESS WHEREOF, the Developer has executed this Tenth Amendment this 12 day of July, 2010.

WITNESSES

Print Name: Diana Newell  
Diana Newell

Print Name: Letitia Adams  
Letitia Adams

"Developer"

RBF, LLC  
a Delaware limited liability company

By: The Ritz-Carlton Development Company, Inc., a  
Delaware corporation, its sole member

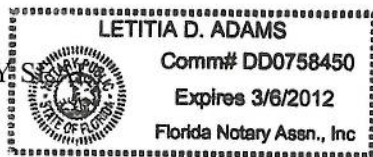
By: [Signature]  
Print Name: DANIEL B. ZANINI  
As its: VICE PRESIDENT

STATE OF FLORIDA            )  
  ) SS.  
COUNTY OF ORANGE        )

BEFORE ME, the undersigned authority authorized to take acknowledgments in the State and County aforesaid, appeared Daniel B. Zanini, as Vice President of THE RITZ-CARLTON DEVELOPMENT COMPANY, INC., a Delaware corporation, the sole member of RBF, LLC, a Delaware limited liability company, and he acknowledged that he executed this Tenth Amendment to Declaration of Condominium of Eagle Tree Condominium on behalf of the corporation pursuant to due authority therefrom. He is personally known to me.

WITNESS my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2010.

(NOTARY SEAL)



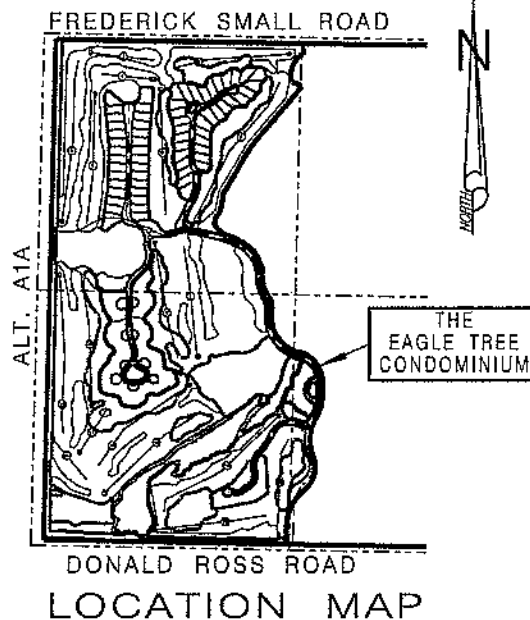
Letitia Adams  
(Notary Signature)

\_\_\_\_\_  
(Notary Name Printed)  
NOTARY PUBLIC  
Commission No. \_\_\_\_\_

EXHIBIT "A"  
**THE EAGLE TREE CONDOMINIUM**  
 SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
 TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
 COMPONENT "A" OF PHASE VI

**INDEX OF DRAWINGS**

CERTIFICATION	SHEET 1
SURVEYOR'S NOTES	SHEET 2
LEGAL & SKETCH PHASE 6	SHEET 3
BOUNDARY SURVEY/SITE PLAN PHASE 6	SHEET 4 & 5
UNIT 202 - UNIT BOUNDARY & FLOOR PLAN	SHEET 6
UNIT 202 - UNIT ELEVATION	SHEET 7
UNIT 204 - UNIT BOUNDARY & FLOOR PLAN	SHEET 8
UNIT 204 - UNIT ELEVATION	SHEET 9



**CERTIFICATION**

I HEREBY CERTIFY THAT THE ENCLOSED SHEETS 1 THROUGH 9, INCLUSIVE, WHICH COMPRISE THIS EXHIBIT "A", RECORDED IN OFFICIAL RECORD BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IS A CORRECT REPRESENTATION OF THE IMPROVEMENTS DESCRIBED HEREIN TO INCLUDE THE COMMON ELEMENTS AND UNITS, AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS FOR UNITS 202 AND 204 ARE SUBSTANTIALLY COMPLETE SUCH THAT THIS MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR THE EAGLE TREE CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 15778, PAGE 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AMENDED, RESPECTIVELY, DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND PROPOSED DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE PROPOSED IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT INCLUDED WITHIN SAID CONDOMINIUM CAN BE DETERMINED FROM THESE MATERIALS.

I HEREBY CERTIFY THAT THIS CONDOMINIUM BOUNDARY HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE RULE 61G17-6, CHAPTER 718.104(e) FLORIDA STATUTES AND FIND THAT THERE ARE NO EASEMENTS, ENCROACHMENTS, OR USES AFFECTING THIS PROPERTY, THAT I HAVE KNOWLEDGE OF OTHER THAN THOSE SHOWN AND DEPICTED THEREON.

