

## EXHIBIT "B"

### DESCRIPTION:

PARCEL 1 (18-HOLE GOLF COURSE): THAT PART OF THE NORTH ONE-HALF (N 1/2) OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, RUN ALONG THE NORTH LINE OF SECTION 19 ON AN ASSUMED BEARING OF NORTH 89°25'56" WEST, A DISTANCE OF 3874.59 FEET; THENCE, SOUTH 00°20'26" WEST, PARALLEL WITH AND 35 FEET EAST OF THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 19, A DISTANCE OF 430 FEET TO A POINT OF BEGINNING; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 160 FEET; THENCE, NORTH 00°20'16" EAST, A DISTANCE OF 30 FEET; THENCE, SOUTH 89°25'56" EAST, ALONG THE SOUTH LINE OF BLOCK 1 OF HILLWOOD SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 295 FEET; THENCE, SOUTH 07°34'43" EAST, A DISTANCE OF 1040.60 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 100°54'41", AN ARC DISTANCE OF 176.12 FEET TO A POINT OF TANGENCY; THENCE, NORTH 71°30'36" EAST, ALONG THE SOUTH LINE OF HILLWOOD SECTION TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 64, AT PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 389.52 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 70°56'32", AN ARC DISTANCE OF 123.82 FEET TO A POINT OF TANGENCY; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 648.75 FEET; THENCE, NORTH 61°30'48" EAST, A DISTANCE OF 205.91 FEET; THENCE, NORTH 83°59'09" EAST, A DISTANCE OF 261.73 FEET TO THE WEST LINE OF BLOCK 5 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, SOUTH 11°57'40" EAST, ALONG SAID WEST LINE A DISTANCE OF 577.13 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200 FEET AND A CENTRAL ANGLE OF 77°28'16", AN ARC DISTANCE OF 270.43 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 89°25'56" EAST, ALONG THE SOUTH LINE OF PARCEL A OF SAID HILLWOOD SECTION ONE, A DISTANCE OF 12.50 FEET; THENCE, SOUTH 00°34'04" WEST, A DISTANCE OF 5.00 FEET; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 247.00 FEET; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 5.00 FEET TO THE SOUTH LINE OF PARCEL A; THENCE, SOUTH 89°25'56" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 280.07 FEET TO THE SOUTHWEST CORNER OF BLOCK 8 OF SAID HILLWOOD SECTION THREE; THENCE, SOUTH 00°34'04" WEST A DISTANCE OF 98 FEET; THENCE, SOUTH 63°01'47" EAST, A DISTANCE OF 125.04 FEET TO THE SOUTH LINE OF SAID BLOCK 8; THENCE, SOUTH 35°31'47" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 8 A DISTANCE OF 49.57 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.92 FEET AND A CENTRAL ANGLE OF 44°24'09", AN ARC DISTANCE OF 155.71 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 396.77 FEET; THENCE, SOUTH 10°04'04" WEST, A DISTANCE OF 10 FEET; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 30 FEET; THENCE NORTH 10°04'04" EAST, A DISTANCE OF 10 FEET; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 150.08 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 16°12'22", AN ARC DISTANCE OF 452.56 FEET; THENCE, SOUTH 06°08'18" EAST, A DISTANCE OF 343.51 FEET; THENCE, NORTH 72°48'53" EAST, A DISTANCE OF 620.40 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 22.66 FEET; THENCE, SOUTH 82°52'29" EAST, A DISTANCE OF

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6, RUN SOUTH 00°38'59" WEST, A DISTANCE OF 460.33 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE SOUTH 00°38'59" WEST, A DISTANCE OF 131.67 FEET; THENCE, NORTH 89°25'23" WEST, A DISTANCE OF 471.66 FEET TO THE EAST LINE OF HILLCREST DRIVE; THENCE, NORTH 20°55'56" WEST, A DISTANCE OF 70.99 FEET TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 780 FEET AND A CENTRAL ANGLE OF 05°05'55", AN ARC DISTANCE OF 69.41 FEET; THENCE, SOUTH 89°25'23" EAST, A DISTANCE OF 520.40 FEET TO THE POINT OF BEGINNING; AND

PARCEL 4 (EXECUTIVE GOLF COURSE): THAT PORTION OF BLOCKS 7 AND 9 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 7, RUN NORTH 89°49'21" WEST, ALONG THE NORTH LINE OF BLOCK 7 A DISTANCE OF 75 FEET TO A POINT OF BEGINNING; THENCE, SOUTH 00°19'37" WEST, A DISTANCE OF 200 FEET; THENCE, NORTH 89°49'21" WEST, A DISTANCE OF 328.16 FEET; THENCE, NORTH 29°49'21" WEST, A DISTANCE OF 27.89 FEET; THENCE, SOUTH 60°10'39" WEST, A DISTANCE OF 48.30 FEET; THENCE, NORTH 89°49'21" WEST, A DISTANCE OF 91.07 FEET; THENCE, SOUTH 29°49'21" EAST, A DISTANCE OF 220 FEET; THENCE, SOUTH 00°19'37" WEST, A DISTANCE OF 318.76 FEET; THENCE, SOUTH 29°56'00" WEST, A DISTANCE OF 109.90 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 27.29 FEET; THENCE, SOUTH 29°56'00" WEST, A DISTANCE OF 41.90 FEET; THENCE, SOUTH 60°04'00" EAST, A DISTANCE OF 45.12 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 171.13 FEET TO THE SOUTHERLY BOUNDARY OF SAID BLOCK 9; THENCE, SOUTH 72°48'53" WEST, ALONG THE LAST DESCRIBED LINE A DISTANCE OF 207.51 FEET TO A POINT OF CURVATURE; THENCE, WESTERLY ALONG A 1180 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°15'11", AN ARC DISTANCE OF 561.27 FEET TO A POINT OF TANGENCY; THENCE, NORTH 79°55'56" WEST, A DISTANCE OF 347.46 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A 938.45 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°30'00", AN ARC DISTANCE OF 335.77 FEET TO A POINT OF TANGENCY; THENCE, NORTH 59°25'56" WEST, A DISTANCE OF 100 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A 468.63 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°29'43", AN ARC DISTANCE OF 175.81 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 9; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 231.27 FEET; THENCE, SOUTH 89°25'23" EAST, A DISTANCE OF 752.60 FEET; THENCE, NORTH 00°30'02" EAST, A DISTANCE OF 170.44 FEET TO A POINT ON A 50 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 00°30'02" EAST FROM SAID POINT; THENCE, NORTHEASTERLY AND NORTHWESTERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 143°07'48", AN ARC DISTANCE OF 124.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 42ND AVENUE; THENCE, NORTH 00°30'02" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE 359.93 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY ALONG A 25 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°04'02", AN ARC DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE, SOUTH 89°25'56" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 596.59 FEET; THENCE, SOUTH 89°49'21" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE 593.51 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION OF BLOCK 9 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 9, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF HILLCREST DRIVE AND ON THE ARC OF A CURVE WHOSE CENTER BEARS SOUTH 09°04'21" WEST FROM SAID CORNER; THENCE, SOUTHEASTERLY ALONG THE SOUTH LINE OF BLOCK 9 AND ALONG SAID ARC TO THE RIGHT, HAVING A RADIUS OF 468.63 FEET AND A CENTRAL ANGLE OF 03°43'06", AN ARC DISTANCE OF 30.41 FEET; THENCE NORTH 00°34'04" EAST, A DISTANCE OF 112 FEET; THENCE NORTH 89°25'56" WEST, A DISTANCE OF 29.91 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 9; THENCE, SOUTH 00°34'04" WEST, ALONG SAID WEST LINE A DISTANCE OF 106.53 FEET TO THE POINT OF BEGINNING.

PARCEL 5 (HILLCREST EAST NO. 24 EASEMENT): EASEMENT IN FAVOR OF THE HOLLYWOOD BEACH HOTEL COMPANY, ITS SUCCESSORS AND ASSIGNS OVER THE FOLLOWING DESCRIBED PROPERTY FOR USE AS PART OF A GOLF COURSE AS SET OUT THAT WARRANTY DEED FILED FEBRUARY 14, 1973 IN OFFICIAL RECORDS BOOK 5165, AT PAGE 690 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE TERMS AND CONDITIONS STATED THEREIN.

