

EXHIBIT "iii"

EXHIBIT "A"
LEGAL DESCRIPTION
OVERALL PROPERTY – WEST SIDE OF A-1-A
DIPLOMAT RESORT AND COUNTRY CLUB PLAT
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

All of Parcel "C" and Parcel "D" of DIPLOMAT RESORT AND COUNTRY CLUB PLAT, according to the plat thereof, as recorded in Plat Book 158, Page 16, together with the North 20.00 feet of BEVERLY BEACH NO. 2, according to the plat thereof as recorded in Plat Book 40, Page 24 all of the Public Records of Broward County, Florida.

LESS that portion of said Parcel "D" described as:

BEGIN at the Northeast corner of said Parcel "D";
THENCE Southerly along the East line of said Parcel "D" for a distance of 22.50 feet;
THENCE Westerly a distance of 141.00 feet;
THENCE Northerly a distance of 22.50 feet;
THENCE Easterly along the North line of said Parcel "D" a distance of 141.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Hollywood, Broward County,

NOTES:

1. Not valid without the signature and original raised seal of a licensed Florida Surveyor and Mapper.
2. The 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. Information shown hereon does not represent a Boundary Survey

CALVIN, GIORDANO & ASSOCIATES, INC.



Date: 11/27/2023

Steven M. Watts
Professional Surveyor and Mapper
Florida Registration Number 4588

EXHIBIT "B"
LEGAL DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE
DIPLOMAT RESORT AND COUNTRY CLUB PLAT
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

A Non-Vehicular Access Line along the East line of Parcels "C" and "D" of the DIPLOMAT RESORT AND COUNTRY CLUB PLAT, according to the plat thereof as recorded in Plat Book 158, Page 16 and along the East line of the North 20.00 feet of BEVERLY BEACH NO. 2, according to the plat thereof as recorded in Plat Book 40, Page 24, all of the Public Records of Broward County, Florida, said line being more particularly described as follows:

BEGIN at the Southeast corner of said Parcel "C", said point being located on the Westerly right-of-way line of State Road A-1-A (South Ocean Drive);

THENCE along the said East line of Parcel "C", the said East line of Parcel "D" and the said East line of the North 20.00 feet of BEVERLY BEACH NO. 2, said line also being the Westerly right-of-way line of South Ocean Drive (State Road A-1-A), the following seventeen (17) courses and distances;

1. THENCE North 05°08'00" East, a distance of 17.16 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
2. THENCE continue North 05°08'00" East, a distance of 50.47 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
3. THENCE North 05°08'00" East, a distance of 136.87 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
4. THENCE continue North 05°08'00" East, a distance of 70.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
5. THENCE continue North 05°08'00" East, a distance of 55.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
6. THENCE continue North 05°08'00" East, a distance of 50.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
7. THENCE continue North 05°08'00" East, a distance of 48.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
8. THENCE continue North 05°08'00" East, a distance of 40.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
9. THENCE continue North 05°08'00" East, a distance of 76.45 feet to the South line of the North 20.00 feet of said BEVERLY BEACH NO. 2, said point being the POINT OF TERMINATION of said Non-Vehicular Access Line;
10. THENCE continue North 05°08'00" East, a distance of 20.00 feet to the North line of said BEVERLY BEACH NO. 2, said point being the Southeast corner of said Parcel "D", said point also being the POINT OF BEGINNING of said Non-Vehicular Access Line
11. THENCE continue North 05°08'00" East, a distance of 98.55 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
12. THENCE North 84°52'00" West, a distance of 12.00 feet;

13. THENCE North $05^{\circ}08'00''$ East, a distance of 120.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
14. THENCE continue North $05^{\circ}08'00''$ East, a distance of 88.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
15. THENCE continue North $05^{\circ}08'00''$ East, a distance of 80.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
16. THENCE North $18^{\circ}37'45''$ East, a distance of 51.42 feet;
17. THENCE North $05^{\circ}08'00''$ East, a distance of 19.46 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line and the end of this description.