DATE: JUNE 18, 2010

\_\_\_\_\_  
 DAVID E. LIDBERG  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA NO. 3613

**SURVEYOR'S CERTIFICATION**

**LIDBERG LAND  
 SURVEYING, Inc.**

LB4431

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

CAD. K:\UST \ 194143 \ RITZ \ 01-085-3088 \ 01-085-3088.DGN

REF.

FLD.	A.M.	FB.	596 549 547	PG.	20 B&9 (FILE) 50	JOB	01-085-3088
OFF.	R.J.W. & E.C. & L.J.C.					DATE	06/18/10
CKD.	D.C.L.	SHEET	1	OF	9	DWG.	A01-085A

EXHIBIT "A"  
**THE EAGLE TREE CONDOMINIUM**  
SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
COMPONENT "A" OF PHASE VI

**SURVEYOR'S NOTES:**

1.) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.

2.) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

3.) UNIT BOUNDARIES

UPPER BOUNDARIES. THE IMAGINARY HORIZONTAL PLANE THROUGH THE HIGHEST POINT OF THE INTERIOR UNFINISHED LOWER SURFACE OF THE CEILING OF THE UNIT.

LOWER BOUNDARIES. THE IMAGINARY HORIZONTAL PLANE THROUGH THE LOWEST POINT OF THE INTERIOR UNFINISHED UPPER SURFACE OF THE FLOOR OF THE UNIT.

PERIMETER BOUNDARIES. THE PERIMETER BOUNDARIES OF THE UNIT SHALL BE THE IMAGINARY VERTICAL PLANES ALONG AND COINCIDENT WITH THE INTERIOR UNFINISHED SURFACES OF PERIMETER WALLS, OR WHERE NO WALL EXISTS, AN IMAGINARY VERTICAL PLANE ALONG AND COINCIDENT WITH THE SIDES OF THE PERIMETER OF SUCH UNIT.

AREAS WITHIN A UNIT CONTAINING CONDUITS, WIRING, DUCTS, PLUMBING, BEARING WALLS, STRUCTURAL SUPPORTS, AND OTHER SUCH ITEMS, TOGETHER WITH THE CONTENTS THEREIN, REGARDLESS OF LOCATION, CONSTITUTE PARTS OF THE COMMON ELEMENTS TO THE EXTERIOR UNDECORATED FINISHED SURFACE OF SAID AREAS.

COMMON ELEMENTS AND LIMITED COMMON ELEMENTS SHOWN HEREON ARE DEFINED WITHIN THE DECLARATION OF CONDOMINIUM.

4.) THE EXPECTED USE OF THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.

5.) SHEETS 6 - 9 REPRESENT A MAP OF A BOUNDARY SURVEY AS DEFINED IN CHAPTER 61G17-6.002(8), FLORIDA ADMINISTRATIVE CODE.

**SURVEYOR'S NOTES**



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CKD.	D.C.L.	SHEET	2	OF	9	DWG.	A01-085A

## EXHIBIT "A"

## THE EAGLE TREE CONDOMINIUM

SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
COMPONENT "A" OF PHASE VI

## ABBREVIATIONS:

D.E. • DRAINAGE EASEMENT  
O.R.B. • OFFICIAL RECORD BOOK  
P.B. • PLAT BOOK  
R.B. • RADIAL BEARING  
U.E. • UTILITY EASEMENT  
W.L.E. • WATER LINE EASEMENT  
W.M.E. • WATER MANAGEMENT EASEMENT