FROM THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 8 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RUN SOUTH 79°55'56" EAST ALONG THE SOUTH LINE OF BLOCK 8 A DISTANCE OF 57 FEET TO A POINT OF CURVATURE; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 16°12'22" AN ARC DISTANCE OF 452.56 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 11°02'49" AN ARC DISTANCE OF 308.49 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 15 FEET; THENCE, NORTH 72°48'53" EAST, A DISTANCE OF 248 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 292.50 FEET; THENCE SOUTH 72°48'53" WEST, A DISTANCE OF 620.40 FEET; THENCE NORTH 06°08'18" WEST, A DISTANCE OF 343.51 FEET TO THE POINT OF BEGINNING; AND

PARCEL 6 (HILLCREST EAST NO. 25 EASEMENT): EASEMENT IN FAVOR OF THE HOLLYWOOD BEACH HOTEL COMPANY, ITS SUCCESSORS AND ASSIGNS OVER THE FOLLOWING DESCRIBED PROPERTY FOR USE AS PART OF A GOLF COURSE AS SET OUT THAT WARRANTY DEED FILED FEBRUARY 13, 1974 IN OFFICIAL RECORDS BOOK 5639, AT PAGE 794 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE TERMS AND CONDITIONS STATED THEREIN.

THAT PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN BLOCK 8 OF HILLWOOD SECTION THREE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 72°48'53" WEST ALONG THE SOUTH BOUNDARY OF LOT 2 A DISTANCE OF 571.53 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 15 FEET; THENCE SOUTH 72°48'53" WEST A DISTANCE OF 42 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 315.16 FEET; THENCE, SOUTH 82°52'29" EAST, A DISTANCE OF 489.31 FEET; THENCE, NORTH 00°18'53" EAST A DISTANCE OF 557.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

CONTAINING 7,371,490 SQUARE FEET/169.2261 ACRES MORE OR LESS.

489.31 FEET; THENCE, NORTH 00°18'53" EAST, A DISTANCE OF 497.85 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4 ) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 20; THENCE, SOUTH 89°59'37" EAST, A DISTANCE OF 334.54 FEET; THENCE, SOUTH 00°18'10" WEST, A DISTANCE OF 643.59 FEET; THENCE, SOUTH 27°41'23" WEST, A DISTANCE OF 51.20 FEET; THENCE, SOUTH 40°08'44" WEST, A DISTANCE OF 102 FEET; THENCE, SOUTH 22°04'17" WEST, A DISTANCE OF 146 FEET; THENCE SOUTH 83°29'16" EAST, A DISTANCE OF 8.26 FEET; THENCE, SOUTH 27°41'23" WEST, A DISTANCE OF 446 FEET; THENCE, SOUTH 89°50'06" WEST, A DISTANCE OF 329.63 FEET; THENCE, NORTH 00°19'37" EAST, A DISTANCE OF 624.55 FEET; THENCE, SOUTH 89°55'15" WEST, A DISTANCE OF 669.37 FEET; THENCE, NORTH 89°24'18" WEST, A DISTANCE OF 656.84 FEET; THENCE, SOUTH 00°30'02" WEST, A DISTANCE OF 615.44 FEET; THENCE, NORTH 89°23'45" WEST, PARALLEL WITH AND 60 FEET NORTH OF THE SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF SAID SECTION 19, A DISTANCE OF 1674.66 FEET; THENCE, NORTH 00°36'15" EAST, A DISTANCE OF 253 FEET; THENCE, NORTH 89°23'45" WEST, A DISTANCE OF 933.74 FEET; THENCE, NORTH 39°30'49" WEST, A DISTANCE OF 473.34 FEET; THENCE, NORTH 89°24'18" WEST, A DISTANCE OF 255.39 FEET; THENCE NORTH 00°02'57" EAST, A DISTANCE OF 1.69 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335 FEET AND A CENTRAL ANGLE OF 15°26'55", AN ARC DISTANCE OF 90.33 FEET TO A POINT OF TANGENCY; THENCE, NORTH 15°23'58" WEST, A DISTANCE OF 100 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 265 FEET AND A CENTRAL ANGLE OF 15°44'14", AN ARC DISTANCE OF 72.79 FEET TO A POINT OF TANGENCY ON A LINE 35 FEET EAST OF THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE, NORTH 00°20'16" EAST, PARALLEL WITH AND 35 FEET EAST OF THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 A DISTANCE OF 1336.03 FEET TO THE POINT OF BEGINNING; AND

PARCEL 2 (CLUBHOUSE): PARCEL A OF HILLWOOD SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE NORTH ONE-HALF (N 1/2) OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL A; RUN NORTH 89°25'56" WEST ALONG THE SOUTH LINE OF PARCEL A A DISTANCE OF 280.07 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE NORTH 89°25'56" WEST ALONG SAID SOUTH LINE A DISTANCE OF 247 FEET; THENCE, SOUTH 00°34'04" WEST, A DISTANCE OF 5 FEET; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 247 FEET; THENCE, NORTH 00°34'04" EAST A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING; AND

PARCEL 3 (TENNIS COURTS): THAT PORTION OF BLOCK 6 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**



PARCEL 1 (18-HOLE GOLF COURSE): THAT PART OF THE NORTH ONE-HALF (N 1/2) OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, RUN ALONG THE NORTH LINE OF SECTION 19 ON AN ASSUMED BEARING OF NORTH 89°25'56" WEST, A DISTANCE OF 3874.59 FEET; THENCE, SOUTH 00°20'20" WEST, PARALLEL WITH AND 35 FEET EAST OF THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 19, A DISTANCE OF 430 FEET TO A POINT OF BEGINNING; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 160 FEET; THENCE, NORTH 00°20'16" EAST, A DISTANCE OF 30 FEET; THENCE, SOUTH 89°25'56" EAST, ALONG THE SOUTH LINE OF BLOCK 1 OF HILLWOOD SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 295 FEET; THENCE, SOUTH 07°34'43" EAST, A DISTANCE OF 1040.60 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 100°54'41", AN ARC DISTANCE OF 176.12 FEET TO A POINT OF TANGENCY; THENCE, NORTH 71°50'36" EAST, ALONG THE SOUTH LINE OF HILLWOOD SECTION TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 64, AT PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 389.52 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 70°56'32", AN ARC DISTANCE OF 123.82 FEET TO A POINT OF TANGENCY; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 648.75 FEET; THENCE, NORTH 61°30'48" EAST, A DISTANCE OF 205.91 FEET; THENCE, NORTH 83°59'09" EAST, A DISTANCE OF 261.73 FEET TO THE WEST LINE OF BLOCK 5 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, SOUTH 11°57'40" EAST, ALONG SAID WEST LINE A DISTANCE OF 577.13 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200 FEET AND A CENTRAL ANGLE OF 77°28'16", AN ARC DISTANCE OF 270.43 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 89°25'56" EAST, ALONG THE SOUTH LINE OF PARCEL A OF SAID HILLWOOD SECTION ONE, A DISTANCE OF 12.50 FEET; THENCE, SOUTH 00°34'04" WEST, A DISTANCE OF 5.00 FEET; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 247.00 FEET; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 5.00 FEET TO THE SOUTH LINE OF PARCEL A; THENCE, SOUTH 89°25'56" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 280.07 FEET TO THE SOUTHWEST CORNER OF BLOCK 8 OF SAID HILLWOOD SECTION THREE; THENCE, SOUTH 00°34'04" WEST A DISTANCE OF 98 FEET; THENCE, SOUTH 63°01'47" EAST, A DISTANCE OF 125.84 FEET TO THE SOUTH LINE OF SAID BLOCK 8; THENCE, SOUTH 35°31'47" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 8 A DISTANCE OF 49.57 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.92 FEET AND A CENTRAL ANGLE OF 44°24'09", AN ARC DISTANCE OF 153.71 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 396.77 FEET; THENCE, SOUTH 10°04'04" WEST, A DISTANCE OF 10 FEET; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 30 FEET; THENCE, NORTH 10°04'04" EAST, A DISTANCE OF 10 FEET; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 150.08 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 16°12'22", AN ARC DISTANCE OF 452.56 FEET; THENCE, SOUTH 06°08'18" EAST, A DISTANCE OF 343.51 FEET; THENCE, NORTH 72°48'53" EAST, A DISTANCE OF 620.40 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 22.66 FEET; THENCE, SOUTH 82°52'29" EAST, A DISTANCE OF 489.31 FEET; THENCE, NORTH 00°18'53" EAST, A DISTANCE OF 407.85 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 20; THENCE, SOUTH 89°59'37" EAST, A DISTANCE OF 334.54 FEET; THENCE, SOUTH 00°18'10" WEST, A DISTANCE OF 643.59 FEET; THENCE, SOUTH 27°41'23" WEST, A DISTANCE OF 51.20 FEET; THENCE, SOUTH 40°08'44" WEST, A DISTANCE OF 102 FEET; THENCE, SOUTH 22°04'17" WEST, A DISTANCE OF 146 FEET; THENCE, SOUTH 83°29'16" EAST, A DISTANCE OF 8.26 FEET; THENCE, SOUTH 27°41'23" WEST, A DISTANCE OF 446 FEET; THENCE, SOUTH 89°50'06" WEST, A DISTANCE OF 329.69 FEET; THENCE, NORTH 00°19'37" EAST, A DISTANCE OF 624.55 FEET; THENCE, SOUTH 89°59'15" WEST, A DISTANCE OF 669.37 FEET; THENCE, NORTH 89°24'18" WEST, A DISTANCE OF 656.84 FEET; THENCE, SOUTH 00°30'02" WEST, A DISTANCE OF 615.44 FEET; THENCE, NORTH 89°23'45" WEST, PARALLEL WITH AND 60 FEET NORTH OF THE SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF SAID SECTION 19, A DISTANCE OF 1674.66 FEET; THENCE, NORTH 00°36'15" EAST, A DISTANCE OF 253 FEET; THENCE, NORTH 89°23'45" WEST, A DISTANCE OF 933.74 FEET; THENCE, NORTH 39°30'49" WEST, A DISTANCE OF 473.34 FEET; THENCE, NORTH 89°24'18" WEST, A DISTANCE OF 253.39 FEET; THENCE, NORTH 00°25'7" EAST, A DISTANCE OF 1.69 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335 FEET AND A CENTRAL ANGLE OF 19°26'55", AN ARC DISTANCE OF 90.33 FEET TO A POINT OF TANGENCY; THENCE, NORTH 15°23'58" WEST, A DISTANCE OF 100 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 265 FEET AND A CENTRAL ANGLE OF 15°44'14", AN ARC DISTANCE OF 72.79 FEET TO A POINT OF TANGENCY ON A LINE 35 FEET EAST OF THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE, NORTH 00°20'16" EAST, PARALLEL WITH AND 35 FEET EAST OF THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 A DISTANCE OF 1336.03 FEET TO THE POINT OF BEGINNING; AND

