

THIS INSTRUMENT PREPARED BY :
BERRY & CALVIN, INC.

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

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 606.59 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 30 day of April, 1995.

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

Witness: James F. M. McNulty By: TNDL, INC., A FLORIDA CORPORATION

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

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 AND 24, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

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 19 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 By: Martha S. Lambos
Mayor - Mara Giuliani 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, 1993.
By: Paul S. Sanish 8/26/93
Chairperson

This Plat complies with the approval of the BROWARD COUNTY PLANNING COUNCIL of the above date and is approved and accepted this 19th day of April, 1995.
By: John S. Lip
Administrator or Designee

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT :

This Plat is hereby approved and accepted for record.

By: Peter M. Ross 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: Phyllis Hartung
Deputy
By: Raymond N. Humphrey
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 By: Emilio V. Llufrío 4-19-95
Date Date
ASST. Director of Engineering County Surveyor
Florida P.E. Reg. No. 23174 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 CHAPTER 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 GEODETTIC 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 Niedermüller
Eva Niedermüller
Registered Land Surveyor No. 3559
State of Florida

DATED THIS 3rd DAY OF March, 1995

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 PENSION FUND f/k/a International Brotherhood of Allied Trades National Pension Fund has caused these presents to be signed and sealed this _____ day of _____, 1995.

Witness: _____ By: A. L. Mendez
 Print Name: _____ Print Name: A. L. MENDEZ
 Title: CO. Chairman
 BY: _____
 Print Name: _____
 Title: _____

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 Brotherhood of Painters and Allied Trades National 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 _____, 1995.
 My commission expires _____ NOTARY PUBLIC
 STATE OF _____
 Print Name: _____

MORTGAGEE CONSENT:

KNOWN ALL MEN BY THESE PRESENTS: BAKERY AND CONFECTIONERY UNION AND INDUSTRY 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 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: _____
 BY: _____
 Print Name: _____
 Title: _____

MORTGAGE ACKNOWLEDGEMENT:

I HEREBY CERTIFY: That on this day personally appeared before me _____ as _____ of _____

INDUSTRY INTERNATIONAL PENSION FUND f/k/a Bakery confectionary Workers National 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 _____, 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: _____
 BY: _____
 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 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 _____, 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: A. L. Mendez
 Print Name: _____ Print Name: A. L. MENDEZ
 Title: Chairman
 BY: Walter B. Rafter
 Print Name: WALTER B. RAFTER
 Title: President

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 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 _____, 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 LABORS INTERNATIONAL PENSION FUND certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book 1542 Page 312 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 LABORS INTERNATIONAL PENSION FUND has caused these presents to be signed this 12 day of April, 1995

Witness: James O. Rein BY: Billy L. Harbert 3/29/95
 Print Name: JAMES O. REIN Print Name: BILLY L. HARBERT
 Title: Vice Pres. (Laborer Int'l) Trustee
 BY: Arthur A. Coia
 Print Name: ARTHUR A. COIA
 Title: CHAIRMAN - TRUSTEE
 (See Sect 3 for COIA)
 Notary

Witness Janice L. Kneeland
 Print Name: Janice L. Kneeland

Witness Theodore T. Green
 Print Name: Theodore T. Green

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 _____, 1994

Witness: _____ AS TO BOTH _____ By: William L. Cross
 Print Name: _____ Print Name: WILLIAM L. CROSS
 Title: Sr. Vice President - Finance
 BY: _____
 Print Name: _____
 Title: _____

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 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 _____, 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
 BY: John E. Kest
 Print Name: John E. Kest
 Title: Co-Chair, Board of Trustees

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 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 _____, 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 25 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
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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 15062, Page 892 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 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 6th day of April, 1995.

Witness: Annemarie O'Shea By: R. G. Monroe
Print Name: Annemarie O'Shea Print Name: A.L. MONROE
Title: Gen. Pres. & Trustee
Witness: Rosemary Roberson
Print Name: Rosemary Roberson
Witness: Wani Byrne By: Norman Strass
Print Name: MARIA BYRNE Print Name: Norman Strass
Title: Co-CHAIRMAN & Trustee
Witness: William W Davis
Print Name: William W Davis

MORTGAGE ACKNOWLEDGEMENT:

DISTRICT OF COLUMBIA
WASHINGTON D.C.
I HEREBY CERTIFY: That on this day personally appeared before me, and Trustee A.L. Monroe as General President of INTERNATIONAL BROTHERHOOD OF PAINTERS AND ALLIED TRADES UNION AND INDUSTRY PENSION FUND f/k/a 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 acknowledge the execution thereof to be his free act and deed.
Witness my signature and official seal at D.C. this 6th day of April, 1995.
My commission expires 4-30-97 NOTARY PUBLIC Rosemary Roberson
STATE OF District of Columbia
Print Name: Rosemary Roberson

MORTGAGE ACKNOWLEDGEMENT:

State of NEW YORK
County of QUEENS
I HEREBY CERTIFY: That on this day personally appeared before me, and Trustee NORMAN STRASS as Co-CHAIRMAN of INTERNATIONAL BROTHERHOOD OF PAINTERS AND ALLIED TRADES UNION AND INDUSTRY PENSION FUND f/k/a 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 acknowledge the execution thereof to be his free act and deed.
Witness my signature and official seal at 3:00 PM this 17th day of APRIL, 1995.
My commission expires September 30, 1995 NOTARY PUBLIC Charyanne Tyrell
STATE OF NEW YORK
Print Name: MARIANNE TYRELL

MORTGAGEE CONSENT:

KNOWN ALL MEN BY THESE PRESENTS: BAKERY AND CONFECTIONERY UNION AND INDUSTRY INTERNATIONAL PENSION FUND f/k/a Bakery Confectionery Workers National Pension Fund, certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book 15062, Page 892 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 Confectionery Workers National Pension Fund has caused these presents to be signed and sealed this 4th day of April, 1995.

Witness: Tina Michaels By: Anthony R. Presutto
Print Name: Tina Michaels Print Name: Anthony R. Presutto
Title: Secy. of Bakery & Confectionery Workers National Pension Fund & Trustee
Witness: Kathleen Ryan-Robbins
Print Name: Kathleen Ryan-Robbins
Witness: Doris Mowery By: Franklin Hurt
Print Name: Doris Mowery Print Name: FRANKLIN HURT
Title: CHAIRMAN B&C Int'l Pension Fund & Trustee
Witness: Michelle R. Grant
Print Name: Michelle R. Grant

MORTGAGE ACKNOWLEDGEMENT:

State of NEW YORK
County of SUFFOLK
I HEREBY CERTIFY: That on this day personally appeared before me, and Trustee ANTHONY R. PRESUTTO as Secy. of Trustees of BAKERY AND CONFECTIONERY UNION AND INDUSTRY INTERNATIONAL PENSION FUND f/k/a Bakery Confectionery Workers National Pension Fund, to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledge the execution thereof to be his free act and deed.
Witness my signature and official seal at Bay Shore, NY this 4th of APRIL, 1995.
My commission expires 9/30/95 NOTARY PUBLIC Christine L. Johnson
STATE OF NEW YORK
Print Name: DIANNE C. JAMES

MORTGAGE ACKNOWLEDGEMENT:

State of OHIO
County of Franklin
I HEREBY CERTIFY: That on this day personally appeared before me, Franklin Hurt as Chairman of BAKERY AND CONFECTIONERY UNION AND INDUSTRY INTERNATIONAL PENSION FUND f/k/a Bakery Confectionery Workers National Pension Fund, to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledge the execution thereof to be his free act and deed.
Witness my signature and official seal at Columbus, OH this 14th of April, 1995.
My commission expires Dec. 14, 1995 NOTARY PUBLIC Diane L. Miller
STATE OF OHIO
Print Name: Diane L. Miller

MORTGAGEE CONSENT:

KNOWN ALL MEN BY THESE PRESENTS: SHEET METAL WORKERS NATIONAL PENSION FUND certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book 15062, Page 892 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 has caused these presents to be signed and sealed this 11th day of April, 1995.

Witness: John T. O'Connor By: Arthur Moore
Print Name: John T. O'Connor Print Name: Arthur Moore
Title: Gen. President - Trustee
Witness: Joanne Laskas
Print Name: Joanne Laskas
Witness: James Stahl By: Clinton D. Gowen Jr.
Print Name: JAMES STAHL Print Name: Clinton D. Gowen Jr.
Title: Trustee
Witness: Mary M. Aalund
Print Name: MARY M. AALUND

MORTGAGE ACKNOWLEDGEMENT:

State of Virginia
City of Alexandria
I HEREBY CERTIFY: That on this day personally appeared before me, and Trustee Arthur Moore as General President of SHEET METAL WORKERS NATIONAL PENSION FUND to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledge the execution thereof to be his free act and deed.
Witness my signature and official seal at 11th day of April, 1995.
My commission expires 3/31/98 NOTARY PUBLIC Jeffrey M. Severino
STATE OF Virginia
Print Name: Jeffrey M. Severino

MORTGAGE ACKNOWLEDGEMENT:

State of TEXAS
County of HARRIS
I HEREBY CERTIFY: That on this day personally appeared before me, CLINTON D. GOWEN JR. as TRUSTEE of SHEET METAL WORKERS NATIONAL PENSION FUND to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledge the execution thereof to be his free act and deed.
Witness my signature and official seal at Houston this 13th day of April, 1995.
My commission expires 2-5-98 NOTARY PUBLIC Camelia G. Garcia
STATE OF TEXAS
Print Name: CAMELIA GARCIA

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 15062, Page 892 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 6th day of April, 1995.

Witness: Annemarie O'Shea By: R. G. Monroe
Print Name: Annemarie O'Shea Print Name: A.L. MONROE
Title: Gen. Pres. - Trustee
Witness: William G. Rafferty
Print Name: William G. Rafferty
Witness: Annemarie O'Shea By: William G. Rafferty
Print Name: Annemarie O'Shea Print Name: William G. Rafferty
Title: G.S.T. - Trustee

Witness: Rosemary Roberson
Print Name: Rosemary Roberson

MORTGAGE ACKNOWLEDGEMENT:

DISTRICT OF COLUMBIA
WASHINGTON D.C.
I HEREBY CERTIFY: That on this day personally appeared before me, and Trustee A.L. Monroe as General President of INTERNATIONAL BROTHERHOOD OF PAINTERS AND ALLIED TRADES LOCAL UNION AND DISTRICT COUNCIL PENSION FUND, to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledge the execution thereof to be his free act and deed.
Witness my signature and official seal at D.C. this 6th day of April, 1995.
My commission expires 4-30-97 NOTARY PUBLIC Rosemary Roberson
STATE OF District of Columbia
Print Name: Rosemary Roberson

MORTGAGE ACKNOWLEDGEMENT:

DISTRICT OF COLUMBIA
WASHINGTON D.C.
I HEREBY CERTIFY: That on this day personally appeared before me, and Trustee William G. Rafferty as General President of INTERNATIONAL BROTHERHOOD OF PAINTERS AND ALLIED TRADES LOCAL UNION AND DISTRICT COUNCIL PENSION FUND, to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledge the execution thereof to be his free act and deed.
Witness my signature and official seal at D.C. this 6th day of April, 1995.
My commission expires 4-30-97 NOTARY PUBLIC Rosemary Roberson
STATE OF District of Columbia
Print Name: Rosemary Roberson

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 15062, Page 892 and does hereby join in and consent to the dedications 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 17th day of April, 1995.

Witness: Annemarie O'Shea By: William L. Cross
Print Name: Annemarie O'Shea Print Name: William L. CROSS
Title: SVP - FINANCE

Witness: Patricia A. Reedy
Print Name: Patricia A. Reedy

Witness: Annemarie O'Shea By: Joseph A. Caraballo
Print Name: Annemarie O'Shea Print Name: JOSEPH A. CARABALLO
Title: VP and Cashier - Finance

Witness: Patricia A. Reedy
Print Name: Patricia A. Reedy

MORTGAGE ACKNOWLEDGEMENT:

DISTRICT OF COLUMBIA
WASHINGTON D.C.
I HEREBY CERTIFY: That on this day personally appeared before me, WILLIAM L. CROSS as SVP - FINANCE of THE UNION LABOR LIFE INSURANCE COMPANY, a Maryland Corporation, to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledge the execution thereof to be his free act and deed.
Witness my signature and official seal at D.C. this 17th day of APRIL, 1995.
My commission expires 10-31-99 NOTARY PUBLIC Marilyn Whitaker
STATE OF DISTRICT OF COLUMBIA
Print Name: MARILYN WHITAKER

MORTGAGE ACKNOWLEDGEMENT:

DISTRICT OF COLUMBIA
WASHINGTON D.C.
I HEREBY CERTIFY: That on this day personally appeared before me, JOSEPH A. CARABALLO as V.P. & Cashier of THE UNION LABOR LIFE INSURANCE COMPANY, a Maryland Corporation, to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledge the execution thereof to be his free act and deed.
Witness my signature and official seal at D.C. this 17th day of APRIL, 1995.
My commission expires 10-31-99 NOTARY PUBLIC Marilyn Whitaker
STATE OF DISTRICT OF COLUMBIA
Print Name: MARILYN WHITAKER

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 15062, Page 892 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 7th day of April, 1995.