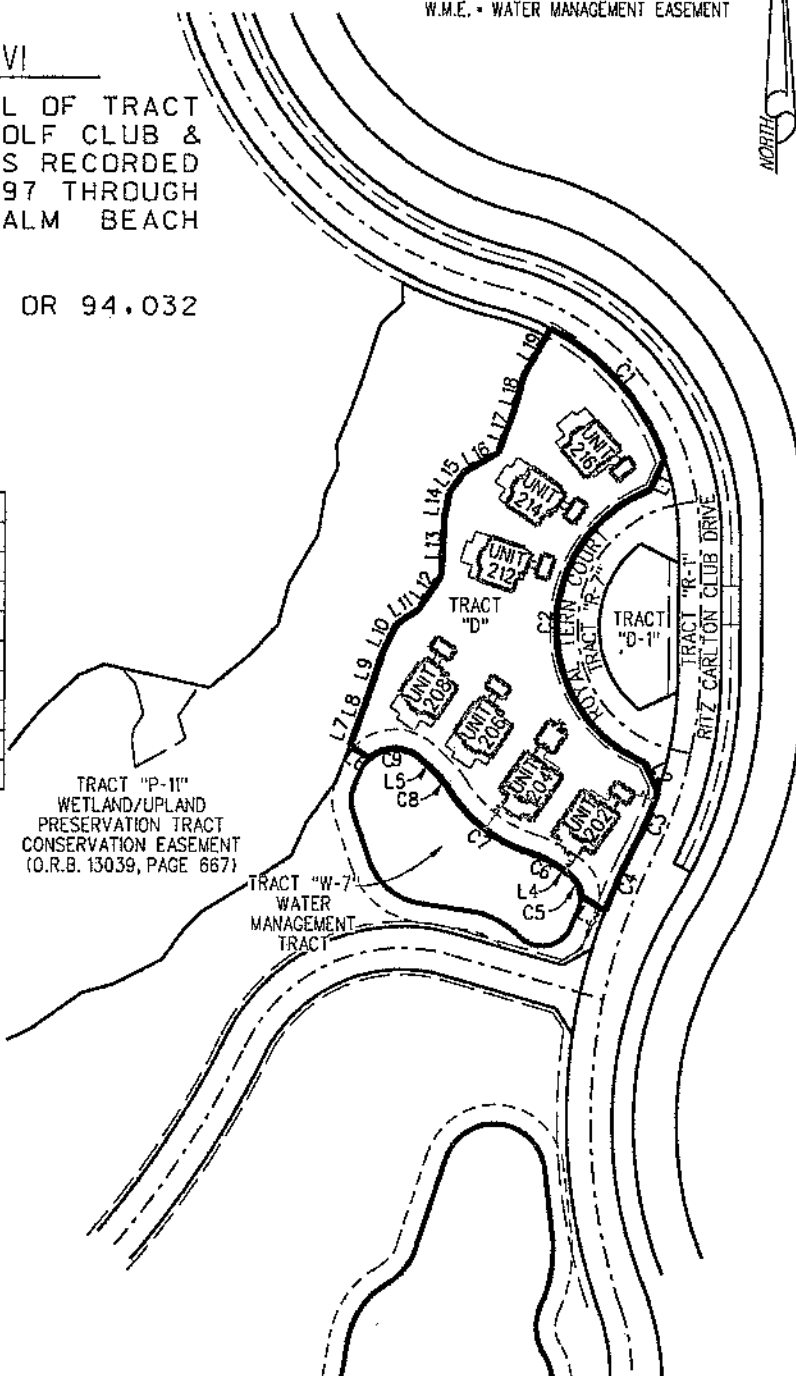
## LEGAL DESCRIPTION PHASE VI

A PARCEL OF LAND BEING ALL OF TRACT "D", THE RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D., AS RECORDED IN PLAT BOOK 106, PAGES 97 THROUGH 119 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.159 ACRES OR 94,032 SQUARE FEET MORE OR LESS.

NUMBER	ANGLE	RADIUS	ARC	CHORD
C1	42° 18' 40"	251.50	185.72	S41° 18' 35" E
C2	136° 14' 41"	152.50	362.63	S00° 59' 02" W
C3	09° 10' 01"	401.50	64.24	S23° 07' 00" W
C4	06° 51' 23"	600.00	71.80	
C5	51° 47' 14"	30.00	27.12	N29° 51' 29" W
C6	17° 27' 10"	100.00	30.46	
C7	41° 15' 56"	154.00	110.91	
C8	14° 40' 57"	100.00	25.63	
C9	85° 17' 55"	40.00	59.55	

NUMBER	DIRECTION	DISTANCE
L1	S24° 28' 34" W	35.13'
L2	S24° 18' 10" E	34.00'
L3	S57° 13' 34" E	29.90'
L4	N55° 45' 06" W	14.36'
L5	N46° 37' 17" W	18.97'
L6	N57° 13' 34" W	24.73'
L7	N21° 25' 51" E	16.40'
L8	N20° 18' 04" E	41.43'
L9	S18° 13' 47" W	46.09'
L10	S26° 17' 57" W	30.66'
L11	S57° 01' 48" W	27.29'
L12	S33° 40' 33" W	43.39'
L13	N03° 03' 21" E	59.87'
L14	S10° 05' 26" W	26.43'
L15	S35° 19' 59" W	26.84'
L16	S60° 43' 39" W	40.66'
L17	S20° 56' 30" W	44.80'
L18	S14° 52' 17" W	40.48'
L19	S30° 04' 29" W	56.54'



## LEGAL &amp; SKETCH PHASE VI

0 200 400  
GRAPHIC SCALE - FEET



**LIDBERG LAND  
SURVEYING, INC.**

LB4431

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

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DATE

06/18/10

CKD.

D.C.L.

SHEET

3

OF

9

DWG.

