

THIS INSTRUMENT PREPARED BY : BERRY & CALVIN, INC.

SURVEYORS - ENGINEERS 2 OAKWOOD BLVD. SUITE 120 HOLLYWOOD, FLORIDA 33020 (305-921-7781)

DIPLOMAT RESORT AND COUNTRY CLUB PLAT

A REPLAT OF "BEVERLY BEACH" AS RECORDED IN PLAT BOOK 22, PAGE 13 TOGETHER WITH A PORTION OF "BEVERLY BEACH No. 2" AS RECORDED IN PLAT BOOK 40, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LYING IN SECTION 23 & 24, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

THE SOUTH ONE-HALF OF LOT 15 AND ALL OF LOTS 16 THROUGH 22 BLOCK 14, AND LOTS 30 THROUGH 33, BLOCK 15 OF "BEVERLY BEACH" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF "BEVERLY BEACH No. 2" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL LYING IN SECTIONS 23 AND 24, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "BEVERLY BEACH No. 2"; THENCE S87°18'02"W ALONG THE SOUTHERLY LINE OF SAID "BEVERLY BEACH No. 2" A DISTANCE OF 424.99 FEET TO THE SOUTHWESTERLY CORNER OF SAID "BEVERLY BEACH No. 2"; THENCE N49°22'37"E ALONG THE WESTERLY LINE OF SAID "BEVERLY BEACH No. 2" A DISTANCE OF 630.85 FEET TO A POINT ON A LINE BEING 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 58.81 FEET TO A POINT ON A LINE BEING 207.00 FEET WESTERLY OF AN PARALLEL WITH THE EASTERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S05°08'00"W ALONG SAID PARALLEL LINE A DISTANCE OF 50.00 FEET TO A POINT ON A LINE BEING 60.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 60.00 FEET TO A POINT ON A LINE BEING 147.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE N05°08'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 40.00 FEET TO A POINT ON A LINE BEING 20.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 147.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S05°08'00"W ALONG SAID EASTERLY LINE A DISTANCE OF 543.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 33 OF SAID "BEVERLY BEACH"; THENCE N84°52'00"W ALONG THE SOUTHERLY LINE OF SAID LOT 33 A DISTANCE OF 263.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 33; THENCE N49°22'37"E ALONG THE WESTERLY LINE OF SAID LOT 33 AND LOT 32 A DISTANCE OF 247.66 FEET; THENCE N04°32'14"E ALONG THE WESTERLY LINE OF 31 AND 30 A DISTANCE OF 239.97 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 30; THENCE S84°52'00"E ALONG THE NORTHERLY LINE OF SAID LOT 30 A DISTANCE OF 204.83 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30; THENCE S05°08'00"W ALONG THE EASTERLY LINE OF SAID LOTS 30, 31, 32 AND 33 A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 22 OF SAID "BEVERLY BEACH"; THENCE N05°08'00"E ALONG THE WESTERLY LINE OF LOTS 22 THROUGH 15 A DISTANCE OF 969.56 FEET TO A POINT ON A LINE BEING 60.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 15; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 582.81 FEET TO A POINT ON THE "EROSION CONTROL LINE" AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; (THE FOLLOWING 3 COURSES ARE ALONG SAID EROSION CONTROL LINE); THENCE S02°12'15"W A DISTANCE OF 117.38 FEET; THENCE S05°22'00"W A DISTANCE OF 500.05 FEET; THENCE S01°42'15"W A DISTANCE OF 269.83 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 22; THENCE S87°18'02"W ALONG SAID SOUTHERLY LINE OF LOT 22 A DISTANCE OF 608.59 FEET TO THE POINT OF BEGINNING.

LYING SITUATE AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 19.4186 ACRES (845,873 SQUARE FEET) MORE OR LESS.

DEDICATION : DISTRICT OF COLUMBIA WASHINGTON D.C.

KNOW ALL MEN BY THESE PRESENTS: That TNDL, LTD., a Florida Limited Partnership, is the owner in fee simple of the lands shown and described hereon and has caused said lands to be resubdivided and platted in the manner shown hereon, said plat to be known as "DIPLOMAT RESORT AND COUNTRY CLUB PLAT", a replat of a portion of "BEVERLY BEACH" and a portion "BEVERLY BEACH No. 2"

All thoroughfares and easements shown on this Plat are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF, TNDL, LTD., a Florida Limited Partnership has caused these presents to be signed by William L. Cross this 30th day of April, 1995.

Witness: Patricia Reedy By: TNDL, LTD., A FLORIDA LIMITED PARTNERSHIP

Witness: James F. M. Manulsky By: TNDL, INC., A FLORIDA CORPORATION GENERAL PARTNER

By: William L. Cross WILLIAM L. CROSS, Senior Vice Pres. CHIEF FINANCIAL OFFICER and ASSIST. TREASURER OF TNDL, INC.

ACKNOWLEDGEMENT: DISTRICT OF COLUMBIA WASHINGTON D.C.

I HEREBY CERTIFY: That on this day personally appeared before me William L. Cross to me well known to be the person described and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed of such Corp. and that he affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation.

Witness my signature and official seal at Washington D.C. this 30th day of April, 1995. My Commission Expires: Sept. 30 1994. Notary Public Washington, D.C. Print name: FLORENCE BERNARD

CITY ENGINEER :

This plat is hereby approved this 19th day of April, 1995. By: Robert T. Clapp - City Engineer Florida P.E. Reg. No. 21401

MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: CITY NATIONAL BANK OF FLORIDA, a national banking corporation, certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book 18432, Page 0968 and does hereby join in and consent to the dedication in said dedications by the owner and agrees that its mortgage shall be subordinated to the dedication shown hereon.

In witness whereof, CITY NATIONAL BANK OF FLORIDA, a national banking corporation has caused these presents to be signed and sealed this 20th day of March, 1995.

Witness: Chantal Weir By: Ralph Gilbert Print name: Chantal Weir Print name: Ralph Gilbert Title: Vice President

Witness: Clara Canas-Lizaso Print name: Clara Canas-Lizaso

MORTGAGE ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF DADE

I HEREBY CERTIFY: That on this day personally appeared before me Ralph Gilbert as Vice President of CITY NATIONAL BANK OF FLORIDA, a national banking corporation, to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed.

Witness my signature and official seal at Miami Florida this 20th day of March, 1995.

My commission expires 7-4-98 Notary Public State of Florida Print name: Clara Canas-Lizaso

CITY COMMISSION :

This is to certify that this plat was approved and accepted by the CITY COMMISSION of Hollywood, Florida, by Resolution No. R-93-267 adopted this 17th day of July, 1993, and that by said Resolution all previous plats are null and void. Approved: Mara Giuliani Mayor - Mara Giuliani By: Martha S. Lambos City Clerk - Martha S. Lambos

BROWARD COUNTY PLANNING COUNCIL :

This is to certify that the BROWARD COUNTY PLANNING COUNCIL approved this Plat subject to its compliance with dedication of rights-of-way for trafficways this 25th day of March, 1995. By: Mad S. Sanider 8/21/93 Chairperson

This Plat complies with the approval of the BROWARD COUNTY PLANNING COUNCIL of the above date and is approved and accepted this 15th day of April, 1995. By: Administrator or Designee

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT :

This Plat is hereby approved and accepted for record. By: Peter M. Cox April 19, 1995 Director Date

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION :

This is to certify that this Plat complies with the provisions of Chapter 177 Florida Statutes, and was accepted for record by the BOARD OF COUNTY COMMISSIONERS of BROWARD COUNTY, FLORIDA, this 19th day of October, 1993.