PARCEL 2 (CLUBHOUSE): PARCEL A OF HILLWOOD SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE NORTH ONE-HALF (N 1/2) OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL A; RUN NORTH 89°25'56" WEST ALONG THE SOUTH LINE OF PARCEL A DISTANCE OF 280.07 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE NORTH 89°25'56" WEST ALONG SAID SOUTH LINE A DISTANCE OF 247 FEET; THENCE, SOUTH 00°34'04" WEST, A DISTANCE OF 5 FEET; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 247 FEET; THENCE, NORTH 00°34'04" EAST A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING; AND

PARCEL 3 (TENNIS COURTS): THAT PORTION OF BLOCK 6 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6, RUN SOUTH 00°38'59" WEST, A DISTANCE OF 460.33 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE SOUTH 00°38'59" WEST, A DISTANCE OF 131.67 FEET; THENCE, NORTH 89°25'23" WEST, A DISTANCE OF 471.66 FEET TO THE EAST LINE OF HILLCREST DRIVE; THENCE, NORTH 20°55'54" WEST, A DISTANCE OF 70.99 FEET TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 780 FEET AND A CENTRAL ANGLE OF 05°05'55", AN ARC DISTANCE OF 69.41 FEET; THENCE, SOUTH 89°25'23" EAST, A DISTANCE OF 520.40 FEET TO THE POINT OF BEGINNING; AND

PARCEL 4 (EXECUTIVE GOLF COURSE): THAT PORTION OF BLOCKS 7 AND 9 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 7, RUN NORTH 89°49'21" WEST, ALONG THE NORTH LINE OF BLOCK 7 A DISTANCE OF 75 FEET TO A POINT OF BEGINNING; THENCE, SOUTH 00°19'37" WEST, A DISTANCE OF 200 FEET; THENCE, NORTH 89°49'21" WEST, A DISTANCE OF 328.16 FEET; THENCE, NORTH 29°49'21" WEST, A DISTANCE OF 27.89 FEET; THENCE, SOUTH 60°10'39" WEST, A DISTANCE OF 48.30 FEET; THENCE, NORTH 89°49'21" WEST, A DISTANCE OF 91.07 FEET; THENCE, SOUTH 29°49'21" EAST, A DISTANCE OF 220 FEET; THENCE, SOUTH 00°19'37" WEST, A DISTANCE OF 318.76 FEET; THENCE, SOUTH 29°58'00" WEST, A DISTANCE OF 109.90 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 27.29 FEET; THENCE, SOUTH 29°56'00" WEST, A DISTANCE OF 41.90 FEET; THENCE, SOUTH 60°04'00" EAST, A DISTANCE OF 45.12 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 171.13 FEET TO THE SOUTHERLY BOUNDARY OF SAID BLOCK 9; THENCE, SOUTH 72°48'53" WEST, ALONG THE LAST DESCRIBED LINE A DISTANCE OF 207.51 FEET TO A POINT OF CURVATURE; THENCE, WESTERLY ALONG A 1180 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°15'11", AN ARC DISTANCE OF 561.27 FEET TO A POINT OF TANGENCY; THENCE, NORTH 79°55'56" WEST, A DISTANCE OF 347.46 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A 938.45 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°30'00", AN ARC DISTANCE OF 335.77 FEET TO A POINT OF TANGENCY; THENCE, NORTH 59°25'56" WEST, A DISTANCE OF 100 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A 468.63 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°29'43", AN ARC DISTANCE OF 175.81 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 9; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 231.27 FEET; THENCE, SOUTH 89°25'23" EAST, A DISTANCE OF 752.60 FEET; THENCE, NORTH 00°30'02" EAST, A DISTANCE OF 170.44 FEET TO A POINT ON A 50 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 00°30'02" EAST FROM SAID POINT; THENCE, NORTHEASTERLY AND NORTHWESTERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 143°07'48", AN ARC DISTANCE OF 124.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 42ND AVENUE; THENCE, NORTH 00°30'02" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE 359.93 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY ALONG A 25 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°04'02", AN ARC DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE, SOUTH 89°25'56" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 596.59 FEET; THENCE, SOUTH 89°49'21" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE 593.51 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION OF BLOCK 9 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 9, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF HILLCREST DRIVE AND ON THE ARC OF A CURVE WHOSE CENTER BEARS SOUTH 09°04'21" WEST FROM SAID CORNER; THENCE, SOUTHEASTERLY ALONG THE SOUTH LINE OF BLOCK 9 AND ALONG SAID ARC TO THE RIGHT, HAVING A RADIUS OF 468.63 FEET AND A CENTRAL ANGLE OF 05°43'06", AN ARC DISTANCE OF 30.41 FEET; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 112 FEET; THENCE, NORTH 89°25'56" WEST, A DISTANCE OF 29.91 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 9; THENCE, SOUTH 00°34'04" WEST, ALONG SAID WEST LINE A DISTANCE OF 106.53 FEET TO THE POINT OF BEGINNING.

PARCEL 5 (HILLCREST EAST NO. 24 EASEMENT): EASEMENT IN FAVOR OF THE HOLLYWOOD BEACH HOTEL COMPANY, ITS SUCCESSORS AND ASSIGNS OVER THE FOLLOWING DESCRIBED PROPERTY FOR USE AS PART OF A GOLF COURSE AS SET OUT THAT WARRANTY DEED FILED FEBRUARY 14, 1973 IN OFFICIAL RECORDS BOOK 5165, AT PAGE 690 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE TERMS AND CONDITIONS STATED THEREIN.

FROM THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 8 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RUN SOUTH 79°55'56" EAST ALONG THE SOUTH LINE OF BLOCK 8 A DISTANCE OF 57 FEET TO A POINT OF CURVATURE; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 16°12'22" AN ARC DISTANCE OF 452.56 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 11°02'49" AN ARC DISTANCE OF 308.49 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 15 FEET; THENCE, NORTH 72°48'53" EAST, A DISTANCE OF 248 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 292.50 FEET; THENCE, SOUTH 72°48'53" WEST, A DISTANCE OF 620.40 FEET; THENCE, NORTH 06°08'18" WEST, A DISTANCE OF 343.51 FEET TO THE POINT OF BEGINNING; AND

PARCEL 6 (HILLCREST EAST NO. 25 EASEMENT): EASEMENT IN FAVOR OF THE HOLLYWOOD BEACH HOTEL COMPANY, ITS SUCCESSORS AND ASSIGNS OVER THE FOLLOWING DESCRIBED PROPERTY FOR USE AS PART OF A GOLF COURSE AS SET OUT THAT WARRANTY DEED FILED FEBRUARY 13, 1974 IN OFFICIAL RECORDS BOOK 5639, AT PAGE 794 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE TERMS AND CONDITIONS STATED THEREIN.