Said Non-Vehicular Access Line being in the City of Hollywood, Broward County, Florida.

NOTES:

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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 Easterly right-of-way line of State Road A-1-A (South Ocean Drive) having a bearing of North $05^{\circ}08'00''$ East.
4. Information shown hereon does not represent a Boundary Survey.

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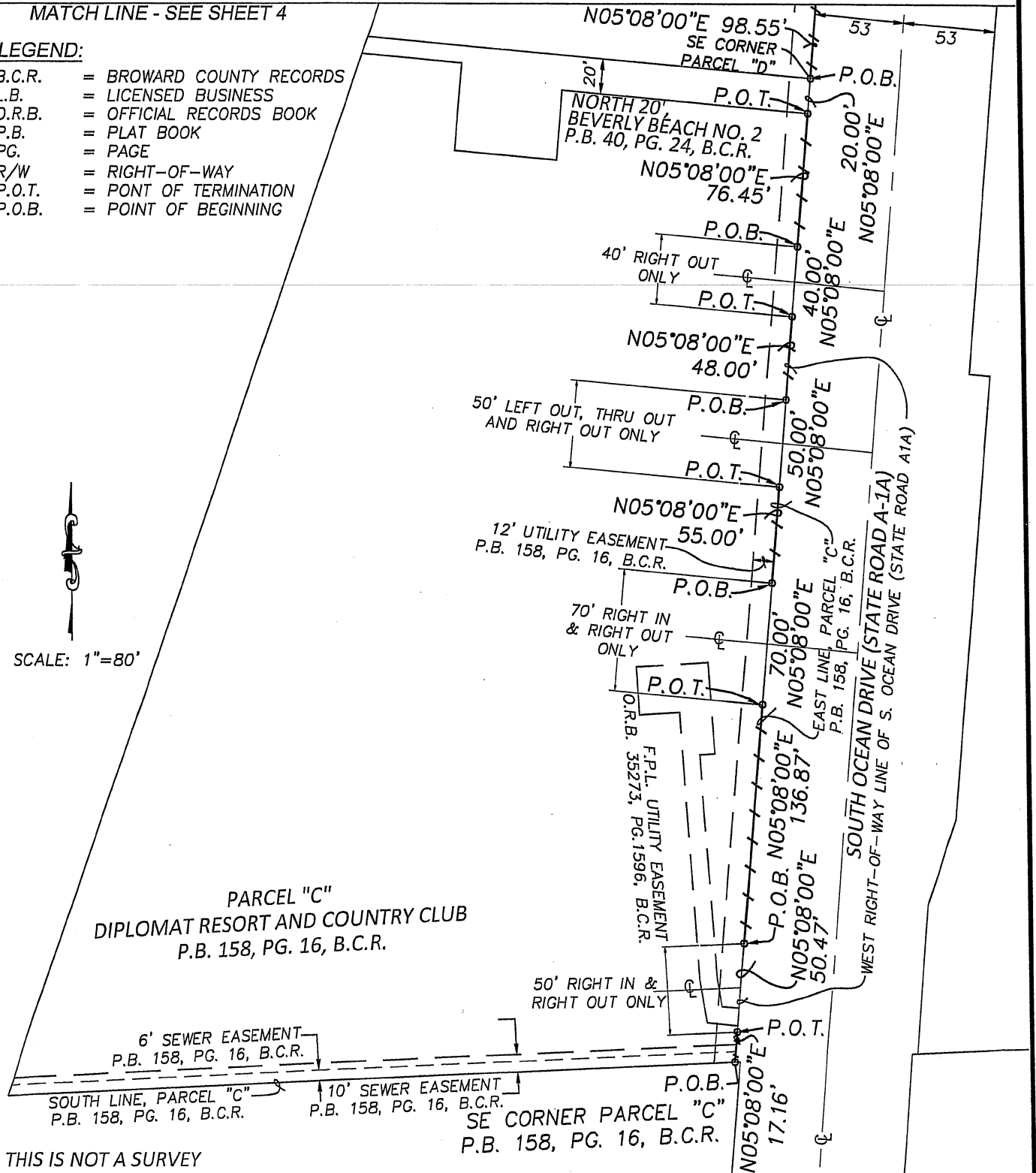
EXHIBIT "B"
OLD NON-VEHICULAR ACCESS LINE
PARCELS "C" & "D", DIPLOMAT RESORT AND COUNTRY CLUB PLAT
P.B. 158, PG. 16, B.C.R.
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