By: Deputy By: County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION :

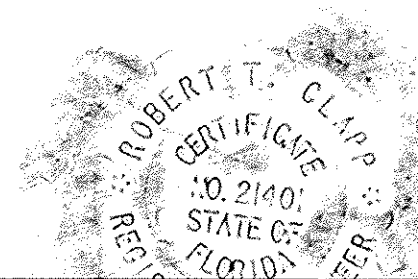
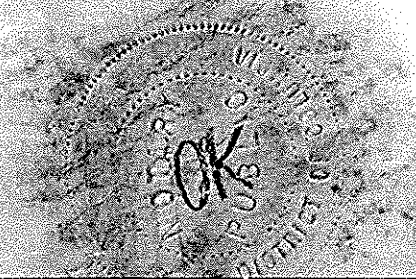
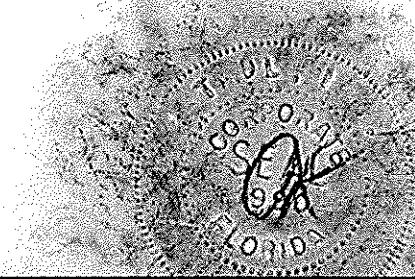
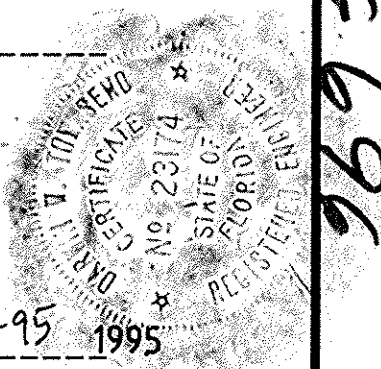
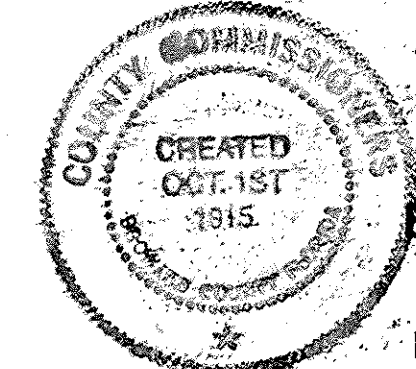
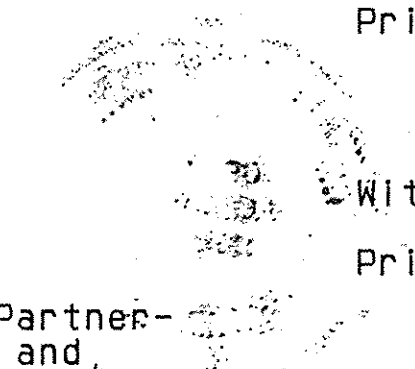
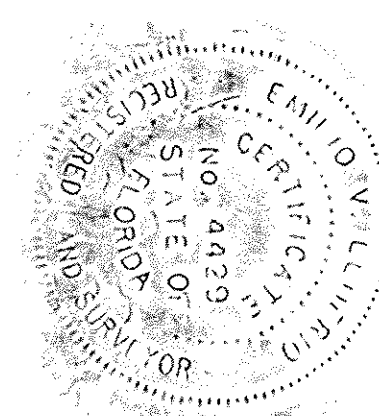
This Plat was filed for record this 25th day of April, 1995 and recorded in Plat Book 158 Page 16 record verified. Attest: B. Jack Osterholt County Administrator By: Carole C. Doyle Deputy

BROWARD COUNTY ENGINEERING DIVISION :

This Plat is hereby approved and accepted for record. By: Darwin W. Townsend 4/19/95 ASST. Director of Engineering Florida P.E. Reg. No. 23174 By: Emilio V. Llufrío 4-19-95 Emilio V. Llufrío County Surveyor Florida P.L.S. Reg. No. 4429

SURVEYORS CERTIFICATION :

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTE 61G17-6 FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. PERMANENT CONTROL POINTS (P.C.P.) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE 'NATIONAL GEODETIC VERTICAL DATUM' (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS. By: Eva Niedermuller Registered Land Surveyor No. 3559 State of Florida



04-25-95 09:08 AM CR Book 23369 pg 696

THIS INSTRUMENT PREPARED BY : BERRY & CALVIN, INC. SURVEYORS - ENGINEERS 2 OAKWOOD BLVD. SUITE 120 HOLLYWOOD, FLORIDA 33020 (305-921-7781)

DIPLOMAT RESORT AND COUNTRY CLUB PLAT

A REPLAT OF "BEVERLY BEACH" AS RECORDED IN PLAT BOOK 22, PAGE 13 TOGETHER WITH A PORTION OF "BEVERLY BEACH No. 2" AS RECORDED IN PLAT BOOK 40, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LYING IN SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

MORTGAGEE CONSENT:

KNOWN ALL MEN BY THESE PRESENTS: INTERNATIONAL BROTHERHOOD OF PAINTERS AND ALLIED TRADES UNION AND INDUSTRY PENSION FUND f/k/a International Brotherhood of Painters and Allied Trades National Pension Fund, certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book Page and does hereby join in and consent to the dedication in said dedications by the owner and agrees that its mortgage shall be subordinated to the dedication shown hereon.

In witness whereof, INTERNATIONAL BROTHERHOOD OF PAINTERS AND ALLIED TRADES UNION AND INDUSTRY PENSION FUND f/k/a International Brotherhood of Painters and Allied Trades National Pension Fund has caused these presents to be signed and sealed this day of 1995.
Witness: _____ By: A. J. MORGAN
Print Name: _____ Print Name: A. J. MORGAN
Title: CO. Chairman

MORTGAGE ACKNOWLEDGEMENT:

I HEREBY CERTIFY: That on this day personally appeared before me as _____ of INTERNATIONAL BROTHERHOOD OF PAINTERS AND ALLIED TRADES UNION AND INDUSTRY PENSION FUND f/k/a International Pension Fund to me well know to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed.
Witness my signature and official seal at this day of 1995.
My commission expires _____ NOTARY PUBLIC STATE OF _____ Print Name: _____

MORTGAGEE CONSENT:

KNOWN ALL MEN BY THESE PRESENTS: BAKERY AND CONFECTIONERY UNION AND INDUSTRY INTERNATIONAL PENSION FUND f/k/a Bakery confectionary Workers National Pension Fund, certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book Page and does hereby join in and consent to the dedication in said dedications by the owner and agrees that its mortgage shall be subordinated to the dedication shown hereon.

In witness whereof, BAKERY AND CONFECTIONERY UNION AND INDUSTRY INTERNATIONAL PENSION FUND f/k/a Bakery confectionary Workers National Pension Fund has caused these presents to be signed and sealed this day of 1995.
Witness: _____ By: _____
Print Name: _____ Print Name: _____
Title: _____

MORTGAGE ACKNOWLEDGEMENT:

I HEREBY CERTIFY: That on this day personally appeared before me as _____ of BAKERY AND CONFECTIONERY UNION AND INDUSTRY INTERNATIONAL PENSION FUND f/k/a Bakery confectionary Workers National Pension Fund, to me well know to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed.
Witness my signature and official seal at this day of 1995.
My commission expires _____ NOTARY PUBLIC STATE OF FLORIDA Print Name: _____

MORTGAGEE CONSENT:

KNOWN ALL MEN BY THESE PRESENTS: SHEET METAL WORKERS NATIONAL PENSION FUND by the Union Labor Life Insurance Company as its Attorney in fact, certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book Page and does hereby join in and consent to the dedication in said dedications by the owner and agrees that its mortgage shall be subordinated to the dedication shown hereon.

In witness whereof, SHEET METAL WORKERS NATIONAL PENSION FUND by the Union Labor Life Insurance Company as its Attorney in fact, as caused these presents to be signed and sealed this day of 1995.
Witness: _____ By: _____
Print Name: _____ Print Name: _____
Title: _____

MORTGAGE ACKNOWLEDGEMENT:

I HEREBY CERTIFY: That on this day personally appeared before me as _____ of SHEET METAL WORKERS NATIONAL PENSION FUND by the Union Labor Life Insurance Company as its Attorney in fact, to me well know to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed.
Witness my signature and official seal at this day of 1995.
My commission expires _____ NOTARY PUBLIC STATE OF _____ Print Name: _____

MORTGAGEE CONSENT:

KNOWN ALL MEN BY THESE PRESENTS: INTERNATIONAL BROTHERHOOD OF PAINTERS AND ALLIED TRADES LOCAL UNION AND DISTRICT COUNCIL PENSION FUND certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book Page and does hereby join in and consent to the dedication in said dedications by the owner and agrees that its mortgage shall be subordinated to the dedication shown hereon.