THAT PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

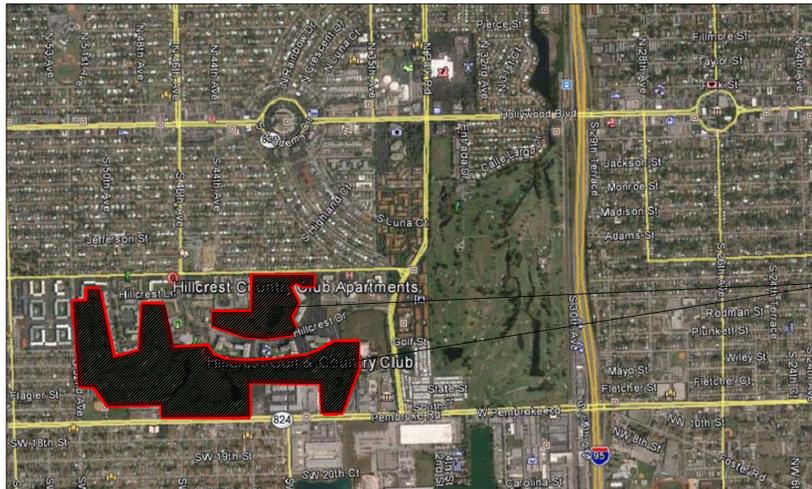
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN BLOCK 8 OF HILLWOOD SECTION THREE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, SOUTH 72°48'53" WEST ALONG THE SOUTH BOUNDARY OF LOT 2 A DISTANCE OF 571.53 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 15 FEET; THENCE, SOUTH 72°48'53" WEST A DISTANCE OF 42 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 315.16 FEET; THENCE, SOUTH 82°52'29" EAST, A DISTANCE OF 489.31 FEET; THENCE, NORTH 00°18'53" EAST A DISTANCE OF 557.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 7,571,490 SQUARE FEET/169,2261 ACRES MORE OR LESS

# SITE DEVELOPMENT PLANS HILLCREST COUNTRY CLUB REDEVELOPMENT

## 4600 HILLCREST DRIVE HOLLYWOOD, FL. 33021

### LOCATED IN SECTION 19 & 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, HOLLYWOOD, FLORIDA



LOCATION MAP

PRE-APP DATE: APRIL 29, 2015  
T.A.C. DATE: JULY 20, 2015  
FINAL T.A.C. DATE: NOVEMBER 30, 2015

PLANNING & ADVISORY BOARD MEETING DATE: Feb. 11, 2016  
CITY COMMISSION MEETING 1ST READING DATE: March 16, 2016

#### PROPERTY OWNER INFORMATION:

HILLCREST COUNTRY CLUB, LIMITED PARTNERSHIP  
4748 WISCONSIN AVENUE, N.W. WASHINGTON D.C. 20016

#### CONTRACT PURCHASER INFORMATION:

HILLCREST IG, LLC.  
1925 CENTURY PARK EAST, SUITE 1380  
CENTURY CITY, CA 90067

#### PULTE GROUP

24311 WALDEN CENTER DRIVE, SUITE 300  
BONITA SPRINGS,, FL. 34134

#### LAND PLANNER/SITE PLANNER:

DESIGN AND ENTITLEMENT CONSULTANTS, LLC  
2135 BELLCREST COURT  
ROYAL PALM BEACH, FL. 33411

#### LANDSCAPE ARCHITECT

PARKER YANNETTE DESIGN GROUP  
825 U.S. HIGHWAY 1, SUITE 330  
JUPITER, FL. 33477

#### ENGINEER OF RECORD & TRAFFIC CONSULTANT:

KIMLY HORN AND ASSOCIATES  
800 NORTH PINE ISLAND ROAD, SUITE 450  
PLANTATION, FL. 33324

#### ARCHITECT:

PULTE GROUP ARCHITECTS  
24311 WALDEN CENTER DRIVE, SUITE 300  
BONITA SPRINGS, FL. 34134

#### SURVEYOR:

CAUFIELD & WHEELER  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FL. 33434

#### ENVIRONMENTAL:

EW CONSULTANTS  
601 HERITAGE DRIVE, SUITE 108  
JUPITER, FL. 33458

#### SOIL REMEDIATION:

AYDEN ENVIRONMENTAL  
131 WEST SOUTH STREET  
SMYRNA, DE 19977

#### LAND USE ATTORNEY:

GRAY ROBINSON  
33 S.E. 2ND AVENUE, SUITE 3200  
MIAMI, FL. 33131

#### SHEET KEY

|   |                    |
|---|--------------------|
| SURVEY                                      | PAGES 1A - 10      |
| SITE PLANS                                  | PAGES SP1 - SP14   |
| LANDSCAPE PLANS                             | PAGES L1-L38       |
| PRELIMINARY ENGINEERING PLANS               | PAGES C001-C502    |
| FIRE HYDRANT EXHIBIT                        | FH-1               |
| NATIVE TREE SKETCH (INCL. TABULAR TREE LIST | PAGE 1             |
| PAGES ATTACHED)                             | TOTAL SHEETS = 132 |

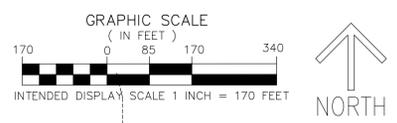
ENGINEER'S CERTIFICATION:

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:

ENGINEER: KINAN HUSAINY, P.E.  
LICENSE No. \_\_\_\_\_  
DATE: \_\_\_\_\_

SHEET NO.

COVER SHEET



- LEGEND/ABBREVIATIONS
- ⊖ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - B.C.R. - BROWARD COUNTY RECORDS
  - FIRC - FOUND IRON ROD WITH CAP
  - FN/D - FOUND NAIL AND DISK
  - L - ARC LENGTH
  - O.R.B. - OFFICIAL RECORD BOOK
  - R - RADIUS
  - SIRC - SET IRON ROD WITH CAP LB#3591
  - UE - UTILITY EASEMENT

|              |  |
|--------------|--|
| REVISIONS    | FILE NAME: 6999-one sheet exhibit for city |
| FINAL T.A.C. | 11-30-15                                   |
| DATE         | BY   |

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 392-1991 / FAX (561) 750-1452

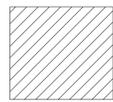


ONE SHEET SURVEY EXHIBIT  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

DATE 12/2/15  
DRAWN BY JC  
F.B./ PG. ELEC  
SCALE AS SHOWN

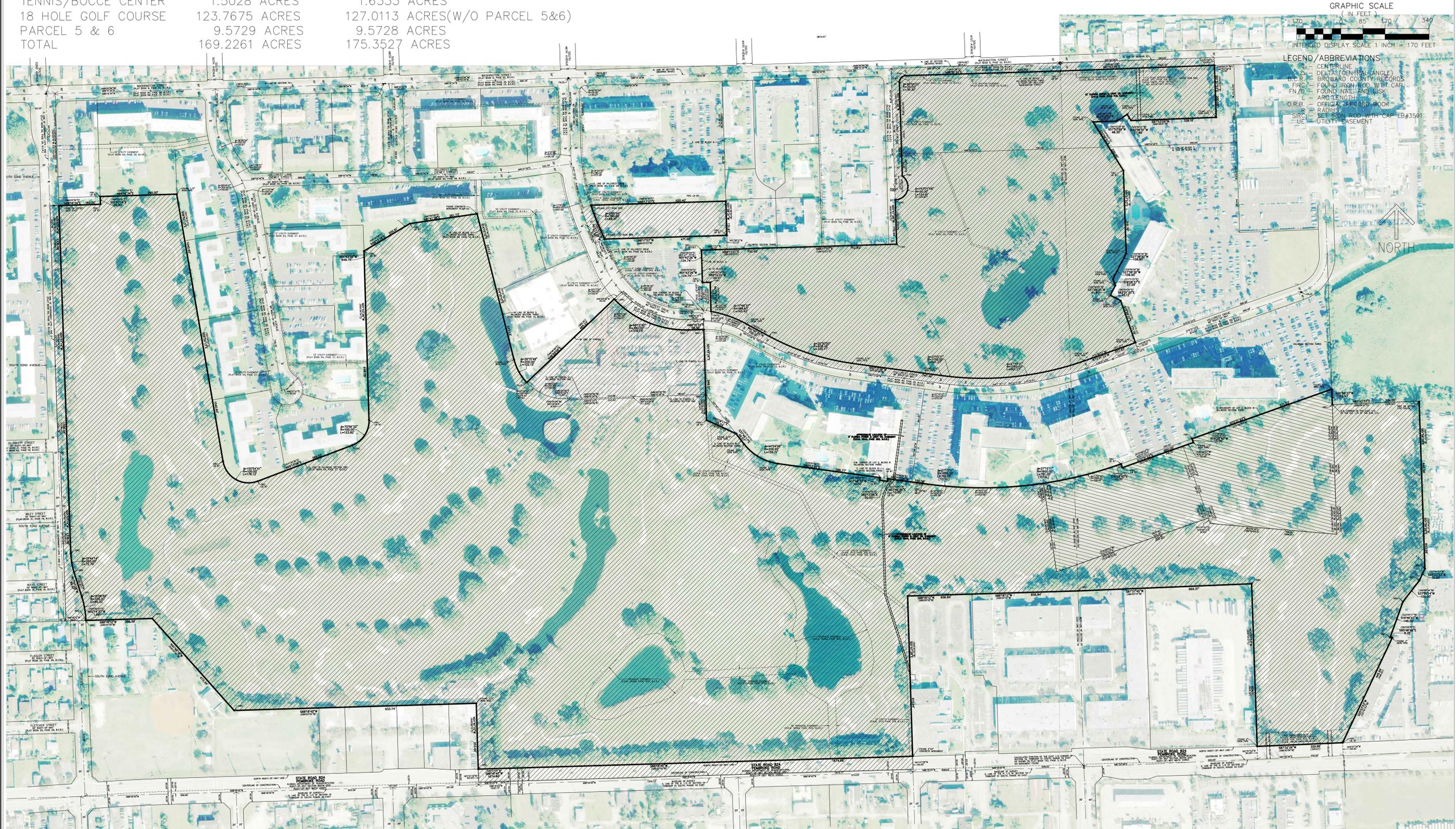
DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