Witness: Annemarie O'Shea By: Dennis R. Toney
Print Name: Annemarie O'Shea Print Name: DENNIS R. TONEY
Title: CHAIRMAN - TRUSTEE

Witness: Rosemary Roberson
Print Name: Rosemary Roberson

Witness: Erikka L. Kerr By: John E. Kerr
Print Name: Erikka L. Kerr Print Name: John E. Kerr
Title: Co-Chairman - Trustee

Witness: Tom Round
Print Name: Tom Round

MORTGAGE ACKNOWLEDGEMENT:

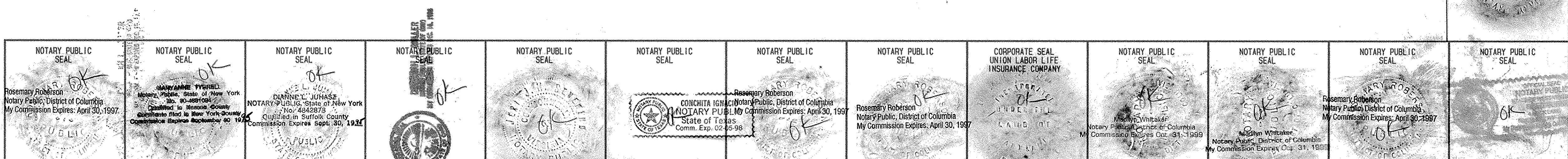
DISTRICT OF COLUMBIA
WASHINGTON D.C.
I HEREBY CERTIFY: That on this day personally appeared before me, Dennis R. Toney as Chairman of NATIONAL SHOPMEN PENSION FUND f/k/a Shopmen National Pension Fund to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledge the execution thereof to be his free act and deed.
Witness my signature and official seal at D.C. this 7th day of April, 1995.
My commission expires 4-30-97 NOTARY PUBLIC Rosemary Roberson
STATE OF District of Columbia
Print Name: Rosemary Roberson

MORTGAGE ACKNOWLEDGEMENT:

State of West Virginia
County of Ohio
I HEREBY CERTIFY: That on this day personally appeared before me, JOHN E. KERR as Co-Chairman - Trustee of NATIONAL SHOPMEN PENSION FUND f/k/a Shopmen National Pension Fund to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledge the execution thereof to be his free act and deed.
Witness my signature and official seal at Wheeling, WV this 10th day of APRIL, 1995.
My commission expires 10-15-02 NOTARY PUBLIC D. Reed Burke
STATE OF WV
Print Name: D. REED BURKE

MORTGAGE ACKNOWLEDGEMENT: SEE SHEET 2 FOR SIGNATURE

DISTRICT OF COLUMBIA
WASHINGTON D.C.
I HEREBY CERTIFY: That on this day personally appeared before me, ANTHONY R. PRESUTTO as Chairman 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 acknowledge the execution thereof to be his free act and deed.
Witness my signature and official seal at D.C. this 18th day of April, 1995.
My commission expires 8/14/97 NOTARY PUBLIC Mary D. Anella
STATE OF District of Columbia
Print Name: MARY D'ANELLA

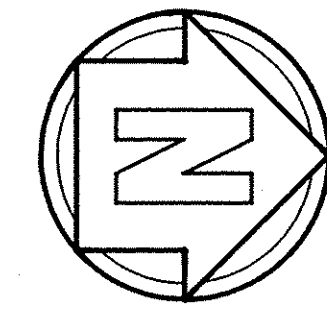


THIS INSTRUMENT PREPARED BY
BERRY & CALVIN, INC.
SURVEYORS - ENGINEERS
2 OAKWOOD BLVD., SUITE 120
HOLLYWOOD FLORIDA, 33021

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



0 50 100 200 400

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: 15,000 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.