In witness whereof, INTERNATIONAL BROTHERHOOD OF PAINTERS AND ALLIED TRADES LOCAL UNION AND DISTRICT COUNCIL PENSION FUND has caused these presents to be signed and sealed this day of 1995.
Witness: _____ By: WALTER G. ROTHMAN
Print Name: _____ Print Name: WALTER G. ROTHMAN
Title: Chairman

MORTGAGE ACKNOWLEDGEMENT:

I HEREBY CERTIFY: That on this day personally appeared before me as _____ of INTERNATIONAL BROTHERHOOD OF PAINTERS AND ALLIED TRADES LOCAL UNION AND DISTRICT COUNCIL PENSION FUND to me well know to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed.
Witness my signature and official seal at this day of 1995.
My commission expires _____ NOTARY PUBLIC STATE OF _____ Print Name: _____

MORTGAGEE CONSENT:

KNOWN ALL MEN BY THESE PRESENTS: LABORERS NATIONAL PENSION FUND F/K/A LABORERS INTERNATIONAL PENSION FUND certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book Page and does hereby join in and consent to the dedication in said dedications by the owner and agrees that its mortgage shall be subordinated to the dedication shown hereon.

In witness whereof, LABORERS NATIONAL PENSION FUND F/K/A LABORERS INTERNATIONAL PENSION FUND has caused these presents to be signed this day of April, 1995.
Witness: James O. Rein BY: Billy L. Harbert
Print Name: JAMES O. REIN Print Name: BILLY L. HARBERT
Title: VICE PRES. (LABORER INT.) & Trustee
Witness: Marshall L. Johnson BY: Arthur A. Coia
Print Name: MARSHALL L. JOHNSON Print Name: ARTHUR A. COIA
Title: CHAIRMAN - TRUSTEE (SEC Sect 3 for COIA)

MORTGAGEE CONSENT:

KNOWN ALL MEN BY THESE PRESENTS: THE UNION LABOR LIFE INSURANCE COMPANY, a Maryland Corporation certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book Page and does hereby join in and consent to the dedication in said dedications by the owner and agrees that its mortgage shall be subordinated to the dedication shown hereon.

In witness whereof, THE UNION LABOR LIFE INSURANCE COMPANY, a Maryland Corporation has caused these presents to be signed and sealed this day of 1995.
Witness: _____ AS TO BOTH _____ BY: William L. Cross
Print Name: _____ Print Name: WILLIAM L. CROSS
Title: Sr. Vice President - Finance

MORTGAGE ACKNOWLEDGEMENT:

I HEREBY CERTIFY: That on this day personally appeared before me as _____ and _____ as _____ of THE UNION LABOR LIFE INSURANCE COMPANY, a Maryland Corporation, to me well know to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed.
Witness my signature and official seal at this day of 1995.
My commission expires _____ NOTARY PUBLIC STATE OF _____ Print Name: _____

MORTGAGEE CONSENT:

KNOWN ALL MEN BY THESE PRESENTS: NATIONAL SHOPMEN PENSION FUND f/k/a Shopmen National Pension Fund certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book Page and does hereby join in and consent to the dedication in said dedications by the owner and agree that its mortgage shall be subordinated to the dedication shown hereon.

In witness whereof, NATIONAL SHOPMEN PENSION FUND, f/k/a Shopmen National Pension Fund has caused these presents to be signed and sealed this day of 1995.
Witness: _____ BY: Dennis B. Toney
Print Name: _____ Print Name: DENNIS B. TONEY
Title: EXECUTIVE DIRECTOR

MORTGAGE ACKNOWLEDGEMENT:

I HEREBY CERTIFY: That on this day personally appeared before me as _____ of NATIONAL SHOPMEN PENSION FUND f/k/a National Shopmen Pension Fund to me well know to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed.
Witness my signature and official seal at this day of 1995.
My commission expires _____ NOTARY PUBLIC STATE OF _____ Print Name: _____

MORTGAGE ACKNOWLEDGEMENT:

I HEREBY CERTIFY: That on this day personally appeared before me as _____ of _____ LABORERS NATIONAL PENSION FUND F/K/A LABORERS INTERNATIONAL PENSION FUND, to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed.
Witness my signature and official seal at this day of March, 1995.
My commission expires April 24, 1998. NOTARY PUBLIC STATE OF ALABAMA Print Name: EVANGELINE H. HOOVER

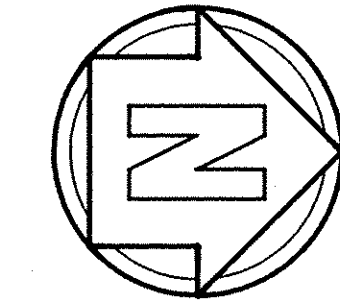
NOTARY PUBLIC SEAL	NOTARY PUBLIC SEAL	NOTARY PUBLIC SEAL	NOTARY PUBLIC SEAL	NOTARY PUBLIC SEAL	NOTARY PUBLIC SEAL	CORPORATE SEAL UNION LABOR LIFE INSURANCE COMPANY	NOTARY PUBLIC SEAL
--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	---	--------------------

THIS INSTRUMENT PREPARED BY
 BERRY & CALVIN, INC.
 SURVEYORS - ENGINEERS
 2 OAKWOOD BLVD., SUITE 120
 HOLLYWOOD FLORIDA, 33021

DIPLOMAT RESORT AND COUNTRY CLUB PLAT

A REPLAT OF "BEVERLY BEACH", AS RECORDED IN PLAT BOOK 22, PAGE 13 TOGETHER WITH A PORTION OF "BEVERLY BEACH No. 2", AS RECORDED IN PLAT BOOK 40, PAGE 24 OF THE PUBLIC OF BROWARD COUNTY, FLORIDA LYING IN SECTIONS 23 & 24, TOWNSHIP 51 SOUTH, RANGE 42 EAST.

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



SCALE 1" = 100'

THIS PLAT IS RESTRICTED TO THE FOLLOWING USES:

- PARCEL A: 655-ROOM HOTEL
- PARCEL B: 200 HIGH RISE APARTMENTS AND 7,000 SQUARE FEET OF COMMERCIAL
- PARCELS C & D: 15,900 SQUARE FEET OF COMMERCIAL, 135 TOWNHOUSE UNITS, AND 51 HIGH RISE APARTMENTS.