JOB # 6999  
SHT. NO.  
**1A**  
OF 1 SHEETS


**PUTLE CONTRACT LANDS**  
 GROSS AREA=166.3508 ACRES  
 NET AREA=159.6533 ACRES(DOES NOT INCLUDE PARCEL 5 AND PARCEL 6)

| HILLCREST PROPERTY ACREAGE BREAKDOWN | NET ACREAGE    | GROSS ACREAGE                  |
|--------------------------------------|----------------|--------------------------------|
| PARCEL EXECUTIVE GOLF COURSE         | 30.4439 ACRES  | 32.8645 ACRES                  |
| CLUBHOUSE/PARCEL A                   | 3.9390 ACRES   | 4.2708 ACRES                   |
| TENNIS/BOCCE CENTER                  | 1.5028 ACRES   | 1.6333 ACRES                   |
| 18 HOLE GOLF COURSE                  | 123.7675 ACRES | 127.0113 ACRES(W/O PARCEL 5&6) |
| PARCEL 5 & 6                         | 9.5729 ACRES   | 9.5728 ACRES                   |
| TOTAL                                | 169.2261 ACRES | 175.3527 ACRES                 |


**LANDS CONTROLLED BY OTHERS**  
 AREA OF PARCEL 5 AND 6=9.5728 ACES  
 GROSS AND NET



GRAPHIC SCALE  
 ( IN FEET )  
 170 0 85 170 340  
 INTENDED DISPLAY SCALE 1 INCH = 170 FEET

**LEGEND/ABBREVIATIONS**  
 - CENTERLINE  
 Δ - DELTA (CENTRAL ANGLE)  
 B.C.R - BROWARD COUNTY RECORDS  
 F.I.R.C - FOUND IRON ROD WITH CAP  
 F.N./D - FOUND NAIL AND DISK  
 L - ARC LENGTH  
 O.R.B - OFFICIAL RECORD BOOK  
 RADIUS - RADIUS  
 S.I.R.C - SET IRON ROD WITH CAP LB#3501  
 U.E - UTILITY EASEMENT

|           |              |      |    |
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| REVISIONS | FINAL T.A.C. | DATE | BY |
|           | 11-30-15     |      |    |

FILE NAME: 6999-GROSS AREA 4

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561) 392-1991 / FAX (561) 750-1452



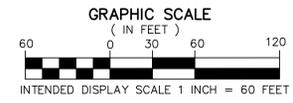
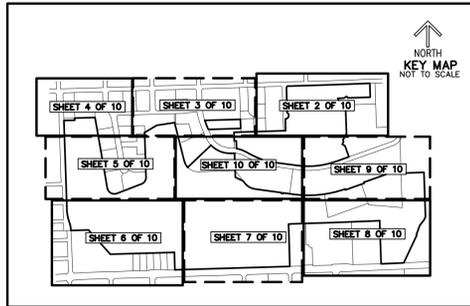
ONE SHEET SURVEY GROSS AREA EXHIBIT  
 HILLCREST GOLF AND COUNTRY CLUB  
 A PORTION OF SECTIONS 19 AND 20  
 TOWNSHIP 51 SOUTH, RANGE 42 EAST  
 CITY OF HOLLYWOOD, FLORIDA

DATE 12/10/15  
 DRAWN BY JC  
 F.B./ PG. ELEC  
 SCALE AS SHOWN

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

JOB # 6999  
 SH.T.NO.  
**1B**  
 OF 1 SHEETS





- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - B.C.R. - BROWARD COUNTY RECORDS
  - FIRC - FOUND IRON ROD WITH CAP
  - FN/D - FOUND NAIL AND DISK
  - L - ARC LENGTH
  - O.R.B. - OFFICIAL RECORD BOOK
  - R - RADIUS
  - SIRC - SET IRON ROD WITH CAP LB#3591
  - UE - UTILITY EASEMENT



MATCH LINE SHEET 3 OF 10

MATCH LINE SHEET 10 OF 10

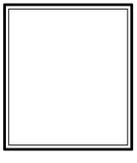
MATCH LINE SHEET 9 OF 10

| NO. | REVISIONS | DATE | BY |
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**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561) 392-1991 / FAX (561) 750-1452

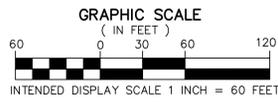
ALTA/ACSM LAND TITLE SURVEY  
 HILLCREST GOLF AND COUNTRY CLUB  
 A PORTION OF SECTIONS 19 AND 20  
 TOWNSHIP 51 SOUTH, RANGE 42 EAST  
 CITY OF HOLLYWOOD, FLORIDA

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| DATE      | 6/11/15  |
| DRAWN BY  | JC       |
| F.B./ PG. | ELEC     |
| SCALE     | AS SHOWN |



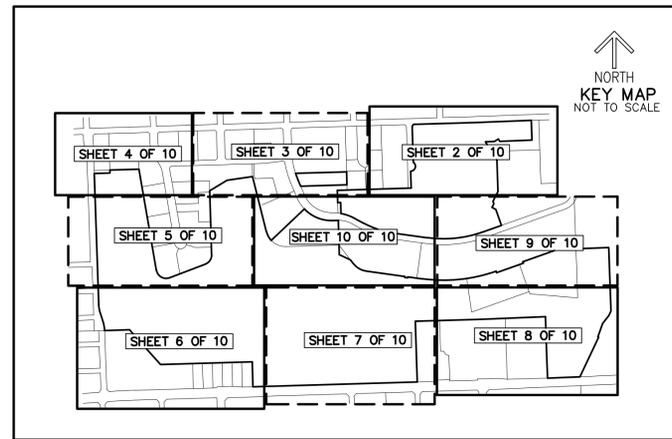
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| OF 10 SHEETS |      |





**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
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- FIRC - FOUND IRON ROD WITH CAP
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- R - RADIUS
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- UE - UTILITY EASEMENT



NORTH  
KEY MAP  
NOT TO SCALE



MATCH LINE SHEET 5 OF 10

MATCH LINE SHEET 3 OF 10

| REVISIONS | DATE | BY |
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**CAULFIELD & WHEELER, INC.**  
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ALTA/ACSM LAND TITLE SURVEY  
 HILLCREST GOLF AND COUNTRY CLUB  
 A PORTION OF SECTIONS 19 AND 20  
 TOWNSHIP 51 SOUTH, RANGE 42 EAST  
 CITY OF HOLLYWOOD, FLORIDA

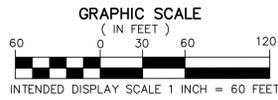
DATE 6/11/15  
 DRAWN BY JC  
 F.B./ PG. ELEC  
 SCALE AS SHOWN



JOB # 6999  
 SH.T.NO.  
**4**  
 OF 10 SHEETS







- LEGEND/ABBREVIATIONS**
- C - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
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  - FN/D - FOUND NAIL AND DISK
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  - O.R.B. - OFFICIAL RECORD BOOK
  - R - RADIUS
  - SIRC - SET IRON ROD WITH CAP LB#3591
  - UE - UTILITY EASEMENT

