

**This Document Prepared by:
Record and Return To:**

Ginger E. Wald, Esquire
Billing, Cochran, Heath, Lyles, Mauro, & Ramsey, P.A.
515 East Las Olas Boulevard, Sixth Floor
Fort Lauderdale, Florida 33301

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this _____ day of _____, 2015, by **WEST LAKE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, with an address at c/o Severn Trent Services, 210 N. University Drive, Suite 702, Coral Springs, Florida 33071 ("**Grantor**"), to the **CITY OF HOLLYWOOD, FLORIDA**, a municipal corporation, with an address at 2600 Hollywood Blvd., Hollywood, Florida 33020-4807 ("**Grantee**").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, the Grantor does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described real property located in Broward County, Florida (the "**Property**"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO covenants, easements, and restrictions of record; matters of the plat; existing zoning and government regulations; and taxes for the current year.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, for the proper use, benefit and profit of the said Grantee forever.

Exhibit A

EXHIBIT "A"

LAND DESCRIPTION

SKETCH AND DESCRIPTION

DESCRIPTION:

A PORTION OF PARCEL "A", OF WEST LAKE VILLAGE PLAT, AS RECORDED IN PLAT BOOK 146, AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A";
 THENCE NORTH 01°21'12" EAST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 882.52 FEET;
 THENCE SOUTH 88°38'48" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 01°21'12" EAST, A DISTANCE OF 152.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
 THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 88°38'48" EAST, A DISTANCE OF 188.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
 THENCE SOUTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°01'05", AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 01°22'17" WEST, A DISTANCE OF 152.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
 THENCE SOUTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°58'55", AND AN ARC DISTANCE OF 31.41 FEET TO A POINT OF TANGENCY;
 THENCE NORTH 88°38'48" WEST, A DISTANCE OF 188.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 43,665 SQUARE FEET (1.0024 ACRES) MORE OR LESS.

SHEET 2 OF 2



PAUL E. BREWER & ASSOCIATES, INC.
 12321 N. W. 35th Street
 Coral Springs, FL 33065
 E-MAIL: BREWERIN@BELLSOUTH.NET
 PH. (954) 753-5210

SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
FB/PG:	N/A					
DRAWN BY:	W.D.K.					
CKD. BY:	<i>AP</i>					
JOB NO:	15-118-L1					

SKETCH AND EXHIBIT DESCRIPTION


DESCRIPTION:

A PORTION OF PARCEL "A", OF WEST LAKE VILLAGE PLAT, AS RECORDED IN PLAT BOOK 146, AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A";
 THENCE NORTH 01°21'12" EAST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 857.56 FEET;
 THENCE SOUTH 88°38'48" EAST, A DISTANCE OF 398.85 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 01°22'17" EAST, A DISTANCE OF 364.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
 THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 98°44'03", AND AN ARC DISTANCE OF 37.91 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;
 THENCE SOUTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 29°59'16", AND AN ARC DISTANCE OF 21.46 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;
 THENCE SOUTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 266.00 FEET, A CENTRAL ANGLE OF 48°10'19", AND AN ARC DISTANCE OF 223.64 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 01°44'06" EAST, A DISTANCE OF 159.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
 THENCE SOUTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 64.40 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 88°15'54" WEST, A DISTANCE OF 91.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 65°57'11", AND AN ARC DISTANCE OF 23.02 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 02°22'41", AND AN ARC DISTANCE OF 2.99 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 29°31'53", AND AN ARC DISTANCE OF 10.31 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 51,916 SQUARE FEET (1.1918 ACRES) MORE OR LESS.