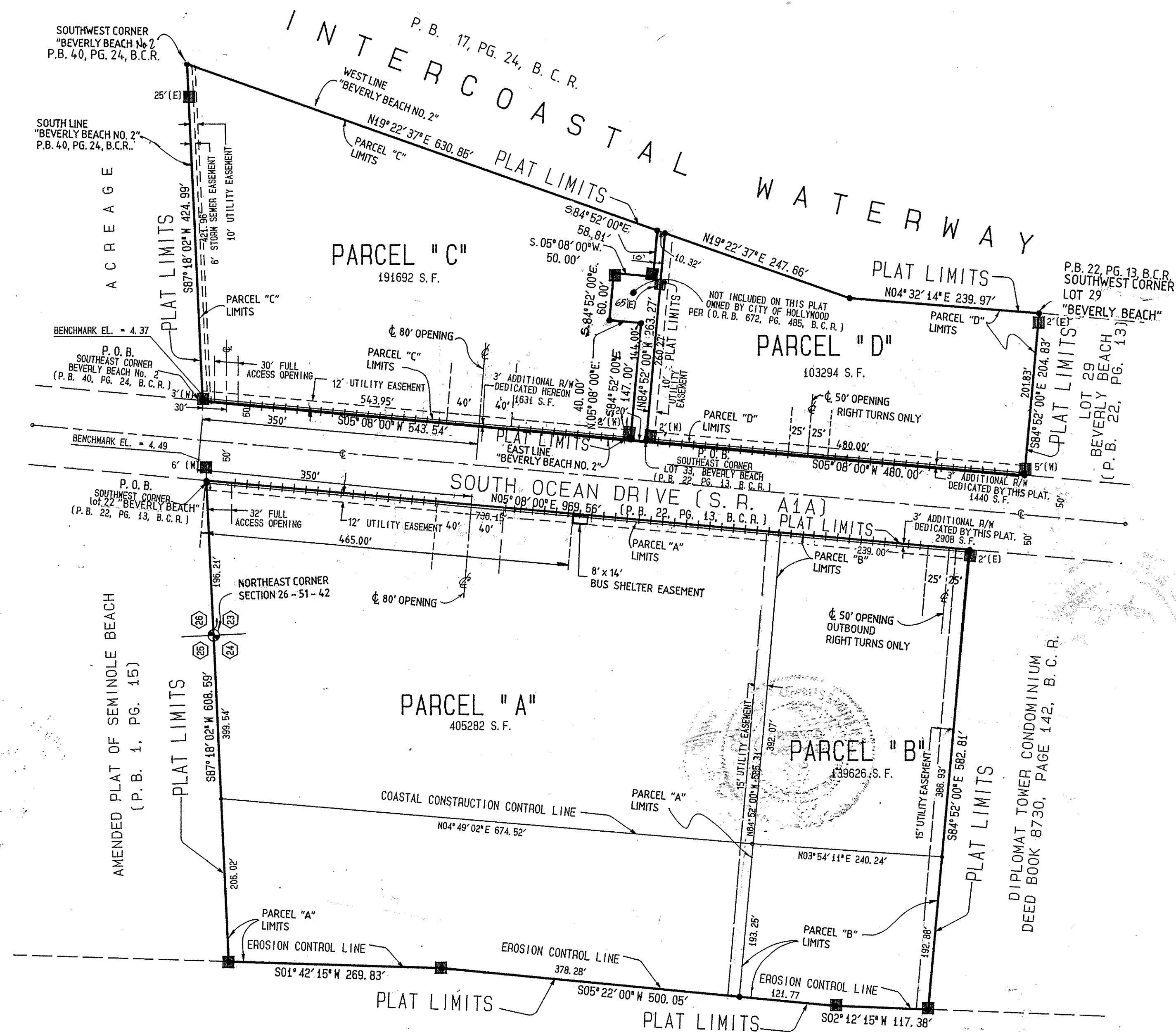
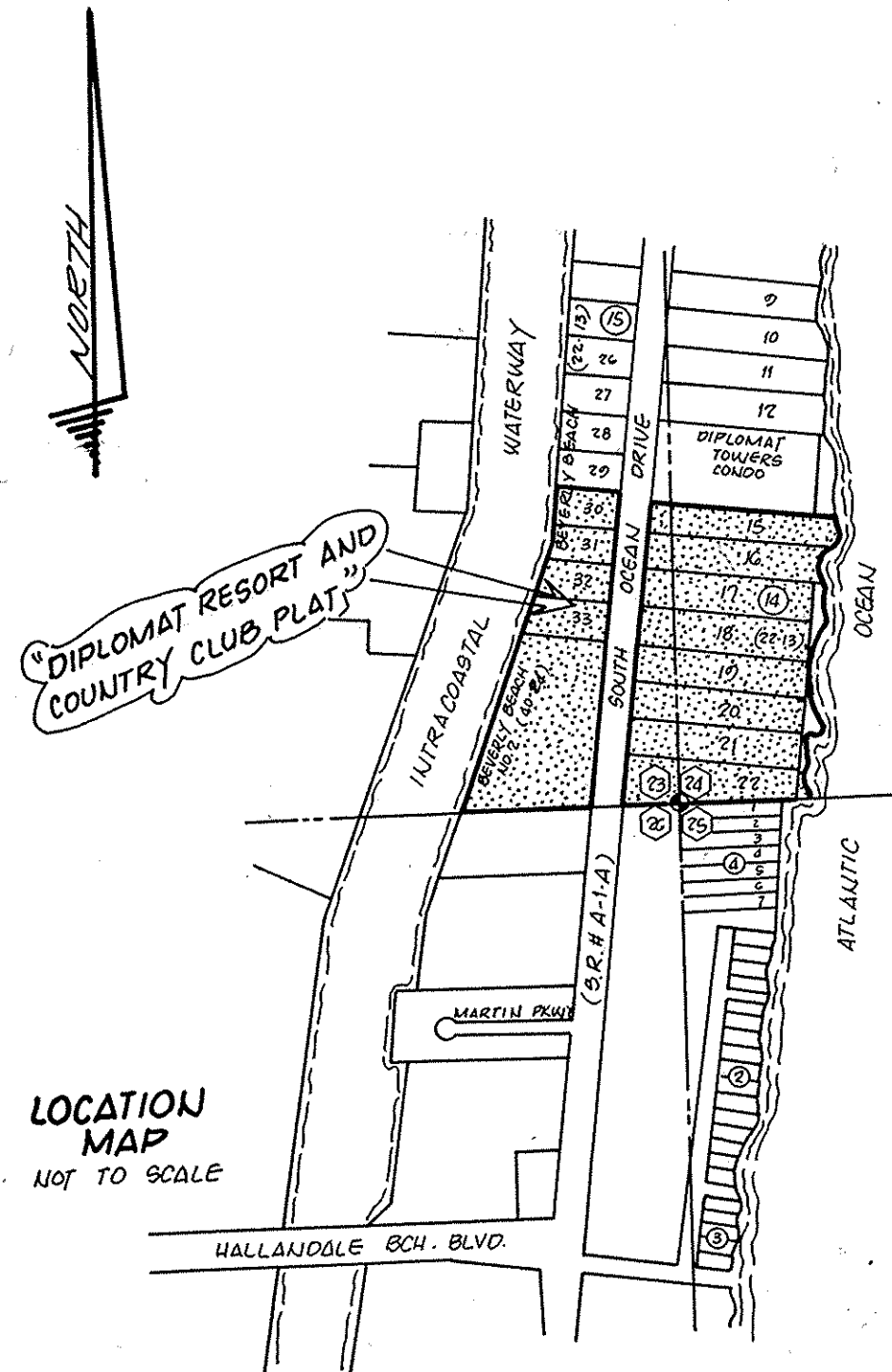
RETAIL USES MAY ONLY BE LOCATED WITHIN THE RESIDENTIAL OR HOTEL BUILDINGS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

NOTICE:
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. ■ DENOTES PERMANENT REFERENCE MONUMENTS
2. ● DENOTES PERMANENT CONTROL POINTS
3. BEARINGS AND DISTANCES ARE BASED ON THE "BEVERLY BEACH" PLAT AS RECORDED IN PLAT BOOK 22, PAGE 13, TOGETHER WITH A PORTION OF "BEVERLY BEACH No. 2", AS RECORDED IN PLAT BOOK 40, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. B. C. R. DENOTES BROWARD COUNTY RECORDS
5. P. B. DENOTES PLAT BOOK
6. PG. DENOTES PAGE
7. S. F. DENOTES SQUARE FOOTAGE
8. BW ELEV. DENOTES BENCHMARK ELEVATION
9. ⊕ DENOTES CENTERLINE
10. +--+ DENOTES NON-VEHICULAR ACCESS LINE
11. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
12. BENCHMARK - BROWARD COUNTY BENCHMARK No. 2107, ABOUT 1.85 MILES SOUTH ALONG STATE HIGHWAY A-1-A FROM THE JUNCTION OF STATE HIGHWAY 820, THENCE 0.15 MILES WEST ALONG STATE HIGHWAY 824 AT HALLANDALE BEACH, AT THE WEST END OF THE LIFESPAN OF THE HIGHWAY OVER THE INTERCOASTAL WATERWAY, BRASS DISK SET IN THE TOP OF THE CONCRETE WALKWAY ON THE NORTH SIDE OF THE BRIDGE, 4' NORTH OF THE NORTH CURB OF THE BRIDGE AND LEVEL WITH THE HIGHWAY. ELEVATION=26.752
13. RIGHT-OF-WAY DEDICATED BY THIS PLAT = 5,979 SQUARE FEET, 0.1373 ACRES.



AREA TABULATION

PARCEL A	405,282 S. F.
PARCEL B	139,626 S. F.
PARCEL C	191,692 S. F.
PARCEL D	103,294 S. F.



Return recorded copy to:
 Development Management Division
 DPEP
 115 S. Andrews Avenue, Room A-240
 Fort Lauderdale, FL 33301

INSTR # 100249878
OR BK 30470 PG 0164
 RECORDED 05/03/2000 10:28 AM
 COMMISSION
 BROWARD COUNTY
 DEPUTY CLERK 1016

Document prepared by:
 Greenberg Traurig, P.A.
 515 E. Las Olas Boulevard
 Fort Lauderdale, FL 33301
 Attn: Paul D'Arelli, Esq.