**MATCH LINE SHEET 10 OF 10**



MATCH LINE SHEET 6 OF 10

MATCH LINE SHEET 8 OF 10

| NO. | REVISIONS | DATE | BY |
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**CAULFIELD & WHEELER, INC.**  
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 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561) 392-1991 / FAX (561) 750-1452

ALTA/ACSM LAND TITLE SURVEY  
 HILLCREST GOLF AND COUNTRY CLUB  
 A PORTION OF SECTIONS 19 AND 20  
 TOWNSHIP 51 SOUTH, RANGE 42 EAST  
 CITY OF HOLLYWOOD, FLORIDA

DATE 6/11/15  
 DRAWN BY JC  
 F.B./ PG. ELEC  
 SCALE AS SHOWN

JOB # 6999  
 SHT. NO. **7**  
 OF 10 SHEETS

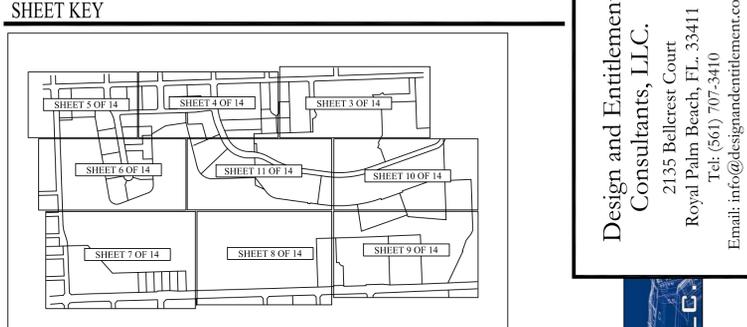
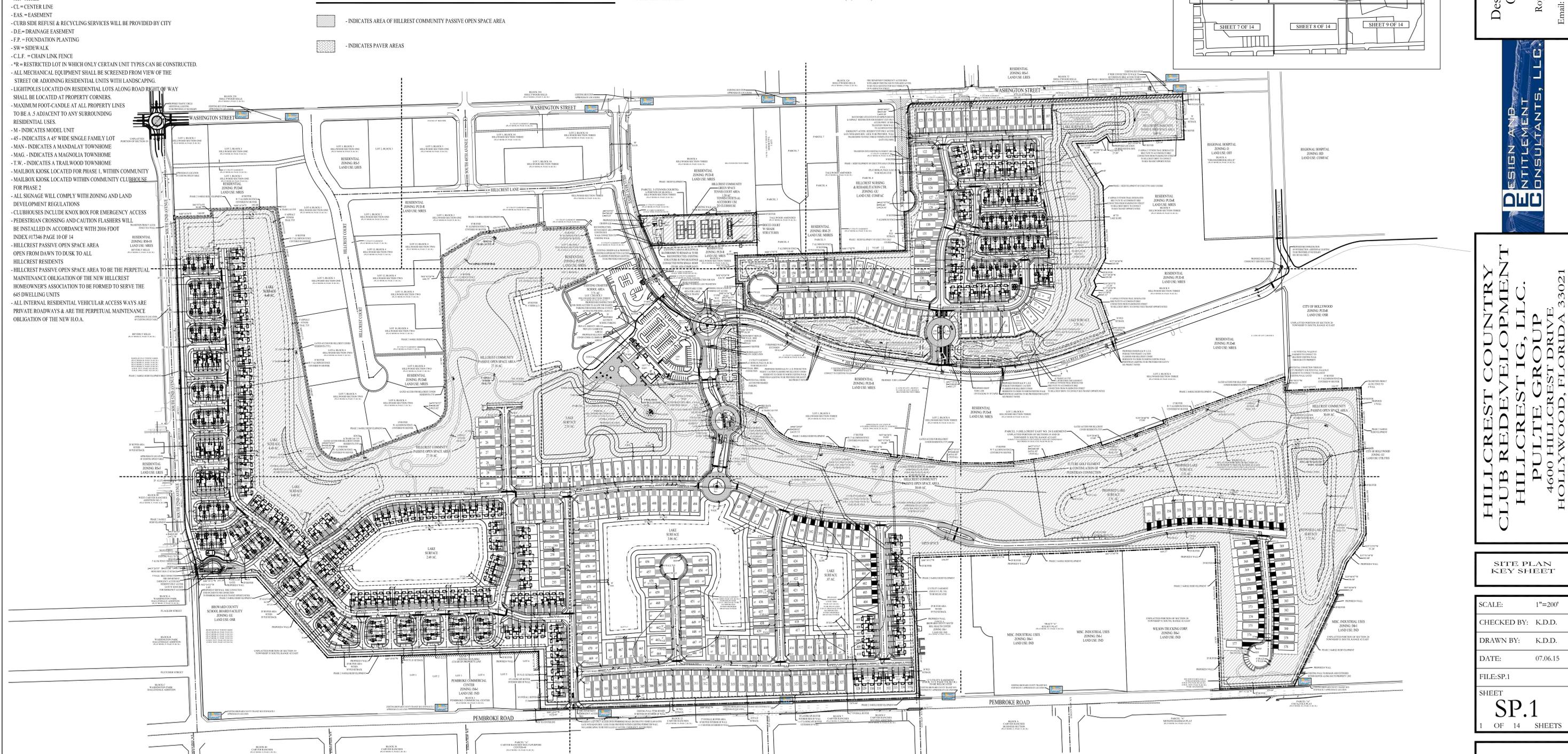