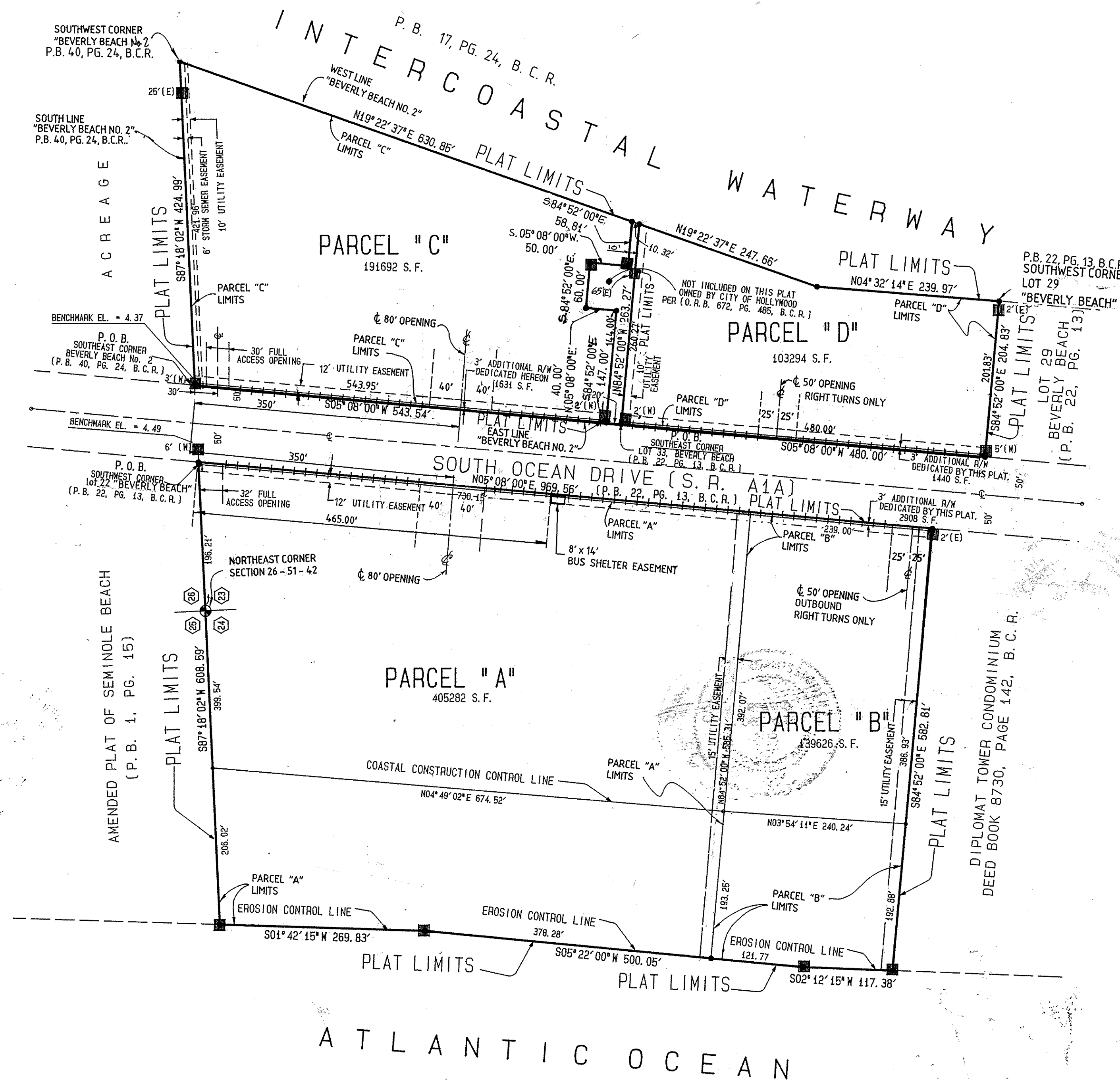
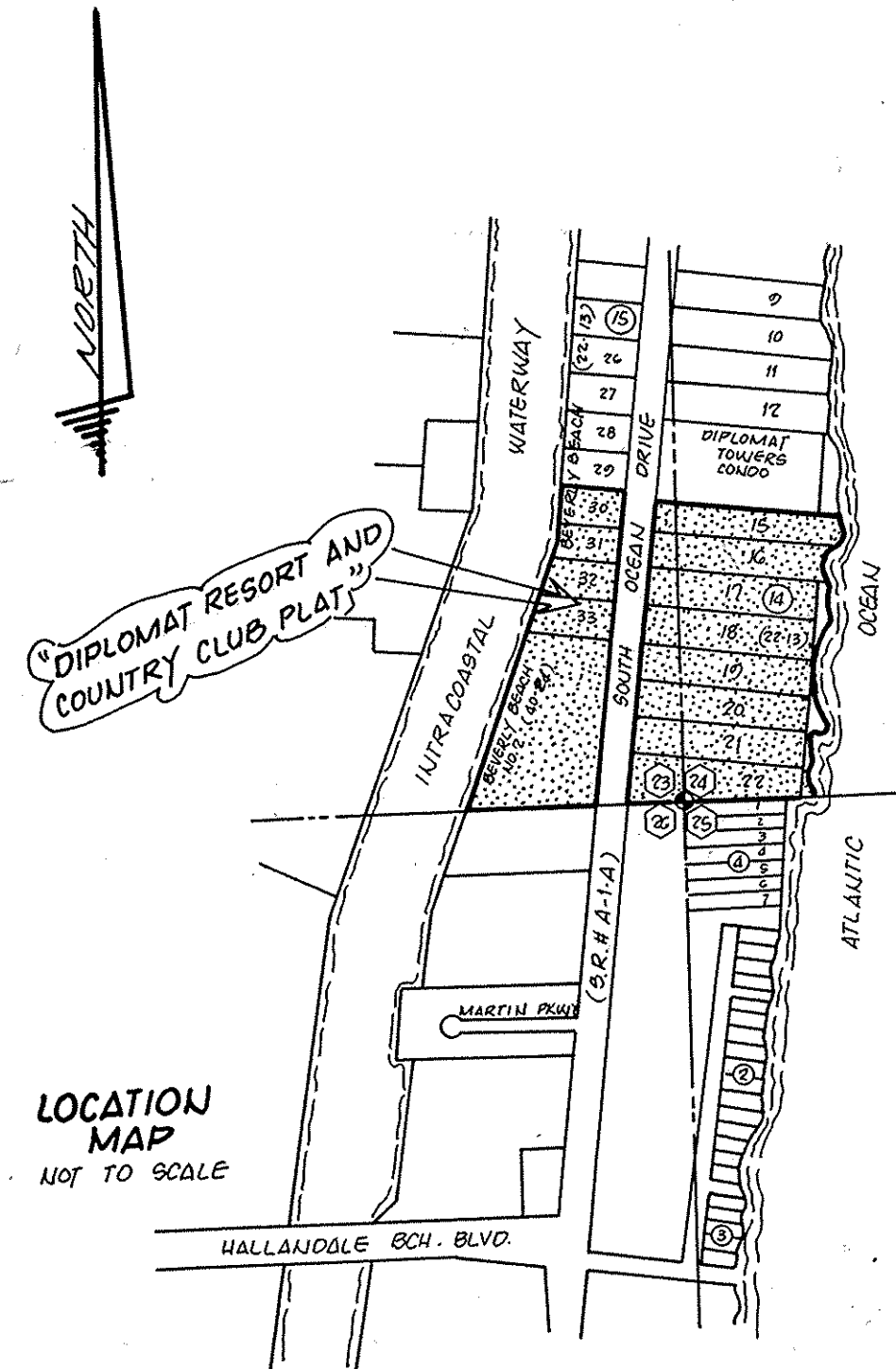
THE NOTATION AND ANY AMENDMENTS THERE TO ARE SOLELY INDICATING THE
APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO
NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN
OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE
PROPERTY WITH REFERENCE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