**AGREEMENT FOR AMENDMENT
 OF NOTATION ON PLAT**

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

Diplomat Properties, Limited Partnership, its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of the entire Plat as shown on the Diplomat Resort & Country Club Plat, more particularly described in Exhibit "A," which Plat was recorded in Plat Book 158, Page 16, in the Public Records of Broward County on April 25, 1995 (date); and

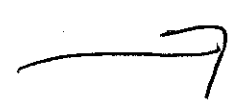
WHEREAS, DEVELOPER has determined there exists a need for an amendment to the Notation on the face of said Plat; and

WHEREAS, the COUNTY has no objection to amending the notation and the Board of County Commissioners approved such an amendment at its meeting of November 16, 1999 (date);

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals are true and are incorporated into this Agreement.

CAF#233a
 7/1/99



Approved BCC 11/16/99 #55
 Submitted By Gen. Mignone/Morris
 RETURN TO DOCUMENT CONTROL

19

2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the Diplomat Resort & Country Club Plat is hereby amended as follows:

PLEASE CHECK THE APPROPRIATE BOX

Amend the uses on the property

Clarifying and limiting the use of the Diplomat Resort and Country Club Plat property from:

See Exhibit "B"

to:

See Exhibit "C"

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by November 15, 2004, which date is five (5) years from the date of approval of this note amendment by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads are not installed by

November 15, 2004 which date is five (5) years from the date of approval of the application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within this Article. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

[] **De minimus Exception**

The de minimus exception note is amended to read as follows:

This plat was approved for development under the de minimus exception of Chapter 5, Article IX, of the Broward County Code of Ordinances. Such approval required that a building permit for a principal building be issued on or before the ____ day of _____, _____ (date), which date was three (3) years from the date of approval of the plat by the Broward County Board of County Commissioners. Since no building permit was issued or will be issued by the above date, the County's finding of adequacy of the regional road network expired or will expire. On the ____ day of _____, _____(date), the Board of County Commissioners made a subsequent finding of adequacy of the regional road network. In the event no building permit is issued by the ____ day of _____, _____(date), which date (3) years from the date of County's subsequent finding of adequacy of the regional road network, the County's finding of adequacy of the regional road network shall expire and no building permit shall be issued.

[] **Other change to the notation on the face of the plat**

3. This Agreement shall be recorded in the Public Records of Broward County, Florida, to evidence the agreements and representations of the parties as set forth herein.

4. VENUE CHOICE OF LAW. Any controversies or legal problems arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue sitis, and shall be governed by the laws of the State of Florida.


5. All other notations on the face of the above referenced plat not amended by this Agreement shall remain in full force and effect.

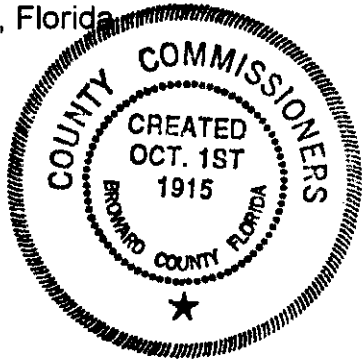
[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the COUNTY and DEVELOPER have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its Board of County Commissioners, acting by and through its Chair or Vice Chair, authorized to execute same; and Diplomat Properties, Limited Partnership acting by and through its General Partner, duly authorized to execute same.

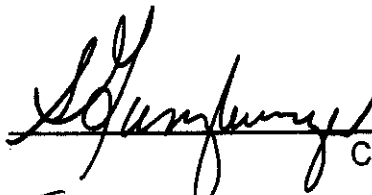
COUNTY

ATTEST:


County Administrator and Ex-Officio Clerk of the Board of County Commissioners of Broward County, Florida

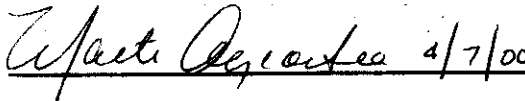


BROWARD COUNTY, through its BOARD OF COUNTY COMMISSIONERS

By  Chair

15 day of May, 2000 (date)

Approved as to form by
Office of County Attorney
Broward County, Florida
Government Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By  4/7/00

Assistant County Attorney

**AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT BETWEEN
 BROWARD COUNTY AND DIPLOMAT PROPERTIES, LIMITED
 PARTNERSHIP**

DEVELOPER

Signed, sealed and delivered in the
 presence of:

**DIPLOMAT PROPERTIES,
 LIMITED PARTNERSHIP**, a
 Delaware limited partnership

By: **CS CAPITAL
 MANAGEMENT, INC.**, as
 Agent for Diplomat Properties,
 Limited Partnership

W. Douglas Bond

 Print Name: W. Douglas Bond
Thomas J. Mizo

 Print Name: THOMAS J. MIZO

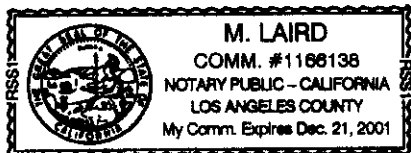
By: *Bruce McGowan*

 Name: Bruce McGowan
 Title: SR.V.P.

STATE OF CALIFORNIA)
) SS:
 COUNTY OF LOS ANGELES)

The foregoing instrument was acknowledged before me this 10th day of March,
 2000, by Bruce McGowan as senior v.p. of CS CAPITAL
 MANAGEMENT, INC., which corporation is agent of Diplomat Properties, Limited
 Partnership, a Delaware limited partnership, on behalf of the limited partnership. He
 personally appeared before me is personally known to me.

[NOTARY SEAL]



Notary: *M Laird*

 Print Name: M. Laird
 Notary Public, State of: California
 My Commission expires: 12/21/01

EXHIBIT "A"

Parcels A, B, C and D, Diplomat Resort and Country Club, recorded in Plat Book 158, Page 16, of the Public Records of Broward County, Florida.

EXHIBIT "B"

Parcels A and B are restricted to a 1,000-Room Hotel with an accessory 209,300 gross square foot (138,000 net square foot) banquet facility and 8,000 square feet of accessory retail, and 107 High Rise Apartments. Parcels C and D are restricted to 78,000 square feet of retail use, with the retail use limited to those portions of Parcels C and D described on the Exhibit.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of Broward County Land Use Plan, regarding hazards to air navigation.

This note is required by chapter 5, article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners.

The notation and any amendments thereto are solely indicating the approved development level for property located within the Plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this Plat who took title to the property with reference to this Plat.

EXHIBIT "C"

Parcels A and B-2 (as described on the attached Exhibit 1) are restricted to a 1,000-room hotel with an accessory 209,300 gross square foot (138,000 net square feet) banquet facility and 8,000 square feet of accessory retail within the hotel/banquet buildings. Parcel B-1 (as described on the attached Exhibit 2) is restricted to 135 high rise apartments. Parcels C and D are restricted to 78,000 square feet of retail use, with the retail use limited to those portions of Parcels C and D described on the attached Exhibit 3.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of Broward County Land Use Plan, regarding hazards to air navigation.

This note is required by chapter 5, article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners.

The notation and any amendments thereto are solely indicating the approved development level for property located within the Plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this Plat who took title to the property with reference to this Plat.

LAND DESCRIPTION
DIPLOMAT RESORT AND COUNTRY CLUB PLAT
REMAINDER OF PARCEL B (Less Condominium Parcel)
PARCEL B-2

A portion of Parcel B, DIPLOMAT RESORT AND COUNTRY CLUB PLAT, according to the plat thereof as recorded in Plat Book 158, Page 16 of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of said Parcel B;

THENCE South $05^{\circ}08'00''$ West on the West line of said Parcel B and the East right-of-way line of State Road A-1-A (South Ocean Drive) as dedicated by said DIPLOMAT RESORT AND COUNTRY CLUB PLAT, a distance of 184.25 feet, said point being the POINT OF BEGINNING;

THENCE South $84^{\circ}52'00''$ East 19.25 feet to a point on the arc of a non-tangent curve concave to the Northeast whose radius point bears North $74^{\circ}36'03''$ East;

THENCE Easterly on the arc of said curve having a radius of 22.67 feet through a central angle of $96^{\circ}31'08''$ an arc distance of 38.18 feet to a point of reverse curvature of a curve concave to the South;

THENCE Easterly on the arc of said curve having a radius of 15.33 feet, through a central angle of $42^{\circ}20'53''$ an arc distance of 11.33 feet to a point of reverse curvature of a curve concave to the North;

THENCE Easterly on the arc of said curve having a radius of 16.67 feet, through a central angle of $48^{\circ}29'11''$ an arc distance of 14.10 feet to a point of reverse curvature of a curve concave to the Southeast;