A01-085A

LEGEND: PROPERTY CORNERS

- • FOUND 5/8" I.R. & CAP "LB 4431"  
(UNLESS NOTED OTHERWISE)
- • FOUND MAG NAIL & DISK  
"LB 4431"

ABBREVIATIONS:

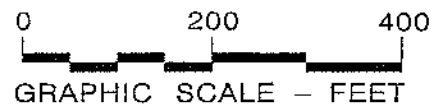
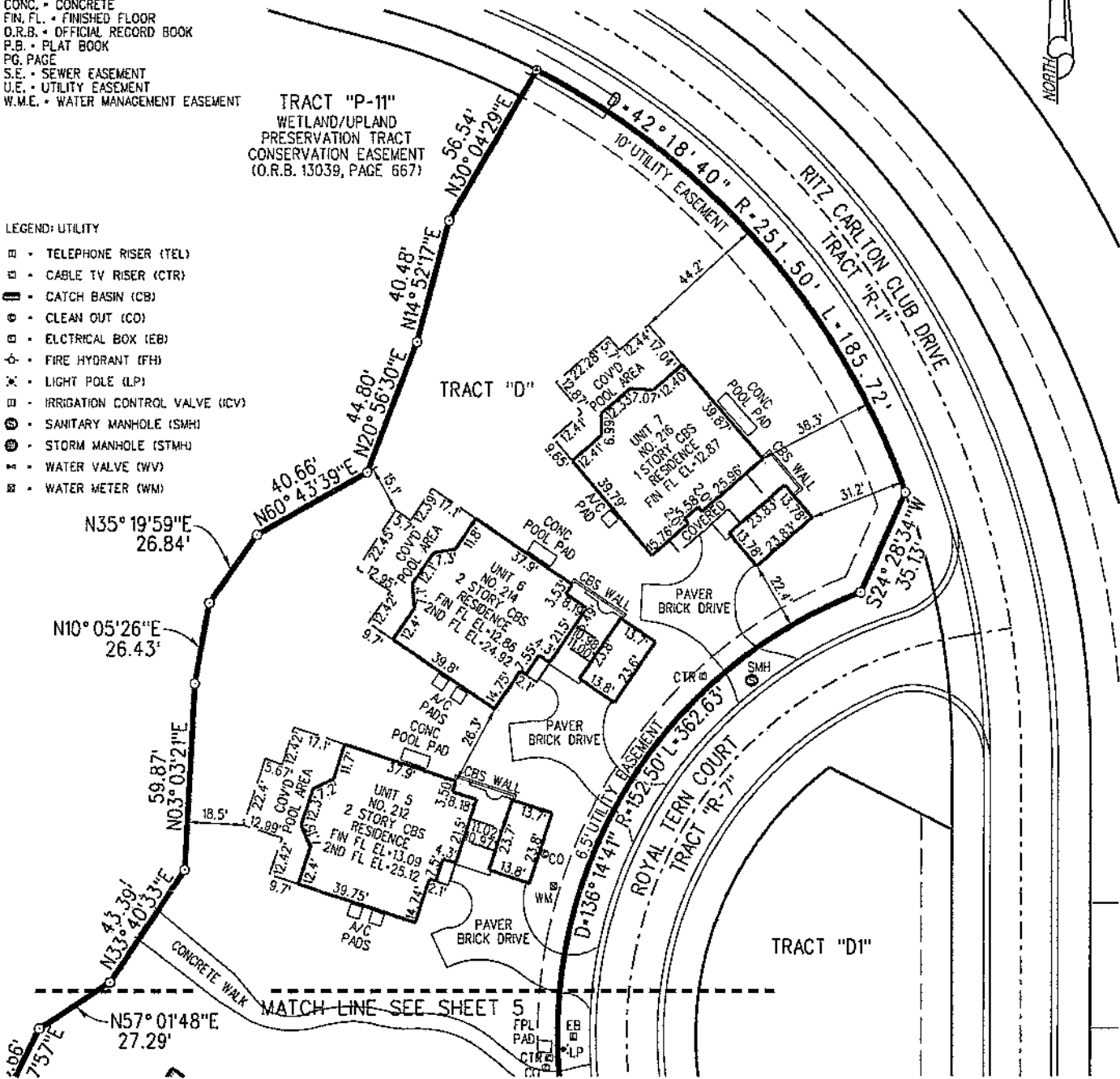
- COVD • COVERED
- C.B.S. • CONCRETE BLOCK STRUCTURE
- CONC. • CONCRETE
- FIN. FL. • FINISHED FLOOR
- O.R.B. • OFFICIAL RECORD BOOK
- P.B. • PLAT BOOK
- PG. PAGE
- S.E. • SEWER EASEMENT
- U.E. • UTILITY EASEMENT
- W.M.E. • WATER MANAGEMENT EASEMENT

EXHIBIT "A"  
**THE EAGLE TREE CONDOMINIUM**  
SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
COMPONENT "A" OF PHASE VI



LEGEND: UTILITY

- • TELEPHONE RISER (TEL)
- • CABLE TV RISER (CTR)
- • CATCH BASIN (CB)
- • CLEAN OUT (CO)
- • ELECTRICAL BOX (EB)
- • FIRE HYDRANT (FH)
- ✕ • LIGHT POLE (LP)
- • IRRIGATION CONTROL VALVE (ICV)
- • SANITARY MANHOLE (SMH)
- • STORM MANHOLE (STMH)
- ✕ • WATER VALVE (WV)
- ✕ • WATER METER (WM)



BOUNDARY SITE PLAN PHASE VI

**LIDBERG LAND SURVEYING, INC.**

LB4431

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

CAD. K:\UST \ 194143 \ RITZ \ 01-085-3088 \ 01-085-3088.DGN

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CKD. D.C.L.