Document prepared by:

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

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

**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 / Muro
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

[X] 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 sits, 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.

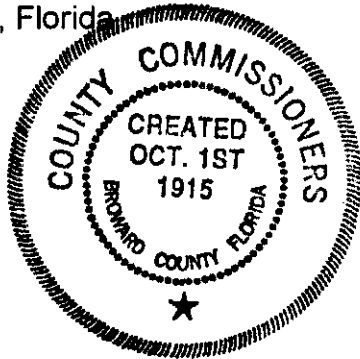
[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

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.

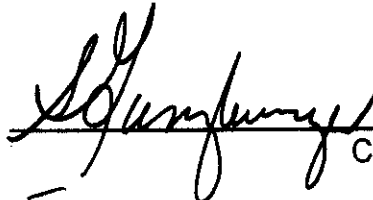
COUNTY

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

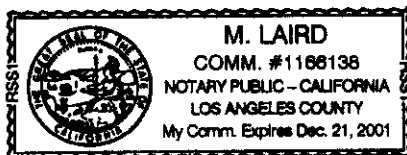
W. Douglas Bond
Print Name: W. Douglas Bond
Thomas J. Miro
Print Name: THOMAS J. MIRO

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°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°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°36'03" East;

THENCE Easterly on the arc of said curve having a radius of 22.67 feet through a central angle of 96°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°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°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°12'13" an arc distance of 9.30 feet to a point of non-tangency;

THENCE North 02°52'00" West 1.63 feet;

THENCE North 87°08'00" East 137.01 feet;

THENCE South 02°52'00" East 8.42 feet;

THENCE North 87°08'00" East 68.59 feet to a point on a non-tangent curve concave to the Southwest whose radius point bears South 55°25'39" West;

THENCE Southeasterly 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 05°08'00" West 3.67 feet;

THENCE South 39°52'00" East 6.56 feet;

THENCE South 84°52'00" East 72.39 feet;

THENCE South 05°08'00" West 4.00 feet;

THENCE South 84°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.

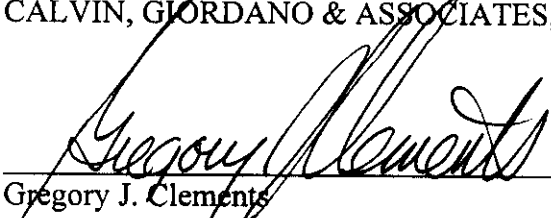
NOTES:

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.

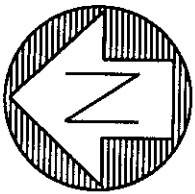
CALVIN, GIORDANO & ASSOCIATES, INC.



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

Date: 10-14-99

1" = 60'



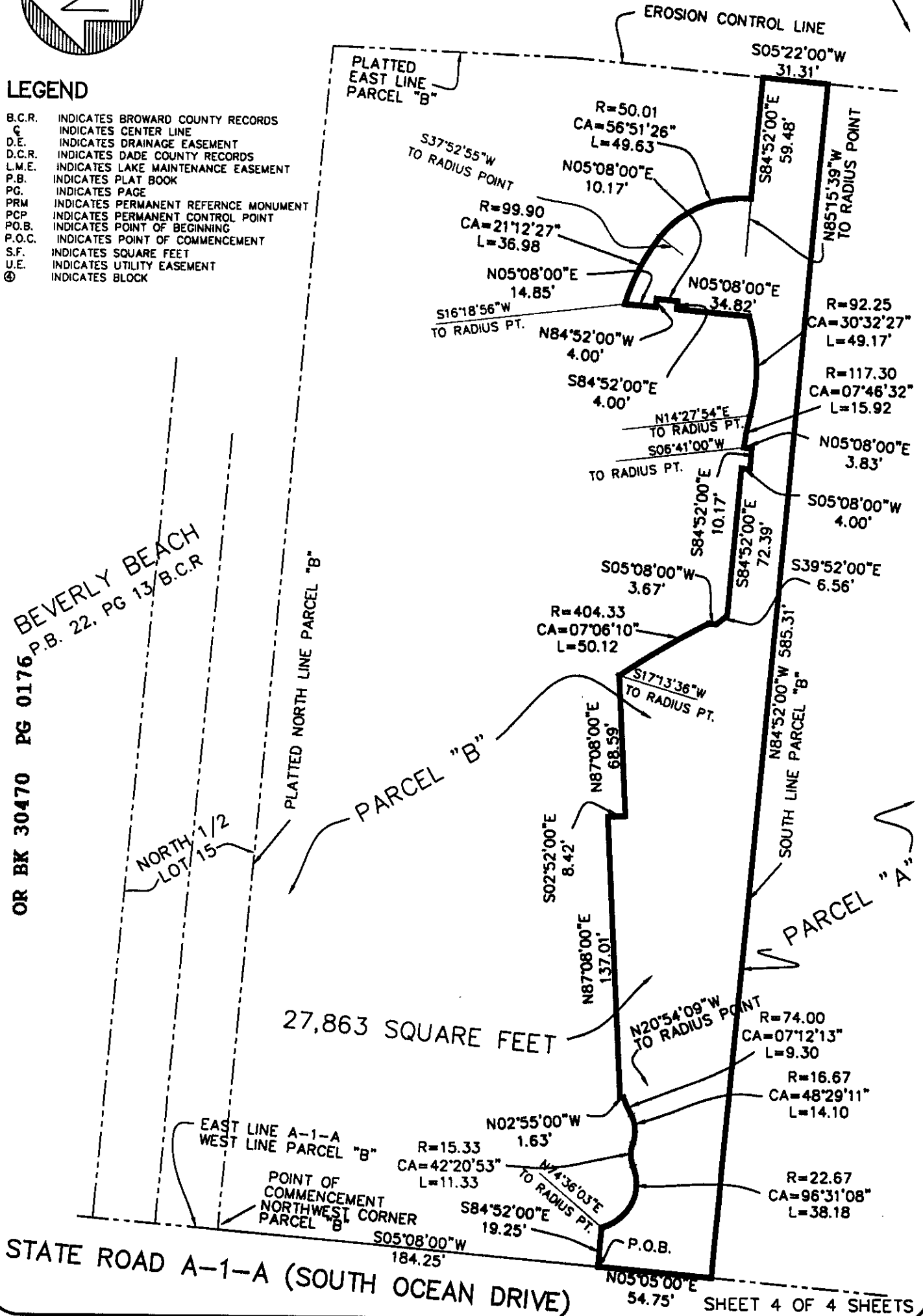
SKETCH OF DESCRIPTION DIPLOMAT RESORT AND COUNTRY CLUB REMAINDER PARCEL B DESCRIPTION PARCEL B-2