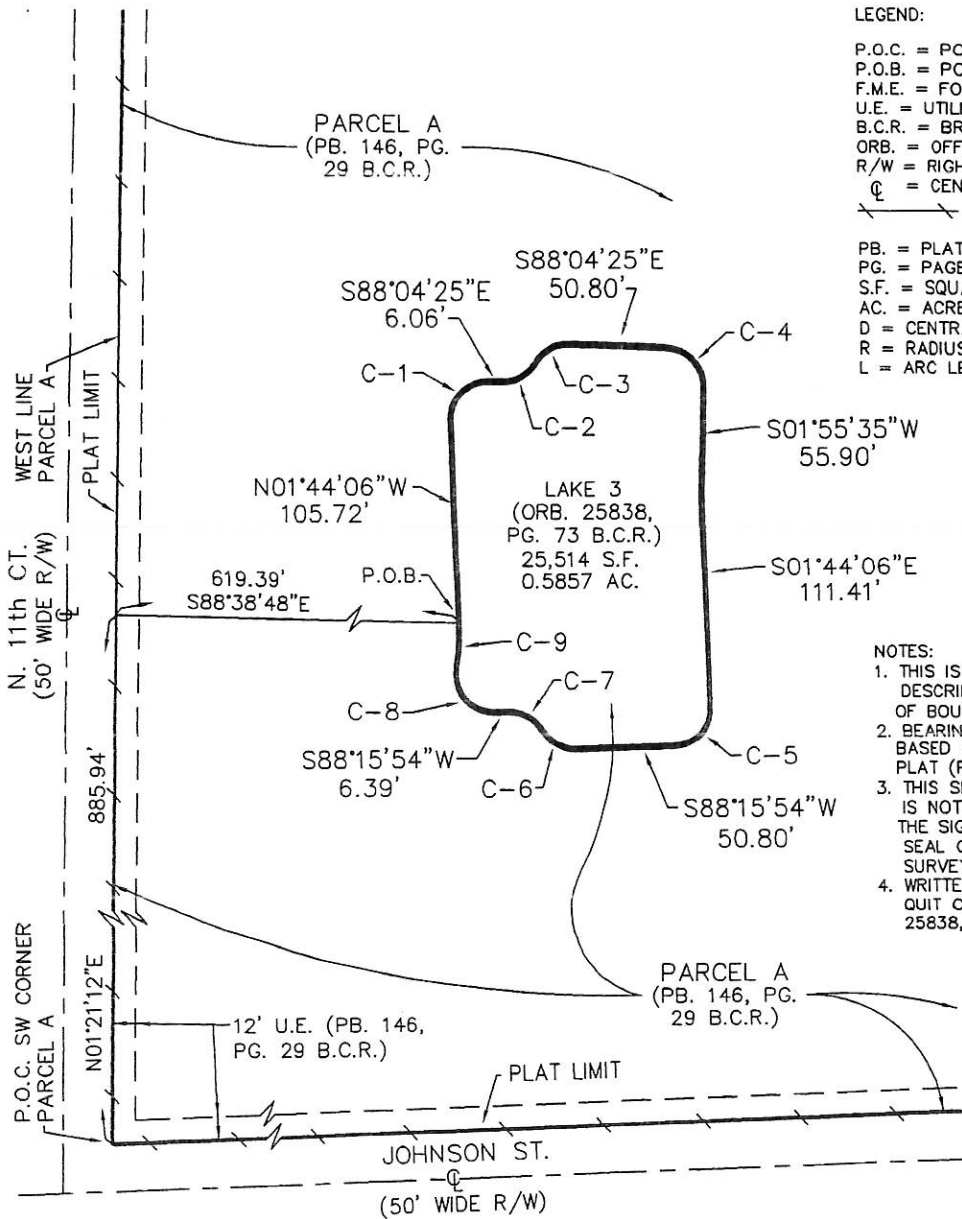
SHEET 2 OF 2

 <p>PAUL E. BREWER & ASSOCIATES, INC. 12321 N.W. 35th Street Coral Springs, FL 33065 E-MAIL: BREWERIN@BELLSOUTH.NET PH.: (954) 753-5210</p>	SCALE: N/A	REVISIONS	DATE	BY	CKD	FB/PG
	FB/PG: N/A					
	DRAWN BY: W.D.K.					
	CKD. BY: <i>[Signature]</i>					
	15-118-L2					
	JOB NO:					

SKETCH AND EXHIBIT DESCRIPTION

CURVE TABLE

- C-1
D=93°39'41"
R=20.00'
L=32.69'
- C-2
D=61°38'26"
R=20.00'
L=21.52'
- C-3
D=61°38'26"
R=20.00'
L=21.52'
- C-4
D=90°00'00"
R=20.00'
L=31.42'
- C-5
D=90°00'00"
R=20.00'
L=31.42'
- C-6
D=61°38'26"
R=20.00'
L=21.52'
- C-7
D=61°38'26"
R=20.00'
L=21.52'
- C-8
D=101°56'10"
R=20.00'
L=35.58'
- C-9
D=11°56'10"
R=109.00'
L=22.71'



LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- F.M.E. = FORCE MAIN EASEMENT
- U.E. = UTILITY EASEMENT
- B.C.R. = BROWARD COUNTY RECORDS
- ORB. = OFFICIAL RECORD BOOK
- R/W = RIGHT OF WAY
- ☉ = CENTERLINE
- ↔ = NON-VEHICULAR ACCESS LINE
- PB. = PLATBOOK
- PG. = PAGE
- S.F. = SQUARE FEET
- AC. = ACRES
- D = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH

NOTES:

1. THIS IS A SKETCH AND DESCRIPTION AND NOT A MAP OF BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON WEST LAKE VILLAGE PLAT (PB. 146, PG. 29 B.C.R.)
3. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
4. WRITTEN DESCRIPTION AS PER QUIT CLAIM DEED (ORB. 25838, PG. 73 B.C.R.)