SHEET 4

OF 9

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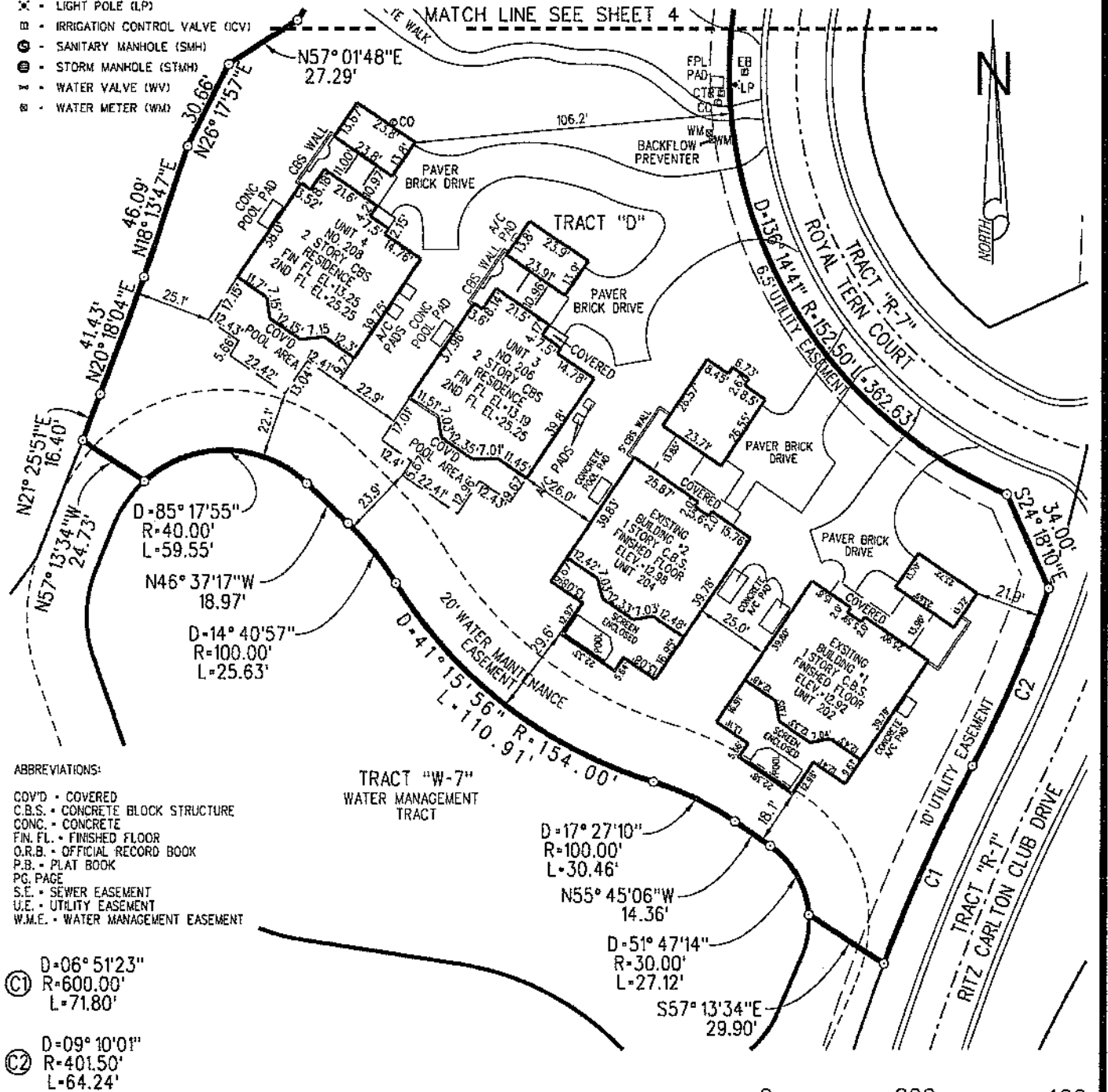
LEGEND: UTILITY