MATCH LINE - SEE SHEET 4

LEGEND:

B.C.R. = BROWARD COUNTY RECORDS
 L.B. = LICENSED BUSINESS
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 P.B. = PLAT BOOK
 PG. = PAGE
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 P.O.T. = POINT OF TERMINATION
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SCALE: 1"=80'



THIS IS NOT A SURVEY



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 A SAFEbuilt COMPANY
 1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
 Phone: 954.921.7781 • Fax: 954.921.8807

PARCELS "C" & "D"
DIPLOMAT RESORT AND
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P.B. 158, PG. 16, B.C.R.

SCALE
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PROJECT No.
 23-7594
 CAD FILE

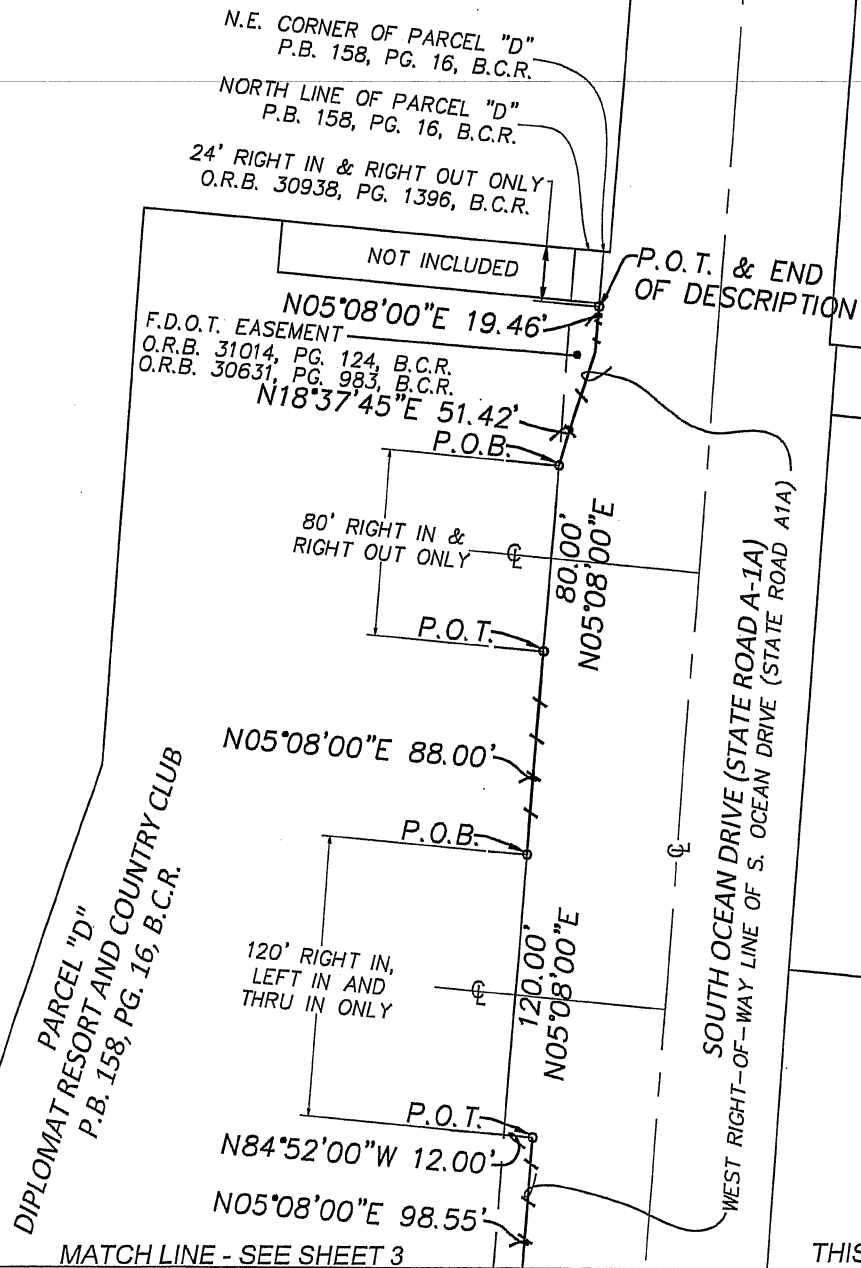
SHEET
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4 OF 4