SHEET 1 OF 3

CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 1/4/16

(Signature)
 PAUL E. BREWER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3240

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD

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 PH.: (954) 753-5210

SCALE: 1" = 100'
 FB/PG: N/A
 DRAWN BY: W.D.K.
 CKD. BY: *(Signature)*
 JOB NO: 15-118-L3

REVISIONS	DATE	BY	CKD	FB/PG

SKETCH AND EXHIBIT DESCRIPTION

DESCRIPTION:

A PORTION OF PARCEL "A", OF WEST LAKE VILLAGE PLAT, AS RECORDED IN PLAT BOOK 146, AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A";
 THENCE NORTH 01°21'12" EAST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 885.94 FEET;
 THENCE SOUTH 88°38'48" EAST, A DISTANCE OF 619.39 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 01°44'06" WEST, A DISTANCE OF 105.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
 THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 93°39'41", AND AN ARC DISTANCE OF 32.69 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 88°04'25" EAST. A DISTANCE OF 6.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
 THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 61°38'26", AND AN ARC DISTANCE OF 21.52 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST;
 THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 61°38'26", AND AN ARC DISTANCE OF 21.52 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 88°04'25" EAST, A DISTANCE OF 50.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
 THENCE SOUTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 01°55'35" WEST, A DISTANCE OF 55.90 FEET;
 THENCE SOUTH 01°44'06" EAST, A DISTANCE OF 111.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
 THENCE SOUTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 88°15'54" WEST, A DISTANCE OF 50.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 61°38'26", AND AN ARC DISTANCE OF 21.52 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 61°38'26", AND AN ARC DISTANCE OF 21.52 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 88°15'54" WEST, A DISTANCE OF 6.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

SHEET 2 OF 3



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DRAWN BY:	W.D.K.					
CKD. BY:	<i>[Signature]</i>					
JOB NO:	15-118-L3					

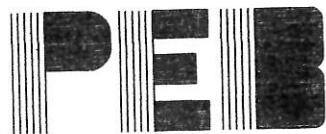
SKETCH AND Exhibit A DESCRIPTION

THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 101°56'10", AND AN ARC DISTANCE OF 35.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY;

THENCE NORTHERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 109.00 FEET, A CENTRAL ANGLE OF 11°56'10", AND AN ARC DISTANCE OF 22.71 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 25,514 SQUARE FEET (0.5857 ACRES) MORE OR LESS.

SHEET 3 OF 3



**PAUL E. BREWER
& ASSOCIATES, INC.**

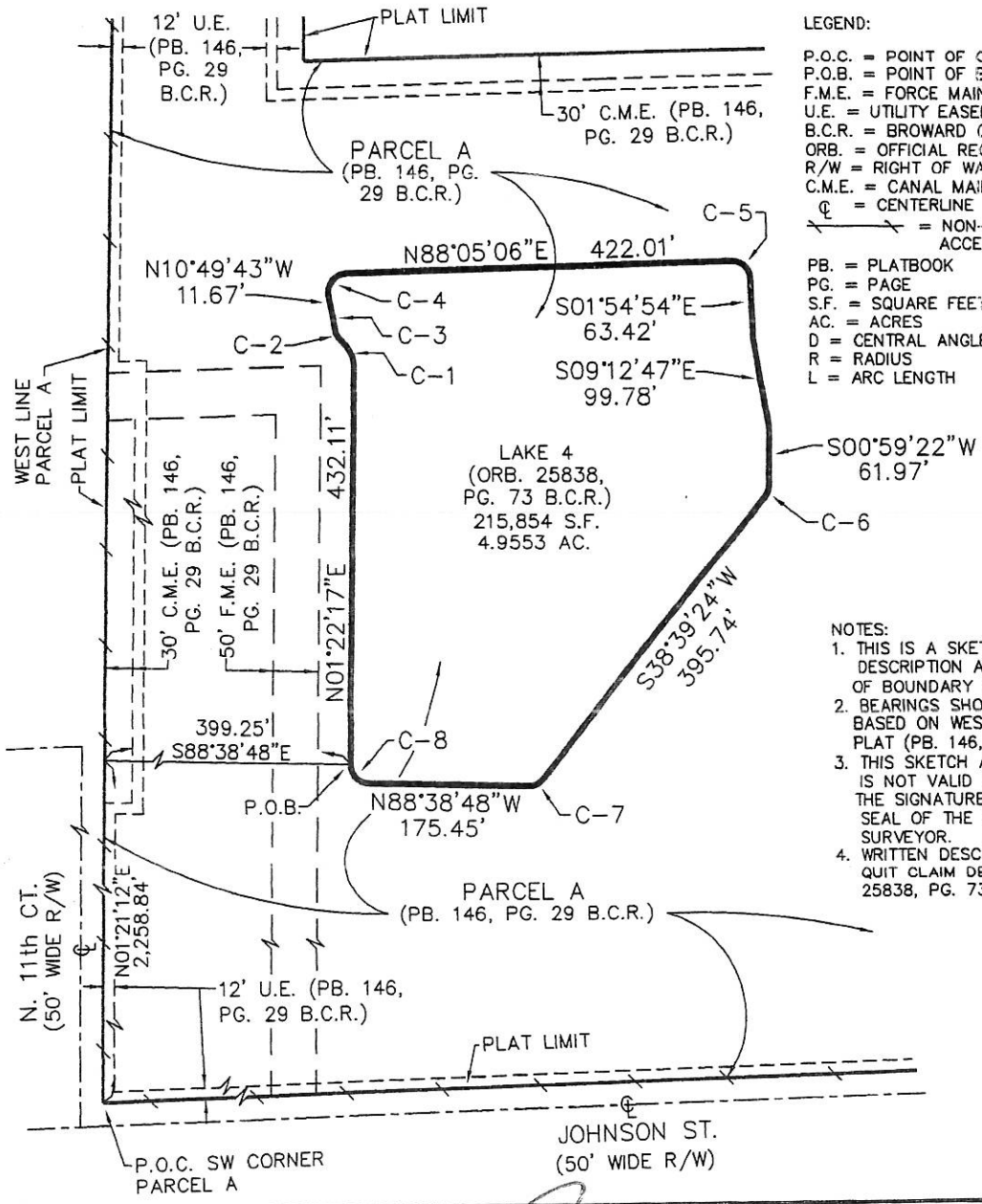
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FB/PG:	N/A					
DRAWN BY:	W.D.K.					
CKD. BY:	<i>[Signature]</i>					
JOB NO:	15-118-L3					