THENCE Northeasterly on the arc of said curve having a radius of 74.00 feet, through a central angle of $07^{\circ}12'13''$ an arc distance of 9.30 feet to a point of non-tangency;

THENCE North $02^{\circ}52'00''$ West 1.63 feet;

THENCE North $87^{\circ}08'00''$ East 137.01 feet;

THENCE South $02^{\circ}52'00''$ East 8.42 feet;

THENCE North $87^{\circ}08'00''$ East 68.59 feet to a point on a non-tangent curve concave to the Southwest whose radius point bears South $55^{\circ}25'39''$ West;

THENCE Southeasterly on the arc of said curve having a radius of 404.33 feet, through a central angle of $07^{\circ}06'10''$ an arc distance of 50.12 feet to a point of non-tangency;

THENCE South $05^{\circ}08'00''$ West 3.67 feet;

THENCE South $39^{\circ}52'00''$ East 6.56 feet;

THENCE South $84^{\circ}52'00''$ East 72.39 feet;

THENCE South $05^{\circ}08'00''$ West 4.00 feet;

THENCE South $84^{\circ}52'00''$ East 10.17 feet;

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
Two Oakwood Blvd., Suite 120
Hollywood, Florida 33020
October 19, 1999
Revised October 14, 1999
P:\Projects\981890 Diplomat Hotel Engr & Svy\SURVEY\Legal Descriptions\Remainder Parcel B (less Condo).doc

THENCE North 05°08'00" East 3.83 feet to a point on a 117.30 foot radius non-tangent curve concave to the South whose radius point bears South 06°41'00" West;

THENCE Easterly on the arc of said curve having a radius of 117.30 feet, through a central angle of 07°46'32" an arc distance of 15.92 feet to a point on a non-tangent curve concave to the North whose radius point bears North 14°27'54" East;

THENCE Easterly on the arc of said curve having a radius of 92.25 feet, through a central angle of 30°32'27" an arc distance of 49.17 feet to a point of non-tangency;

THENCE North 05°08'00" East 34.82 feet;

THENCE South 84°52'00" East 4.00 feet;

THENCE North 05°08'00" East 10.17 feet;

THENCE North 84°52'00" West 4.00 feet;

THENCE North 05°08'00" East 14.85 feet to a point on a non-tangent curve concave to the Southwest whose radius point bears South 16°18'56" West;

THENCE Southeasterly on the arc of said curve having a radius of 99.90 feet, through a central angle of 21°12'27" an arc distance of 36.98 feet to a point on a non-tangent curve concave to the Southwest whose radius point bears South 37°52'55" West;

THENCE Southeasterly on the arc of said curve having a radius of 50.01 feet, through a central angle of 56°51'26" an arc distance of 49.63 feet to a point of non-tangency;

THENCE South 84°52'00" East 59.48 feet to the intersection with the East line of said Parcel B;

THENCE South 05°22'00" West on said East line of Parcel B, a distance of 31.31 feet to the Southeast corner of said Parcel B;

THENCE North 84°52'00" West on the South line of said Parcel B, a distance of 585.31 feet to the Southwest corner of said Parcel B;

THENCE North 05°08'00" East on the said West line of Parcel B and said East right-of-way line of State Road A-1-A (South Ocean Drive), a distance of 54.75 feet to the POINT OF BEGINNING.

Said lands lying in the City of Hollywood, Broward County, Florida and containing 27863 square feet (0.6396 acres) more or less.

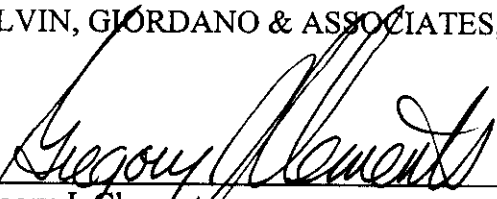
NOTES:

1. Not valid without the signature and original raised seal of a licensed Florida Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the Surveyor, for ownership, easements, rights-of-way or other matters that may appear in the Public Records of Broward County, Florida.
3. Bearings shown hereon are relative to DIPLOMAT RESORT AND COUNTRY CLUB PLAT, as recorded in Plat Book 158, Page 16, Broward County Records with the North line of said plat bearing South 84°52'00" East.

OR BK 30470 PG 0175

- 4. This description and the accompanying sketch were prepared from DIPLOMAT RESORT AND COUNTRY CLUB PLAT recorded in the Public Records of Broward County, Florida and from plans prepared by Nichols, Brosch, Sandoval & Associates, Inc. for the Diplomat Resort and Country Club Condominium and dated 9-21-99 and does not represent a Boundary Survey.

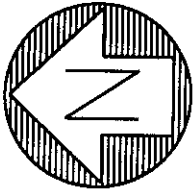
CALVIN, GIORDANO & ASSOCIATES, INC.



Date: 10-14-99

Gregory J. Clements
 Professional Surveyor and Mapper
 Florida Registration Number 4479

1" = 60'