| SITE DATA   |  | PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE                                    |  | PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - NET ACREAGE                                    |  | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)                               |  |
|---|--|---|--|---|--|---|--|
| TOTAL SITE AREA - NET ACREAGE   | 168.64 AC. (1,345,958.4 S.F.)  | TOTAL SITE AREA - NET ACREAGE   | 30.44 AC. (1,131,135.9 S.F.)                                 | TOTAL SITE AREA - NET ACREAGE   | 132.95 AC. (5,791,302 S.F.)                                  | TOTAL SITE AREA - NET ACREAGE   | 26.67 AC. (1,161,919.44 S.F.)                                |
| TOTAL SITE AREA - GROSS ACREAGE   | 174.76 AC. (1,412,545.6 S.F.)  | TOTAL SITE AREA - GROSS ACREAGE   | 32.86 AC. (1,131,381.6 S.F.)                                 | TOTAL SITE AREA - GROSS ACREAGE   | 136.19 AC. (5,932,436.4 S.F.)                                | TOTAL SITE AREA - GROSS ACREAGE   | 74.50 AC. (3,245,936.7 S.F. - 50%)                           |
| ZONING DESIGNATION  | P.U.D.-R   | ZONING DESIGNATION  | P.U.D.-R   | ZONING DESIGNATION  | P.U.D.-R   | ZONING DESIGNATION  | P.U.D.-R   |
| LAND USE DESIGNATION  | EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL & TENNIS PARCEL EXISTING LAND USE | LAND USE DESIGNATION  | MEDIUM DENSITY RESIDENTIAL (CITY L.U.)                       | LAND USE DESIGNATION  | IRREGULAR RESIDENTIAL DASHED LINE AREA (BROWARD COUNTY L.U.) | LAND USE DESIGNATION  | OPEN SPACE AND RECREATIONAL (OSR)                            |
| 18 - HOLE GOLF COURSE EXISTING LAND USE   | IRREGULAR RESIDENTIAL DASHED LINE AREA                                     | 18 - HOLE GOLF COURSE EXISTING LAND USE   | OPEN SPACE AND RECREATIONAL (OSR)                            | 18 - HOLE GOLF COURSE EXISTING LAND USE   | OPEN SPACE AND RECREATIONAL (OSR)                            | 18 - HOLE GOLF COURSE EXISTING LAND USE   | OPEN SPACE AND RECREATIONAL (OSR)                            |
| 18 - HOLE PROPOSED LAND USE   | OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL               | 18 - HOLE PROPOSED LAND USE   | OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL | 18 - HOLE PROPOSED LAND USE   | OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL | 18 - HOLE PROPOSED LAND USE   | OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL |
| TOTAL NUMBER OF UNITS   | 645 D.U.   | TOTAL NUMBER OF UNITS   | 341 D.U./AC.   | TOTAL NUMBER OF UNITS   | 319 SP.  | TOTAL NUMBER OF UNITS   | 319 SP.  |
| DENSITY   | 3.81 D.U./AC.  | DENSITY   | 4.66 D.U./AC.  | DENSITY   | 2.39 D.U./AC.  | DENSITY   | 11.96 D.U./AC.   |
| MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)                     | 4.66 D.U./AC.  | MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)                     | 4.66 D.U./AC.  | MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)                     | 4.66 D.U./AC.  | MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)                     | 4.66 D.U./AC.  |
| TOTAL LAKE AREA PROPOSED  | 22.75 AC. (990,990 S.F.)   | TOTAL LAKE AREA PROPOSED  | 5.53 AC. (240,886.8 S.F.)                                    | TOTAL LAKE AREA PROPOSED  | 17.22 AC. (750,103.2 S.F.)                                   | TOTAL LAKE AREA PROPOSED  | 17.22 AC. (750,103.2 S.F.)                                   |
| EXECUTIVE GOLF COURSE LAKE / RETENTION AREA   | 5.53 AC. (240,886.8 S.F.)  | EXECUTIVE GOLF COURSE LAKE / RETENTION AREA   | 5.53 AC. (240,886.8 S.F.)                                    | EXECUTIVE GOLF COURSE LAKE / RETENTION AREA   | 5.53 AC. (240,886.8 S.F.)                                    | EXECUTIVE GOLF COURSE LAKE / RETENTION AREA   | 5.53 AC. (240,886.8 S.F.)                                    |
| 18-HOLE GOLF COURSE PARCEL LAKE AREA  | 17.22 AC. (750,103.2 S.F.)   | 18-HOLE GOLF COURSE PARCEL LAKE AREA  | 17.22 AC. (750,103.2 S.F.)                                   | 18-HOLE GOLF COURSE PARCEL LAKE AREA  | 17.22 AC. (750,103.2 S.F.)                                   | 18-HOLE GOLF COURSE PARCEL LAKE AREA  | 17.22 AC. (750,103.2 S.F.)                                   |
| P.U.D.-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)                      | 110.0 AC. (4,791,572.3 S.F.)   | P.U.D.-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)                      | 110.0 AC. (4,791,572.3 S.F.)                                 | P.U.D.-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)                      | 110.0 AC. (4,791,572.3 S.F.)                                 | P.U.D.-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)                      | 110.0 AC. (4,791,572.3 S.F.)                                 |
| TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)                          | 76.24 AC. (3,221,155.4 S.F. - 45%)   | TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)                          | 32.86 AC. (1,131,381.6 S.F.)                                 | TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)                          | 76.24 AC. (3,221,155.4 S.F. - 45%)                           | TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)                          | 32.86 AC. (1,131,381.6 S.F.)                                 |
| TOTAL PAVEMENT AREA (SEE BREAKDOWN IN DETAIL SHEET)                                     | 92.40 AC. (4,024,803.5 S.F. - 55%)   | TOTAL PAVEMENT AREA (SEE BREAKDOWN IN DETAIL SHEET)                                     | 33.85 AC. (1,474,506.5 S.F.)                                 | TOTAL PAVEMENT AREA (SEE BREAKDOWN IN DETAIL SHEET)                                     | 92.40 AC. (4,024,803.5 S.F. - 55%)                           | TOTAL PAVEMENT AREA (SEE BREAKDOWN IN DETAIL SHEET)                                     | 33.85 AC. (1,474,506.5 S.F.)                                 |
| OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                   | 33.85 AC. (1,474,506.5 S.F.)   | OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                   | 33.85 AC. (1,474,506.5 S.F.)                                 | OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                   | 33.85 AC. (1,474,506.5 S.F.)                                 | OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                   | 33.85 AC. (1,474,506.5 S.F.)                                 |
| OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                         | 92.40 AC. (4,024,803.5 S.F. - 55%)   | OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                         | 92.40 AC. (4,024,803.5 S.F. - 55%)                           | OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                         | 92.40 AC. (4,024,803.5 S.F. - 55%)                           | OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                         | 92.40 AC. (4,024,803.5 S.F. - 55%)                           |
| INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |  | INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |  | INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |  | INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS |  |
| HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   | 70.00 AC. (3,049,200 S.F.)   | HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   | 70.00 AC. (3,049,200 S.F.)                                   | HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   | 70.00 AC. (3,049,200 S.F.)                                   | HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   | 70.00 AC. (3,049,200 S.F.)                                   |
| MAXIMUM BUILDING HEIGHT   | 35'  | MAXIMUM BUILDING HEIGHT   | 35'  | MAXIMUM BUILDING HEIGHT   | 35'  | MAXIMUM BUILDING HEIGHT   | 35'  |

| PROJECT NOTES   |  | LEGEND  |  |
|---|--|---|--|
| - L.M.E. = LAKE MAINTENANCE EASEMENT  |  | [Hatched Box] - INDICATES AREA OF HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA |  |
| - R.A.S. = RESIDENTIAL ACCESS STREET  |  | [Dotted Box] - INDICATES PAVEMENT AREAS                                       |  |
| - U.E. = UTILITY EASEMENT   |  |   |  |
| - UTILITIES ARE AVAILABLE TO THE SITE   |  |   |  |
| - MAX. BUILDING HEIGHT IS 35'   |  |   |  |
| - AC = ACRES  |  |   |  |
| - CL = CENTER LINE  |  |   |  |
| - EAS = EASEMENT  |  |   |  |
| - CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY  |  |   |  |
| - D.E. = DRAINAGE EASEMENT  |  |   |  |
| - F.P. = FOUNDATION PLANTING  |  |   |  |
| - SW = SIDEWALK   |  |   |  |
| - C.L.F. = CHAIN LINK FENCE   |  |   |  |
| - *R = RESTRICTED LOT IN WHICH ONLY CERTAIN UNIT TYPES CAN BE CONSTRUCTED.  |  |   |  |
| - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE STREET OR ADJOINING RESIDENTIAL UNITS WITH LANDSCAPING.   |  |   |  |
| - LIGHT POLES LOCATED ON RESIDENTIAL LOTS ALONG ROAD RIGHT OF WAY SHALL BE LOCATED AT PROPERTY CORNERS.   |  |   |  |
| - MAXIMUM FOOT CANDLE AT ALL PROPERTY LINES TO BE A .5 ADJACENT TO ANY SURROUNDING RESIDENTIAL UNITS.   |  |   |  |
| - M - INDICATES MODEL UNIT  |  |   |  |
| - 45 - INDICATES A 45' WIDE SINGLE FAMILY LOT   |  |   |  |
| - MAN - INDICATES A MANDALAY TOWNHOME   |  |   |  |
| - MAG - INDICATES A MAGNOLIA TOWNHOME   |  |   |  |
| - T.W. - INDICATES A TRAILWOOD TOWNHOME   |  |   |  |
| - MAILBOX KIOSK LOCATED FOR PHASE 1, WITHIN COMMUNITY   |  |   |  |
| - MAILBOX KIOSK LOCATED WITHIN COMMUNITY CLUBHOUSE FOR PHASE 2  |  |   |  |
| - ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS  |  |   |  |
| - CLUBHOUSES INCLUDE KNOX BOX FOR EMERGENCY ACCESS  |  |   |  |
| - PEDESTRIAN CROSSING AND CAUTION FLASHERS WILL BE INSTALLED IN ACCORDANCE WITH 2016 FDOT INDEX #17346 PAGE 10 OF 14  |  |   |  |
| - HILLCREST PASSIVE OPEN SPACE AREA OPEN FROM DAWN TO DUSK TO ALL HILLCREST RESIDENTS   |  |   |  |
| - HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNERS ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS |  |   |  |
| - ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADWAYS & ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW H.O.A.                                      |  |   |  |



| BY | REVISIONS            | DATE     |
|----|----------------------|----------|
| KD | TAG-COMMENTS-7.20.15 | 8.19.15  |
| KD | FINAL-TAG            | 11.30.15 |
| KD | CITY-COMM-REVISIONS  | 03.16.16 |

Design and Entitlement Consultants, LLC.  
2135 Belcrest Court  
Royal Palm Beach, FL 33411  
Tel: (561) 707-3410  
Email: info@designentitlement.com

HILLCREST COUNTRY CLUB REDEVELOPMENT  
HILLCREST IG, LLC.  
PULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FLORIDA 33021