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A Non-Vehicular Access Line along the East line of Parcels "C" and "D" of the DIPLOMAT RESORT AND COUNTRY CLUB PLAT, according to the plat thereof as recorded in Plat Book 158, Page 16 and along the East line of the North 20.00 feet of BEVERLY BEACH NO. 2, according to the plat thereof as recorded in Plat Book 40, Page 24, all of the Public Records of Broward County, Florida, said line being more particularly described as follows:

BEGIN at the Southeast corner of said Parcel "C", said point being located on the Westerly right-of-way line of State Road A-1-A (South Ocean Drive);

THENCE along the said East line of Parcel "C", the said East line of Parcel "D" and the said East line of the North 20.00 feet of BEVERLY BEACH NO. 2, said line also being the Westerly right-of-way line of South Ocean Drive (State Road A-1-A), the following seventeen (17) courses and distances;

1. THENCE North 05°08'00" East, a distance of 17.16 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
2. THENCE continue North 05°08'00" East, a distance of 50.47 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
3. THENCE North 05°08'00" East, a distance of 136.87 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
4. THENCE continue North 05°08'00" East, a distance of 70.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
5. THENCE continue North 05°08'00" East, a distance of 55.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
6. THENCE continue North 05°08'00" East, a distance of 66.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
7. THENCE continue North 05°08'00" East, a distance of 82.83 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
8. THENCE continue North 05°08'00" East, a distance of 22.50 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
9. THENCE continue North 05°08'00" East, a distance of 132.82 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
10. THENCE continue North 05°08'00" East, a distance of 23.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
11. THENCE continue North 05°08'00" East, a distance of 5.85 feet;
12. THENCE North 84°52'00" West, a distance of 12.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
13. THENCE continue North 05°08'00" East, a distance of 120.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;

14. THENCE continue North 05°08'00" East, a distance of 88.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access
15. THENCE continue North 05°08'00" East, a distance of 80.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
16. THENCE North 18°37'45" East, a distance of 51.42 feet;
17. THENCE North 05°08'00" East, a distance of 19.46 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line and the end of this description.

Said Non-Vehicular Access Line being in the City of Hollywood, Broward County, Florida.

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PARCEL "C"
 DIPLOMAT RESORT AND COUNTRY CLUB
 P.B. 158, PG. 16, B.C.R.

6' SEWER EASEMENT
 P.B. 158, PG. 16, B.C.R.

SOUTH LINE, PARCEL "C"
 P.B. 158, PG. 16, B.C.R.

10' SEWER EASEMENT
 P.B. 158, PG. 16, B.C.R.

SE CORNER PARCEL "C"
 P.B. 158, PG. 16, B.C.R.

12' UTILITY EASEMENT
 P.B. 158, PG. 16, B.C.R.

70' RIGHT IN
 & RIGHT OUT
 ONLY

50' RIGHT IN &
 RIGHT OUT ONLY

66' FULL ACCESS

SE CORNER
 PARCEL "D"

NORTH 20'
 BEVERLY BEACH NO. 2
 P.B. 40, PG. 24, B.C.R.