SKETCH OF DESCRIPTION DIPLOMAT RESORT AND COUNTRY CLUB REMAINDER PARCEL B DESCRIPTION PARCEL B-2

ATLANTIC OCEAN

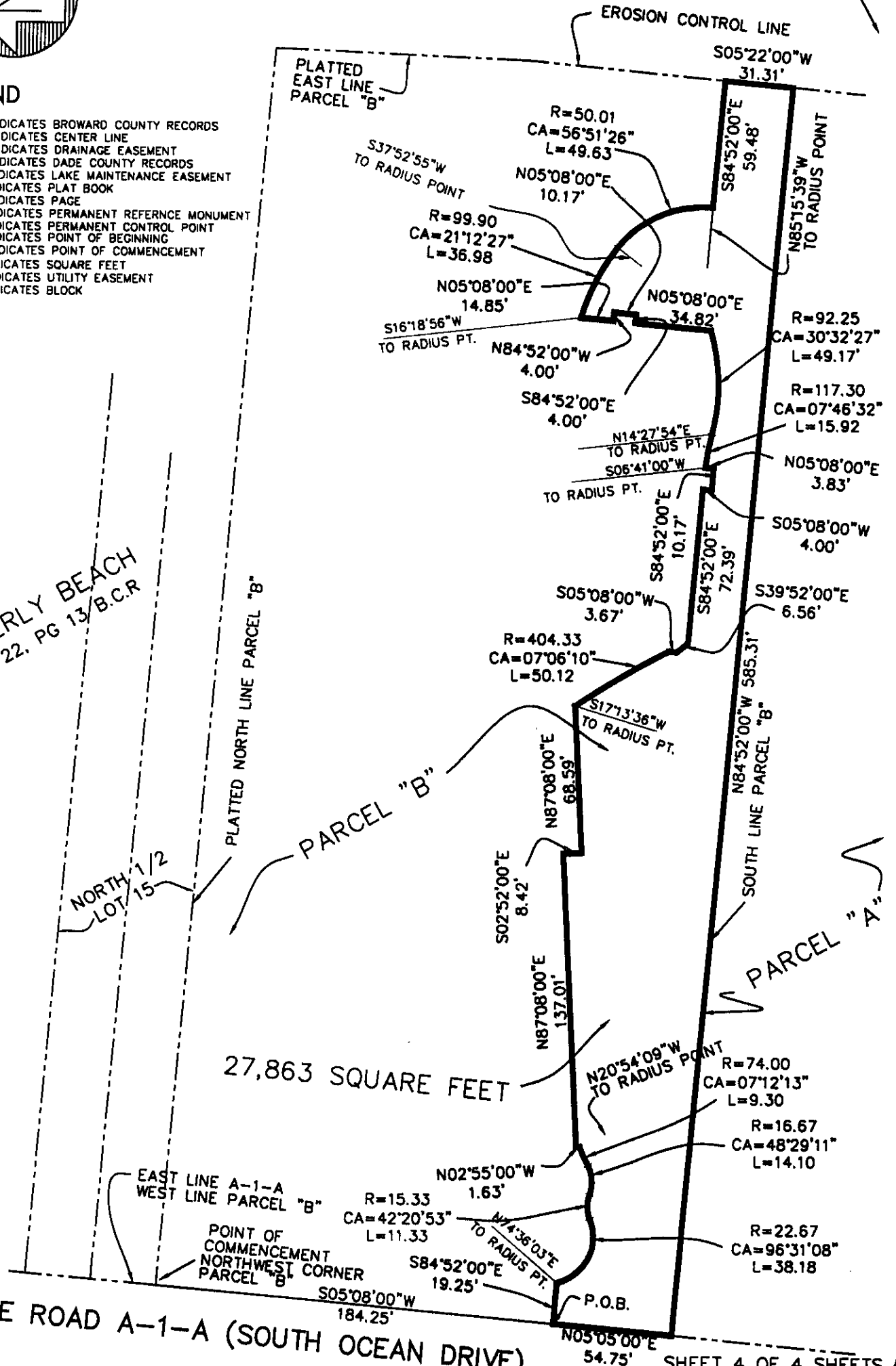
LEGEND

- B.C.R. INDICATES BROWARD COUNTY RECORDS
- ⊕ INDICATES CENTER LINE
- D.E. INDICATES DRAINAGE EASEMENT
- D.C.R. INDICATES DADE COUNTY RECORDS
- L.M.E. INDICATES LAKE MAINTENANCE EASEMENT
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- PCP INDICATES PERMANENT CONTROL POINT
- P.O.B. INDICATES POINT OF BEGINNING
- P.O.C. INDICATES POINT OF COMMENCEMENT
- S.F. INDICATES SQUARE FEET
- U.E. INDICATES UTILITY EASEMENT
- Ⓢ INDICATES BLOCK

OR BK 30470 PG 0176 P.B. 22, PG 13/B.C.R.


BEVERLY BEACH

NORTH 1/2 LOT 15



SHEET 4 OF 4 SHEETS

REVISION	DWN	DATE	FB-PG
SKETCH	KULNIS	9/27/99	N/A
CORRECTED E. & W. LINES	KULNIS	10/14/99	N/A



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
 2 Oakwood Boulevard Suite 120
 Hollywood, Florida 33020
 954.921.7781 954.921.8807 fax

4 sheet of 4

LAND DESCRIPTION
DIPLOMAT RESORT AND COUNTRY CLUB PLAT
CONDOMINIUM PARCEL – PLAT BOUNDARY
PARCEL B-1

A portion of Parcel B, DIPLOMAT RESORT AND COUNTRY CLUB PLAT, according to the plat thereof as recorded in Plat Book 158, Page 16 of the Public Records of Broward County, Florida and being more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel B;

THENCE South $84^{\circ}52'00''$ East on the North line of said Parcel B, a distance of 579.81 feet to the Northeast corner of said Parcel B;

THENCE South $02^{\circ}12'15''$ West on the East line of said Parcel B, a distance of 117.38 feet;

THENCE South $05^{\circ}22'00''$ West on said East line of Parcel B, a distance of 90.46 feet;

THENCE North $84^{\circ}52'00''$ West 59.48 feet to a point on the arc of a non-tangent curve concave to the Southwest whose radius point bears North $85^{\circ}15'39''$ West;

THENCE Northwesterly on the arc of said curve having a radius of 50.01 feet, through a central angle of $56^{\circ}51'26''$ an arc distance of 49.63 feet to a point on the arc of a non-tangent curve concave to the Southwest whose radius point bears South $37^{\circ}31'23''$ West;

THENCE Northwesterly on the arc of said curve having a radius of 99.90 feet, through a central angle of $21^{\circ}12'27''$ an arc distance of 36.98 feet to a point of non-tangency;

THENCE South $05^{\circ}08'00''$ West 14.85 feet;

THENCE South $84^{\circ}52'00''$ East 4.00 feet;

THENCE South $05^{\circ}08'00''$ West 10.17 feet;

THENCE North $84^{\circ}52'00''$ West 4.00 feet;

THENCE South $05^{\circ}08'00''$ West 34.82 feet to a point on the arc of a non-tangent curve concave to the North whose radius point bears North $16^{\circ}04'33''$ West;

THENCE Westerly on the arc of said curve having a radius of 92.25 feet, through a central angle of $30^{\circ}32'27''$ an arc distance of 49.17 feet to a point on the arc of a non-tangent curve concave to the South whose radius point bears South $14^{\circ}27'32''$ West;

THENCE Westerly on the arc of said curve having a radius of 117.30 feet, through a central angle of $07^{\circ}46'32''$ an arc distance of 15.92 feet to a point of non-tangency;

THENCE South $05^{\circ}08'00''$ West 3.83 feet;

THENCE North $84^{\circ}52'00''$ West 10.17 feet;

THENCE North $05^{\circ}08'00''$ East 4.00 feet;

THENCE North $84^{\circ}52'00''$ West 72.39 feet;

THENCE North $39^{\circ}52'00''$ West 6.56 feet;

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
Two Oakwood Blvd., Suite 120
Hollywood, Florida 33020
September 29, 1999

P:\Projects\981890 Diplomat Hotel Engr & Svy\SURVEY\Legal Descriptions\Diplomat_Condo-Plat.doc

THENCE North 05°08'00" East 3.67 feet to a point on the arc of a non-tangent curve concave to the Southwest whose radius point bears South 62°31'50" West;

THENCE Northwesterly on the arc of said curve having a radius of 404.33 feet, through a central angle of 07°06'10" an arc distance of 50.12 feet to a point of non-tangency;

THENCE South 87°08'00" West 68.59 feet;

THENCE North 02°52'00" West 8.42 feet;

THENCE South 87°08'00" West 137.01 feet;

THENCE South 02°52'00" East 1.63 feet to a point on the arc of a non-tangent curve concave to the Southeast whose radius point bears South 20°51'09" East;

THENCE Southwesterly on the arc of said curve having a radius of 74.00 feet, through a central angle of 07°12'13" an arc distance of 9.30 feet to a point of reverse curvature of a curve concave to the North;

THENCE Westerly on the arc of said curve having a radius of 16.67 feet, through a central angle of 48°29'11" an arc distance of 14.10 feet to a point of reverse curvature of a curve concave to the South;

THENCE Westerly on the arc of said curve having a radius of 15.33 feet, through a central angle of 42°20'53" an arc distance of 11.33 feet to a point of reverse curvature of a curve concave to the North;

THENCE Westerly on the arc of said curve having a radius of 22.67 feet, through a central angle of 96°31'07" an arc distance of 38.18 feet to a point of non-tangency;

THENCE North 84°52'00" West 19.25 feet to the intersection with the West line of Parcel B;

THENCE North 05°08'00" East on said West line of Parcel B, a distance of 184.25 feet to the POINT OF BEGINNING.

Said lands lying in the City of Hollywood, Broward County, Florida and containing 111,763 square feet (2.5657 acres) more or less.

NOTES:

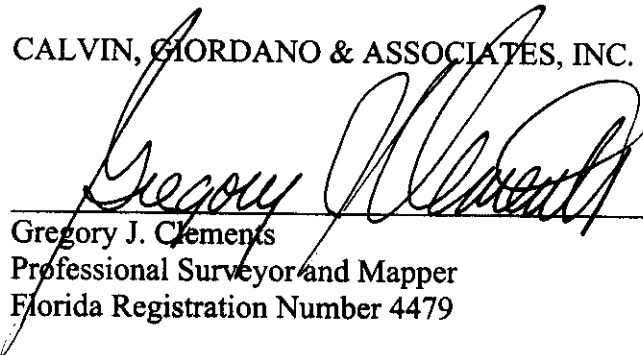
1. Not valid without the signature and original raised seal of a licensed Florida Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the Surveyor, for ownership, easements, rights-of-way or other matters that may appear in the Public Records of Broward County, Florida.
3. Bearings shown hereon are relative to DIPLOMAT RESORT AND COUNTRY CLUB PLAT, as recorded in Plat Book 158, Page 16, Broward County Records with the North line of said plat bearing South 84°52'00" East.

Prepared by:
 CALVIN, GIORDANO AND ASSOCIATES, INC.
 Two Oakwood Blvd., Suite 120
 Hollywood, Florida 33020
 September 29, 1999

P:\Projects\981890 Diplomat Hotel Engr & Svy\SURVEY\Legal Descriptions\Diplomat_Condo-Plat.doc

4. This description and the accompanying sketch were prepared from DIPLOMAT RESORT AND COUNTRY CLUB PLAT recorded in the Public Records of Broward County, Florida and from plans prepared by Nichols, Brosch, Sandoval & Associates, Inc. of the Diplomat Resort and Country Club Condominium and dated 9-21-99 and does not represent a Boundary Survey.