- • TELEPHONE RISER (TEL)
- • CABLE TV RISER (CTR)
- • CATCH BASIN (CB)
- • CLEAN OUT (CO)
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**THE EAGLE TREE CONDOMINIUM**  
 SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
 TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
 COMPONENT "A" OF PHASE VI

LEGEND: PROPERTY CORNERS

- • FOUND 5/8" I.R. & CAP "LB 4431"  
 (UNLESS NOTED OTHERWISE)
- • FOUND MAG NAIL & DISK  
 "LB 4431"



ABBREVIATIONS:

- COVD • COVERED
- C.B.S. • CONCRETE BLOCK STRUCTURE
- CONC. • CONCRETE
- FIN. FL. • FINISHED FLOOR
- O.R.B. • OFFICIAL RECORD BOOK
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- P.G. PAGE
- S.E. • SEWER EASEMENT
- U.E. • UTILITY EASEMENT
- W.M.E. • WATER MANAGEMENT EASEMENT

- ① D=06° 51'23"  
 R=600.00'  
 L=71.80'
- ② D=09° 10'01"  
 R=401.50'  
 L=64.24'



BOUNDARY SITE PLAN PHASE VI



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 Jupiter, Florida 33458 TEL. 561-746-8454

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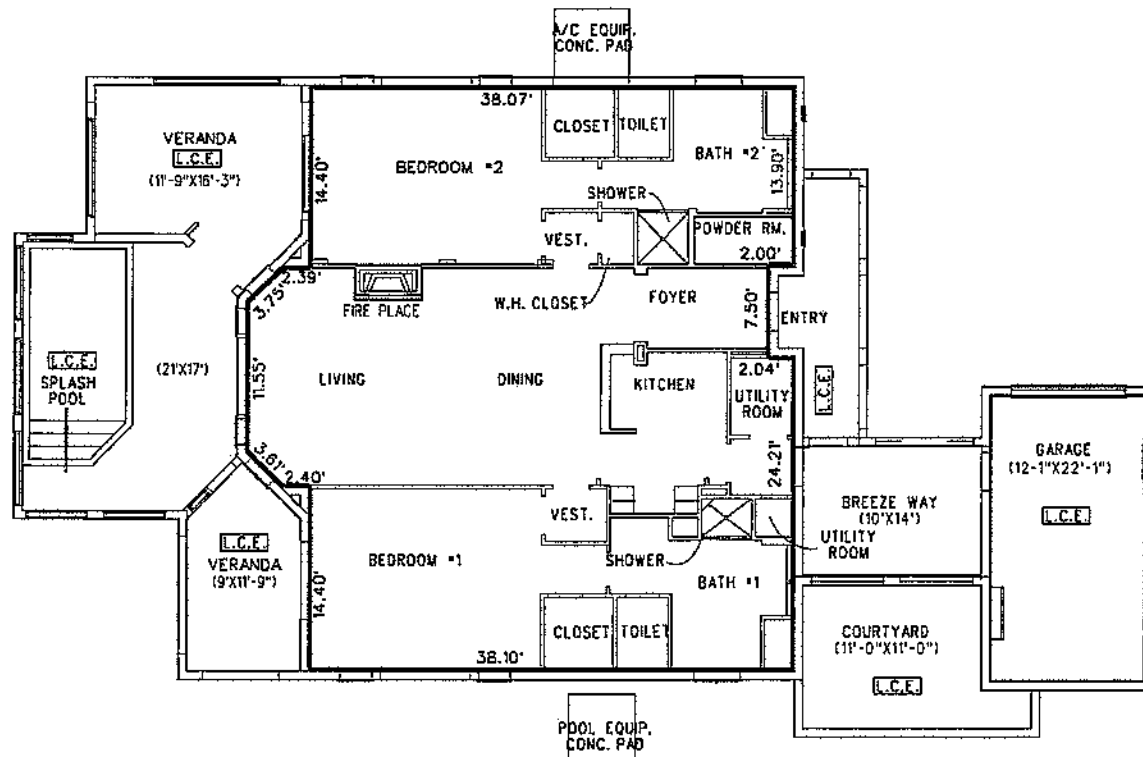
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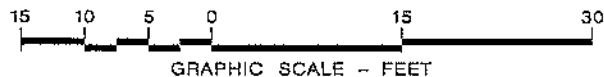
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 SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
 TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
 COMPONENT "A" OF PHASE VI



**UNIT BOUNDARY**  
**UNIT 202**

**NOTES:**

1. DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND WERE OBTAINED FROM NCG, ARCHITECTS, INC..
2. [L.C.E.] DENOTES LIMITED COMMON ELEMENT.
3. THIS IS NOT A SURVEY.
4. ALL INTERIOR MEASUREMENTS ARE INDICATED FROM THE FACE OF THE FINISH WALL.
5. COMMON ELEMENTS, SUCH AS, BUT NOT LIMITED TO, CONDUITS, WIRES, UTILITY LINES, DUCTS, LIGHTING, ETC., HAVE NOT BEEN GRAPHICALLY SHOWN.