SKETCH AND DESCRIPTION

CURVE TABLE

- C-1
D=52°20'32"
R=35.00'
L=31.97'
- C-2
D=44°26'42"
R=20.00'
L=15.51'
- C-3
D=04°18'09"
R=332.00'
L=24.93'
- C-4
D=98°54'49"
R=20.00'
L=34.53'
- C-5
D=90°00'00"
R=20.00'
L=31.42'
- C-6
D=37°40'02"
R=20.00'
L=13.15'
- C-7
D=52°41'48"
R=20.00'
L=18.39'
- C-8
D=90°01'05"
R=20.00'
L=31.42'



LEGEND:

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NOTES:

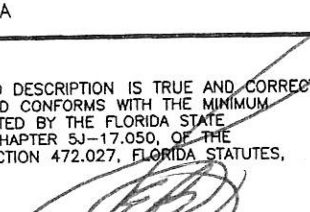
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4. WRITTEN DESCRIPTION AS PER QUIT CLAIM DEED (ORB. 25838, PG. 73 B.C.R.)

SHEET 1 OF 3

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DATED: 1/4/16


 PAUL E. BREWER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3240

NOTE:

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	FB/PG: N/A					
	DRAWN BY: W.D.K.					
	CKD BY: 					
	15-118-L4 JOB NO:					

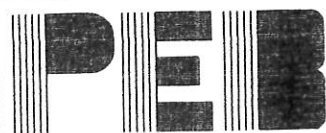
SKETCH AND ^{Exhibit A} DESCRIPTION

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COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A";
 THENCE NORTH 01°21'12" EAST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 2,258.84 FEET;
 THENCE SOUTH 88°38'48" EAST, A DISTANCE OF 399.25 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 01°22'17" EAST, A DISTANCE OF 432.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 52°20'32", AND AN ARC DISTANCE OF 31.97 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 44°26'42", AND AN ARC DISTANCE OF 15.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 332.00 FEET, A CENTRAL ANGLE OF 04°18'09", AND AN ARC DISTANCE OF 24.93 FEET TO A POINT OF TANGENCY;
 THENCE NORTH 10°49'43" WEST, A DISTANCE OF 11.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
 THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 98°54'49", AND AN ARC DISTANCE OF 34.53 FEET TO A POINT OF TANGENCY;
 THENCE NORTH 88°05'06" EAST, A DISTANCE OF 422.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
 THENCE SOUTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 01°54'54" EAST, A DISTANCE OF 63.42 FEET;
 THENCE SOUTH 09°12'47" EAST, A DISTANCE OF 99.78 FEET;
 THENCE SOUTH 00°59'22" WEST, A DISTANCE OF 61.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
 THENCE SOUTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 37°40'02", AND AN ARC DISTANCE OF 13.15 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 38°39'24" WEST. A DISTANCE OF 395.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
 THENCE SOUTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 52°41'48", AND AN ARC DISTANCE OF 18.39 FEET TO A POINT OF TANGENCY;

SHEET 2 OF 3



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