CALVIN, GIORDANO & ASSOCIATES, INC.



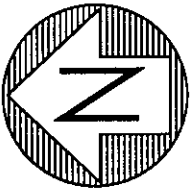
Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number 4479

Date: 9-30-99

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
Two Oakwood Blvd., Suite 120
Hollywood, Florida 33020
September 29, 1999

P:\Projects\981890 Diplomat Hotel Engr & Svy\SURVEY\Legal Descriptions\Diplomat_Condo-Plat.doc

1" = 60'



SKETCH OF DESCRIPTION

DIPLOMAT RESORT AND COUNTRY CLUB CONDOMINIUM PARCEL - PLAT DESCRIPTION

PARCEL B-1

S02°12'15"W
117.38'

EROSION CONTROL LINE

S05°22'00"W
90.46'

LEGEND

- B.C.R. INDICATES BROWARD COUNTY RECORDS
- C INDICATES CENTER LINE
- D.E. INDICATES DRAINAGE EASEMENT
- D.C.R. INDICATES DADE COUNTY RECORDS
- L.M.E. INDICATES LAKE MAINTENANCE EASEMENT
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- PCP INDICATES PERMANENT CONTROL POINT
- P.O.B. INDICATES POINT OF BEGINNING
- P.O.C. INDICATES POINT OF COMMENCEMENT
- S.F. INDICATES SQUARE FEET
- U.E. INDICATES UTILITY EASEMENT
- ⊙ INDICATES BLOCK

BEVERLY BEACH
P.B. 22, PG 13 B.C.R.

OR BK 30470 PG 0180

111,763
SQUARE FEET

POINT OF BEGINNING
N.W. CORNER
PARCEL "B"

EAST LINE A-1-A
WEST LINE PARCEL "B"

STATE ROAD A1A - SOUTH OCEAN DRIVE

REVISION	DWN	DATE	FB-PG
SKETCH	KULNIS	9/27/99	N/A



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
 2 Oakwood Boulevard Suite 120
 Hollywood, Florida 33020
 954.921.7781 954.921.8807 fax



EXHIBIT 3

LAND DESCRIPTION

DIPLOMAT RESORT
COMMERCIAL FLEX AREA

Portions of Parcels "C" and "D", DIPLOMAT RESORT AND COUNTRY CLUB PLAT, according to the plat thereof as recorded in Plat Book 158, Page 16 of the Public Records of Broward County, Florida and being more particularly described as follows:

All of said Parcel "C" less the South 220.00 feet therefrom;

TOGETHER WITH:

All of said Parcel "D" less the North 116.00 feet therefrom;

TOGETHER WITH:

All of that parcel of land described in Official Records Book 672, Page 485 of the Public Records of Broward County, Florida;

Said lands lying in the City of Hollywood, Broward County, Florida and containing a total of 4.4158 acres more or less.



Perk J. Aldacosta
Professional Surveyor and Mapper No. 4328
State of Florida

SKETCH OF DESCRIPTION COMMERCIAL FLEX PARCEL

A PORTION OF PARCELS "C" & "D"
DIPLOMAT RESORT AND COUNTRY CLUB PLAT
PLAT BOOK 158, PG 16, B.C.R.
& PARCEL DESCRIBED IN ORB 672, PG 485

SURVEYOR'S NOTES:

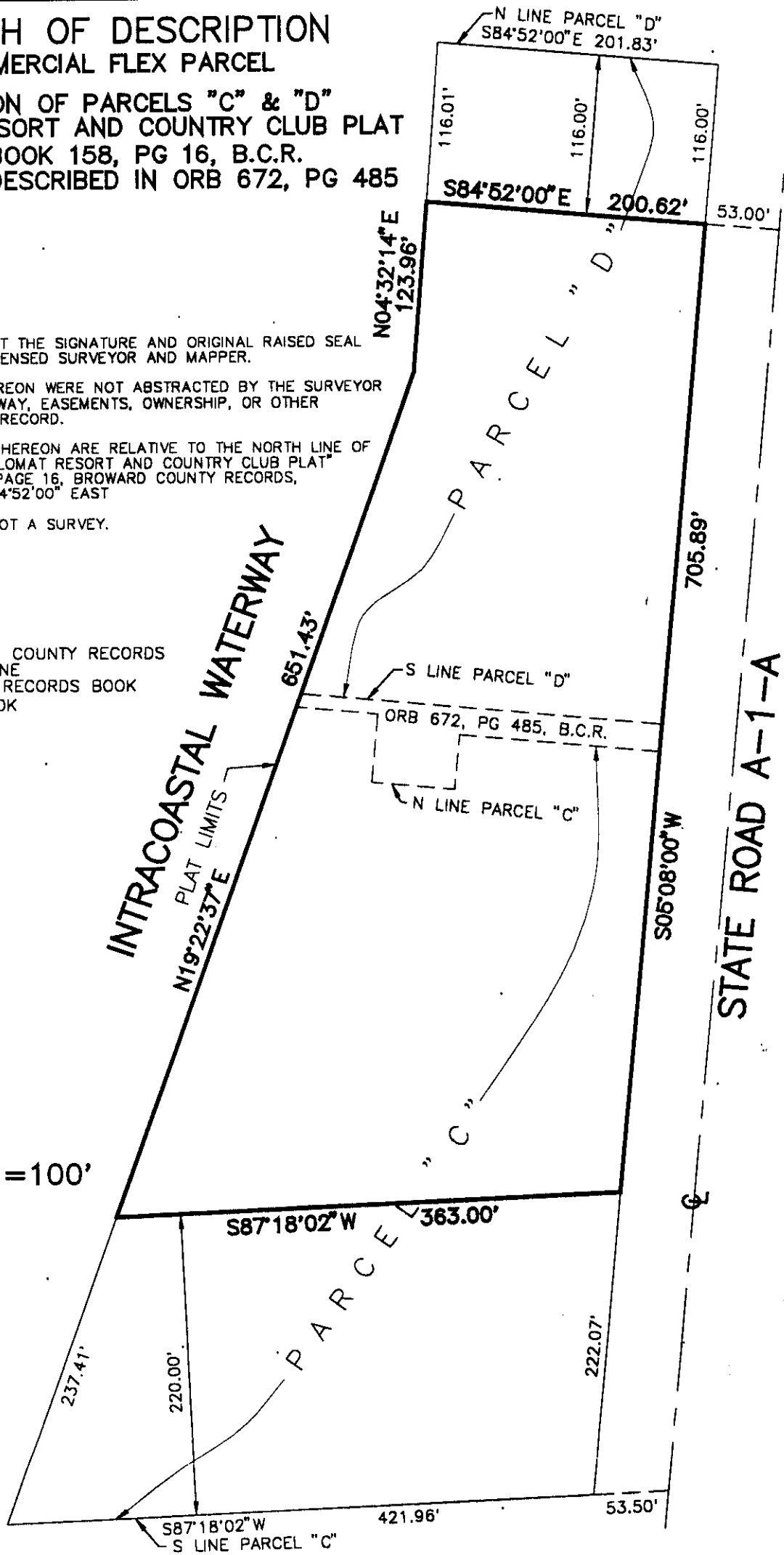
1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF PARCEL "B", "DIPLOMAT RESORT AND COUNTRY CLUB PLAT" PLAT BOOK 158, PAGE 16, BROWARD COUNTY RECORDS, BEARING SOUTH 84°52'00" EAST
4. THIS SKETCH IS NOT A SURVEY.

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
 C CENTERLINE
 ORB OFFICIAL RECORDS BOOK
 PB PLAT BOOK
 PG PAGE



SCALE: 1" = 100'



OR BK 30470 PG 018Z

FILE REF: P:\PROJECTS\98-1890\SURVEY\SKETCH\981890FLX.DWG

REVISION	DWN	DATE	FB-PG
SKETCH AND DESCRIPTION	BAS	4/06/98	N/A
REV PER ARCH PLAN DATED 4/10/98	BAS	4/14/98	N/A



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
 2 Oakwood Boulevard Suite 120
 Hollywood, Florida 33020
 954.921.7781 954.921.8807 fax

2
~~1~~
 2