1 STORY 2 BEDROOM UNIT

**LIDBERG LAND SURVEYING, INC.**

LB4431

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

CAD. K:\UST \ 194143 \ RITZ \ 01-085-308B \ 01-085-308B.DGN

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CKD. D.C.L.

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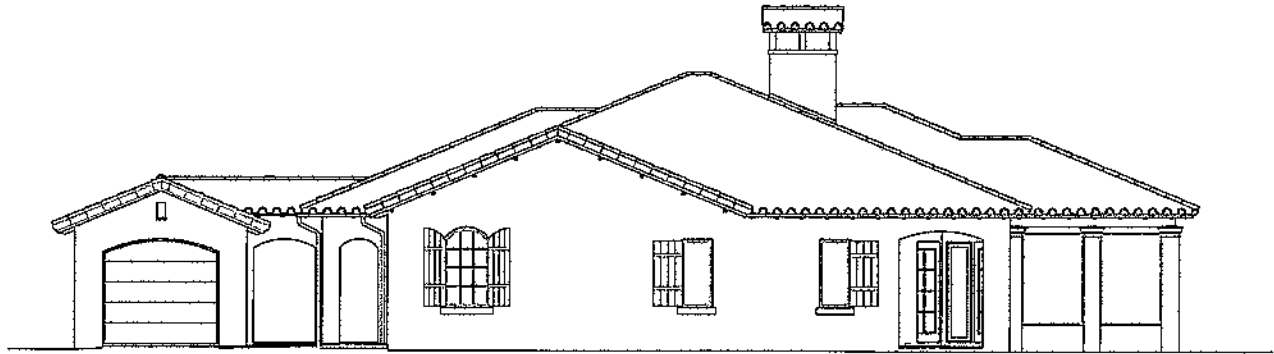
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SHEET 6

OF 9

EXHIBIT "A"  
**THE EAGLE TREE CONDOMINIUM**  
 SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
 TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
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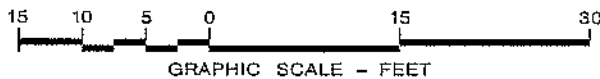


ELEVATION

UNIT NO.	FINISH FLOOR ELEVATION	CEILING ELEVATION
202	12.92	22.77

NOTES:

1. DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND WERE OBTAINED FROM NCG, ARCHITECTS, INC..
2. THIS IS NOT A SURVEY.



1 STORY 2 BEDROOM UNIT



**LIDBERG LAND  
 SURVEYING, INC.**

LB4431

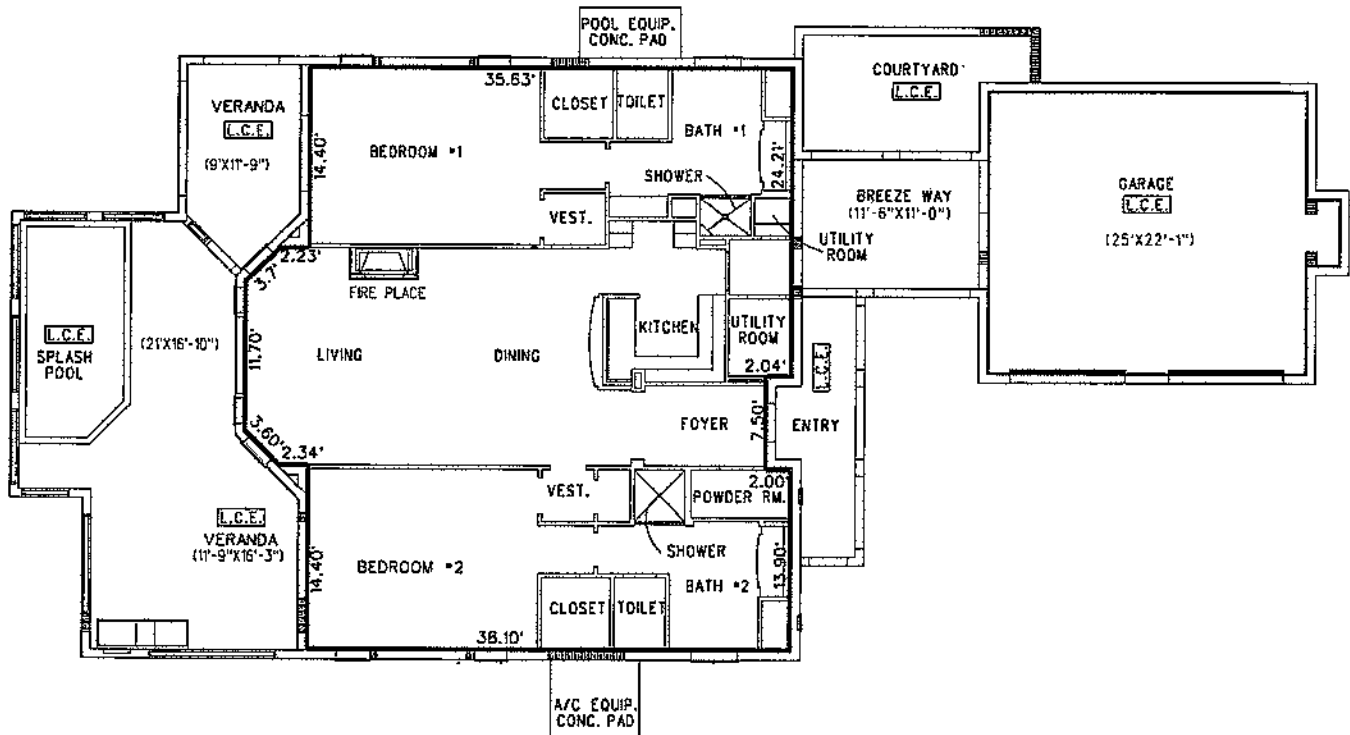
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 Jupiter, Florida 33458 TEL. 561-746-8454