22.5' RIGHT
 OUT ONLY

SOUTH OCEAN DRIVE (STATE ROAD A-1A)
 WEST RIGHT-OF-WAY LINE OF S. OCEAN DRIVE (STATE ROAD A1A)

P.O.B.
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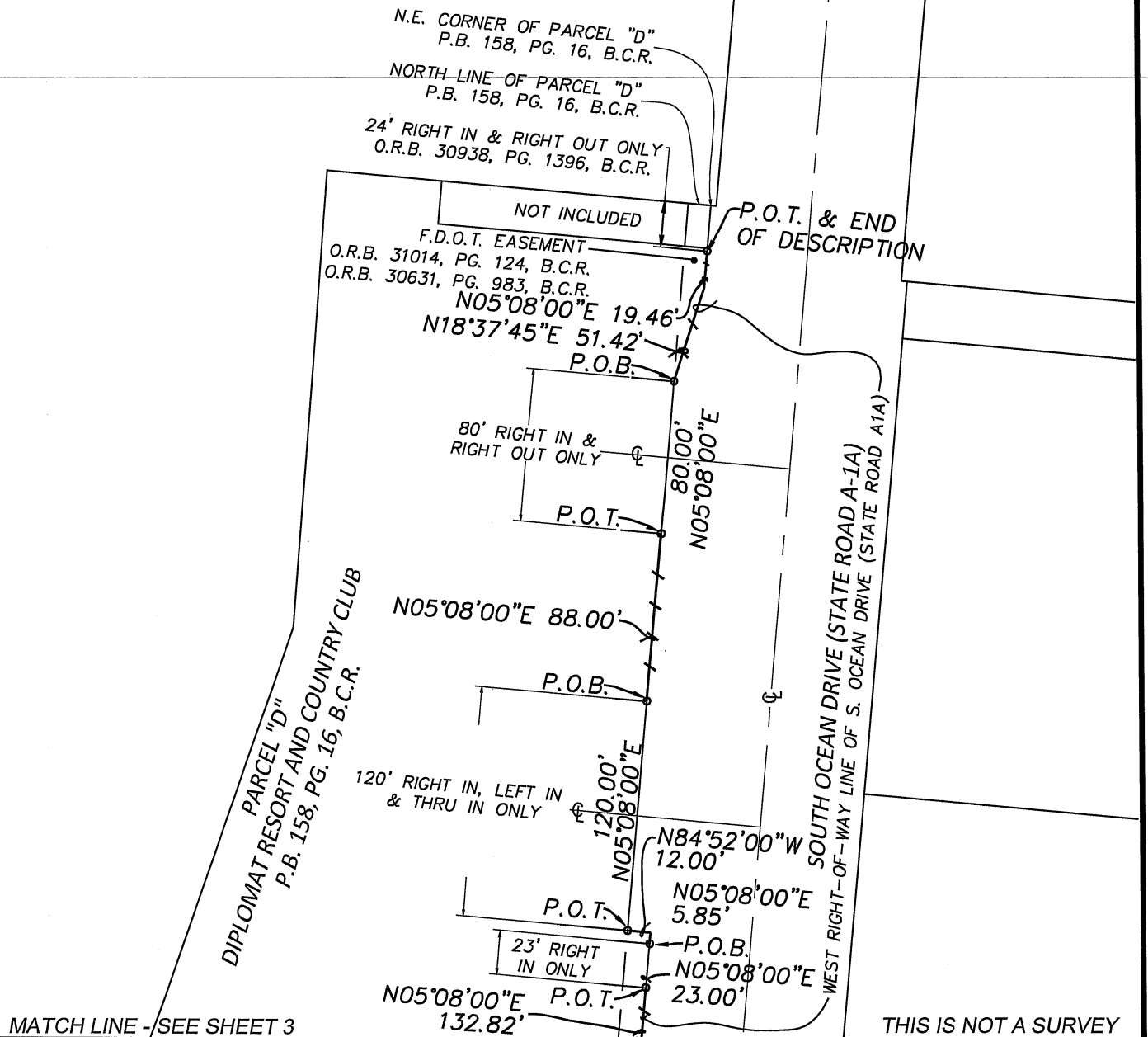
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