SITE PLAN KEY SHEET

SCALE: 1"=200'  
CHECKED BY: K.D.D.  
DRAWN BY: K.D.D.  
DATE: 07.06.15  
FILE: SP.1  
SHEET SP.1  
1 OF 14 SHEETS



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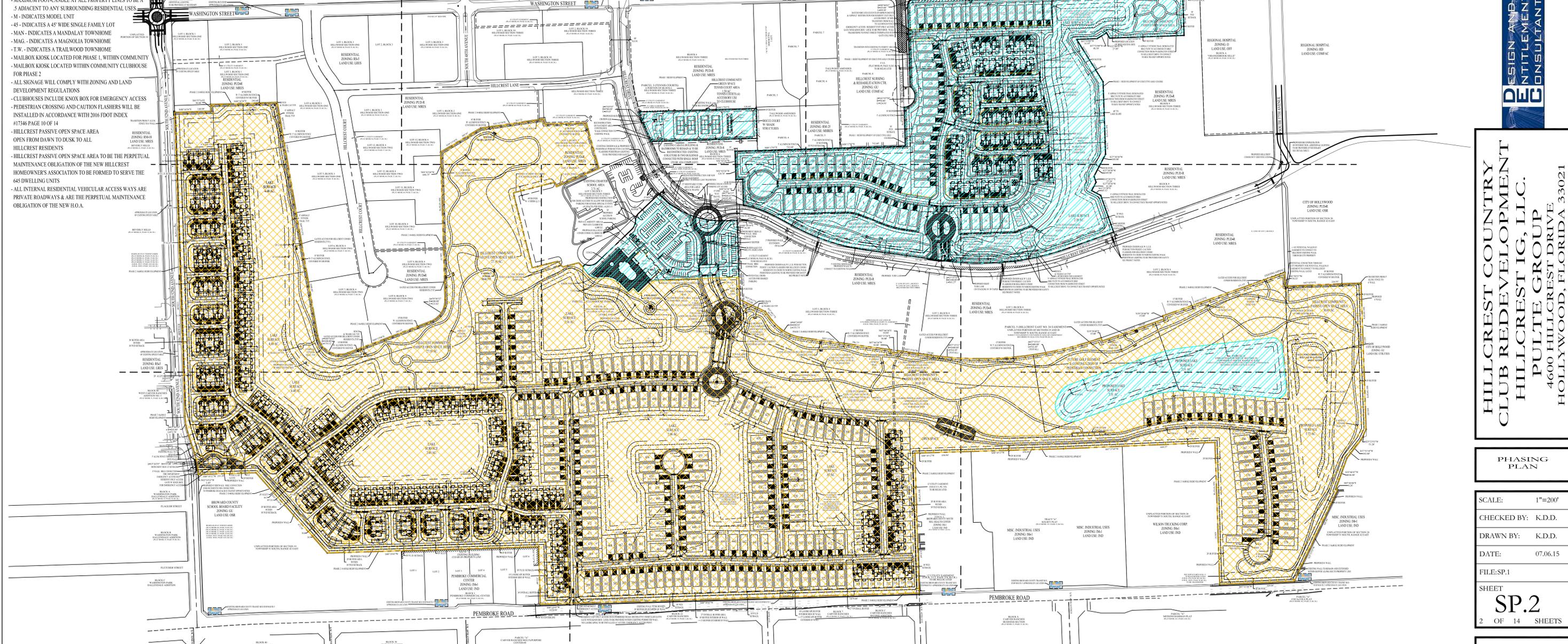
| SITE DATA                       |  | PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE                                |         | PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - NET ACREAGE                                |                                    |
|---------------------------------|--|---|---------|---|------------------------------------|
| TOTAL SITE AREA - NET ACREAGE   | 168.44 AC. (1,345,958.4 S.F.)  | 30.44 AC. (1,226,139.5 S.F.)  | 319 SP. | 132.95 AC. (5,791,302 S.F.)   | 76.67 AC. (1,161,919.44 S.F.)      |
| TOTAL SITE AREA - GROSS ACREAGE | 174.76 AC. (1,412,545.6 S.F.)  | 32.86 AC. (1,431,381.6 S.F.)  | 134 SP. | 136.19 AC. (5,932,436.4 S.F.)   | 74.50 AC. (3,245,936.7 S.F. - 50%) |
| ZONING DESIGNATION              | P.U.D.-R   |   |         |   |                                    |
| LAND USE DESIGNATION            | EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL & TENNIS PARCEL EXISTING LAND USE | PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE                              |         | PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE                              |                                    |
|                                 | IRREGULAR RESIDENTIAL DASHED LINE AREA (BROWARD COUNTY L.S.)               | TOTAL NUMBER OF UNITS   |         | TOTAL NUMBER OF UNITS   |                                    |
|                                 | MEDIUM DENSITY RESIDENTIAL (CITY L.U.)                                     | TOTAL SINGLE FAMILY   |         | TOTAL SINGLE FAMILY   |                                    |
|                                 | OPEN SPACE AND RECREATIONAL (OSR)  | TOTAL SINGLE FAMILY (40' x 110')  |         | TOTAL SINGLE FAMILY (40' x 110')  |                                    |
|                                 | OPEN SPACE AND RECREATIONAL (OSR)  | TOTAL SINGLE FAMILY (45' x 110')  |         | TOTAL SINGLE FAMILY (45' x 110')  |                                    |
|                                 | OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL               | TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME  |         | TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME  |                                    |
|                                 |  | TRAILWOOD TOWNHOME  |         | TRAILWOOD TOWNHOME  |                                    |
|                                 |  | MANDALAY TOWNHOME   |         | MANDALAY TOWNHOME   |                                    |
|                                 |  | MAGNOLIA TOWNHOME   |         | MAGNOLIA TOWNHOME   |                                    |
|                                 |  | TOTAL DENSITY   |         | TOTAL DENSITY   |                                    |
|                                 |  | TOTAL LAKE/DRAINAGE STORAGE AREA  |         | TOTAL LAKE/DRAINAGE STORAGE AREA  |                                    |
|                                 |  | TOTAL WATER SURFACE AREA  |         | TOTAL WATER SURFACE AREA  |                                    |
|                                 |  | TOTAL DRY RETENTION AREA  |         | TOTAL DRY RETENTION AREA  |                                    |
|                                 |  | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA                                  |         | HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA                                  |                                    |
|                                 |  | TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                    |         | TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                    |                                    |
|                                 |  | GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS |         | GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS |                                    |
|                                 |  | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                  |         | TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)                                  |                                    |
|                                 |  | RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)                   |         | RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)                   |                                    |
|                                 |  | PRIVATE ROADWAY AREA  |         | PRIVATE ROADWAY AREA  |                                    |
|                                 |  | INTERNAL WALKWAYS AREA  |         | INTERNAL WALKWAYS AREA  |                                    |
|                                 |  | FITNESS TRAIL AREA  |         | FITNESS TRAIL AREA  |                                    |
|                                 |  | LAKE WATER SURFACE AREA   |         | LAKE WATER SURFACE AREA   |                                    |
|                                 |  | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)                           |         | OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)                           |                                    |
|                                 |  | OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                     |         | OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)                     |                                    |
|                                 |  | HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   |         | HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA   |                                    |
|                                 |  | MAXIMUM BUILDING HEIGHT   |         | MAXIMUM BUILDING HEIGHT   |                                    |
|                                 |  |   |         |   |                                    |

**PROJECT NOTES**

- L.M.E. = LAKE MAINTENANCE EASEMENT
- R.A.S. = RESIDENTIAL ACCESS STREET
- U.E. = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
- AC = ACRES
- CL = CENTER LINE
- EAS = EASEMENT
- CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
- D.E. = DRAINAGE EASEMENT
- F.P. = FOUNDATION PLANTING
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- MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES TO BE A 5 ADJACENT TO ANY SURROUNDING RESIDENTIAL USES
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- MAILBOX KIOSK LOCATED FOR PHASE 1, WITHIN COMMUNITY
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- CLUBHOUSES INCLUDE KNOX BOX FOR EMERGENCY ACCESS
- PEDESTRIAN CROSSING AND CAUTION FLASHERS WILL BE INSTALLED IN ACCORDANCE WITH 2016 FDOT INDEX #1734 PAGE 10 OF 14
- HILLCREST PASSIVE OPEN SPACE AREA OPEN FROM DAWN TO DUSK TO ALL HILLCREST RESIDENTS
- HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNERS ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS
- ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADWAYS & ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW H.O.A.

**SITE PHASING PLAN KEY**

- INDICATES PHASE 1 - ESTIMATE COMPLETION 1ST QUARTER 2018
- INDICATES PHASE 2 - ESTIMATE COMPLETION 3RD QUARTER 2020



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| BY | REVISIONS            | DATE     |
|----|----------------------|----------|
| KD | TAG-COMMENTS-7.20.15 | 8.19.15  |
| KD | TAG-COMMENTS-9.03.15 | 10.30.15 |
| KD | FINAL-TAG            | 11.30.15 |
| KD | CITY-COMM-REVISIONS  | 03.16.16 |

Design and Entitlement Consultants, LLC.  
2135 Belcrest Court  
Royal Palm Beach, FL 33411  
Tel: (561) 707-3410  
Email: info@designandentitlement.com

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PULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FLORIDA 33021

**PHASING PLAN**

SCALE: 1"=200'  
CHECKED BY: K.D.D.  
DRAWN BY: K.D.D.  
DATE: 07.06.15  
FILE: SP.1  
SHEET

**SP.2**  
2 OF 14 SHEETS



**SHEET KEY**