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OFF. R.J.W. & E.C. & L.J.C.	547	50	DATE 06/18/10
CKD. D.C.L.	SHEET 7	OF 9	A01-085A

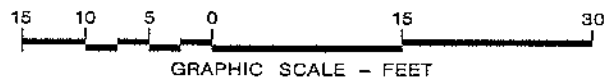
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 SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
 TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
 COMPONENT "A" OF PHASE VI



**UNIT BOUNDARY**  
**UNIT 204**

**NOTES:**

1. DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND WERE OBTAINED FROM NCG, ARCHITECTS, INC..
2. **L.C.E.** DENOTES LIMITED COMMON ELEMENT.
3. THIS IS NOT A SURVEY.
4. ALL INTERIOR MEASUREMENTS ARE INDICATED FROM THE FACE OF THE FINISH WALL.
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1 STORY 2 BEDROOM UNIT

**LIDBERG LAND**  
**SURVEYING, INC.**

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SHEET

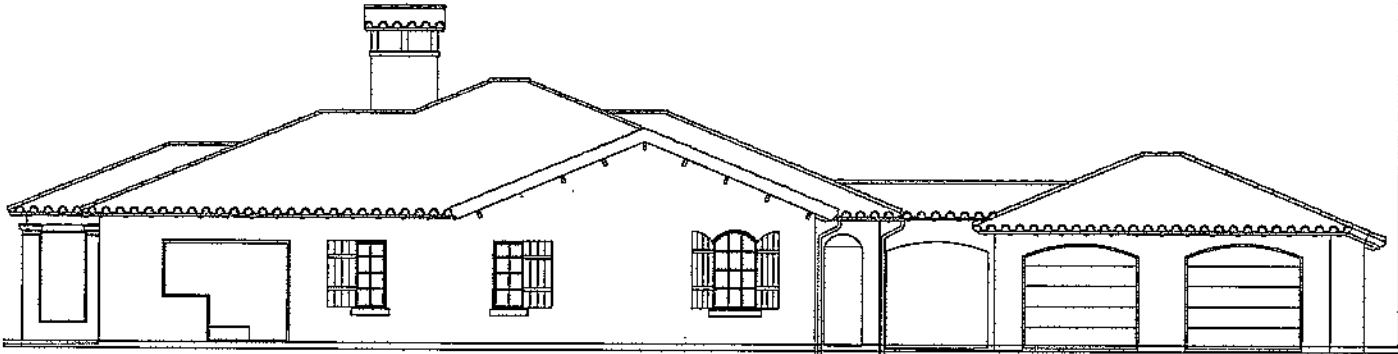
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**THE EAGLE TREE CONDOMINIUM**  
 SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
 TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
 COMPONENT "A" OF PHASE VI



ELEVATION

UNIT NO.	FINISH FLOOR ELEVATION	CEILING ELEVATION
204	12.92	22.82

NOTES:

1. DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND WERE OBTAINED FROM NCG, ARCHITECTS, INC.
2. THIS IS NOT A SURVEY.



1 STORY 2 BEDROOM UNIT

**LIDBERG LAND SURVEYING, INC.**

LB4431

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

CAO. K:\UST \ 194143 \ RITZ \ 01-085-308B \ 01-085-308B.DGN

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FLD. A.M.	FB. 596 549 547	PG. 20 8&9 (FILE) 50	JOB 01-085-308B
OFF. R.J.W. & E.C. & L.J.C.			DATE 06/18/10
CKD. D.C.L.	SHEET 9 OF 9		A01-085A