ATLANTIC OCEAN

LEGEND

B.C.R.	INDICATES BROWARD COUNTY RECORDS
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

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



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

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Hollywood, Florida 33020
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of
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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°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°12'15" West on the East line of said Parcel B, a distance of 117.38 feet;

THENCE South 05°22'00" West on said East line of Parcel B, a distance of 90.46 feet;

THENCE North 84°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°15'39" West;

THENCE Northwesterly 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 on the arc of a non-tangent curve concave to the Southwest whose radius point bears South 37°31'23" West;

THENCE Northwesterly 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 of non-tangency;

THENCE South 05°08'00" West 14.85 feet;

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

THENCE South 05°08'00" West 10.17 feet;

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

THENCE South 05°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°04'33" West;

THENCE Westerly 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 on the arc of a non-tangent curve concave to the South whose radius point bears South 14°27'32" West;

THENCE Westerly 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 of non-tangency;

THENCE South 05°08'00" West 3.83 feet;

THENCE North 84°52'00" West 10.17 feet;

THENCE North 05°08'00" East 4.00 feet;

THENCE North 84°52'00" West 72.39 feet;

THENCE North 39°52'00" West 6.56 feet;

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

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OR BK 30470 PG 0178

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.

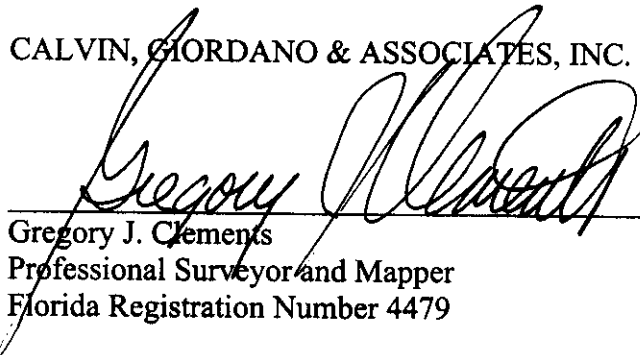
Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
Two Oakwood Blvd., Suite 120
Hollywood, Florida 33020
September 29, 1999

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OR BK 30470 PG 0179

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.



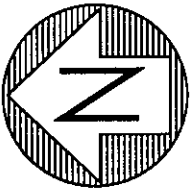
Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number 4479

Date: 9-30-99

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

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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
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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

NORTH 1/2
LOT 15S84°52'00"E
579.81'

PLATTED NORTH LINE PARCEL "B"

111,763
SQUARE FEET

PARCEL "B"

N02°52'00"W
8.42'S87°08'00"W
68.59'S87°08'00"W
137.01'S20°51'08"E
TO RADIUS POINT

R=74.00
CA=07°12'13"
L=9.30

R=16.67
CA=48°29'11"
L=14.10

R=22.67
CA=96°31'08"
L=38.18

S02°52'00"E
1.63'

R=15.33
CA=42°20'53"
L=11.33

N84°52'00"W
19.25'N05°08'00"E
184.25'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



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 Hollywood, Florida 33020
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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;

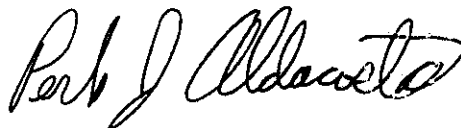
TOGETHER WITH:

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

