LAND DESCRIPTION
DIPLOMAT GOLF COURSE LUPA
NET AREA
BROWARD COUNTY, FLORIDA

Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Block 3 of DIPLOMAT GOLF ESTATES, according to the Plat thereof recorded in Plat Book 46, at Page 24, of the Public Records of Broward County, Florida:

All of Blocks 11 and 13 of DIPLOMAT GOLF ESTATES, according to the Plat thereof recorded in Plat Book 46, at Page 24, of the Public Records of Broward County, Florida, less the following described Parcels A and B:

PARCEL A:

Beginning at the Northwest corner of Tract A of Block 1 of said DIPLOMAT GOLF ESTATES; thence East on an assumed bearing along the North line of said Tract A 500 feet to the Northeast corner of Tract A; thence South 25 feet to the Northwest corner of Tract B of said Block 1; thence East along the North line of said Tract B 1285.89 feet to the Northeast corner of Tract B, said corner also being the Southeast corner of said Block 11; thence Northerly along the Easterly line of said Block 11 and along the arc of a curve to the right, having a radius of 530 feet and a central angle of 13 degrees 19 minutes 44 seconds, an arc distance of 123.29 feet to a Point of Tangency; thence North 27 degrees 41 minutes 49 seconds East 141.37 feet; thence West 1418.72 feet; thence South 66 degrees 30 minutes 18 seconds West 200.69 feet; thence North 89 degrees 59 minutes 42 seconds West 200.25 feet; thence South 00 degrees 48 minutes 42 seconds East 83.18 feet; thence West 93.04 feet to the Northeast corner of the West ½ of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of section 26, Township 51 South, Range 42 East, Broward County, Florida; thence South 00 degrees 57 minutes 22 seconds West along the East line of said West ½ a distance of 51.84 feet to the Point of Beginning, and

PARCEL B:

Beginning at the Southeast corner of Lot 1 of Block 12 of said DIPLOMAT GOLF ESTATES, thence South 48 degrees 59 minutes 25 seconds West 74.11 feet; thence North 89 degrees 37 minutes 12 seconds West and parallel to the North line of said Block 11, a distance of 230 feet, thence South 82 degrees 52 minutes 48 seconds West 155.49 feet; thence North 89 degrees 37 minutes 12 seconds West 261.09 feet to the West line of said Block 11; thence North 01 degrees 04 minutes 48 seconds East along said West line 69.30 feet to the North line of said Block 11; thence South 89 degrees 37 minutes 12 seconds East along said North line 700 feet to the Point of Beginning, and

TOGETHER WITH:

PARCEL 7

A portion of Tract "B' Block 1, together with a portion of Block 11, as shown on the plat "Diplomat Golf Estates', as recorded in Plat Book 46, at Page 24, Broward County Records, Florida, being more particularly described as follows:
Commencing at the southeast corner of said Tract B, thence North 00°00'00" East, along the westerly right-of-way line of Diplomat Parkway, as shown on said plat, a distance of 331.18 feet to the point of beginning, thence departing said westerly right-of-way line North 90°00'00" West, a distance of 57.00 feet, thence North 45°00'00" West a distance of 16.97 feet, thence North 90°00'00" West, a distance of 60.00 feet, thence South 45°00'00" West, a distance of 16.97 feet, thence North 90°00'00" West, a distance of 137.36 feet, thence North 45°00'00" West, a distance of 16.97 feet, thence North 90°00'00" West, a distance of 60.00 feet, thence South 45°00'00" West a distance of 16.97 feet, thence South 90°00'00" West a distance of 56.36 feet, thence North 45°00' 00° West, a distance of 12.22 feet, thence North 00°00'00' East, a distance of 262.14 feet to a point of curvature, thence northerly, northwesterly, and westerly along a circular curve to the left, having a radius of 35.00 feet, a central angle of 90°00'00", for an arc distance of 54.98 feet to a point of tangency, thence South 90°00'00" West a distance of 85.20 feet to a point of curvature, thence westerly northwesterly and northerly along a circular curve to the right having a radius of 10.00 feet, a central angle of 90°00'00", for an arc distance of 15.71 feet to a point of tangency, thence North 00°00'00" East, a distance of 138.08 feet, thence North 90°00'00" East a distance of 684.00 feet to a point on the westerly line of said right-of-way; thence along said westerly line the following three courses, thence South 27°41'49" West a distance of 141.37 feet to a point of curvature, thence southwesterly and southerly along a curve to the left having a radius of 530.00 feet, a central angle of 27°41'49" for an arc distance of 256.20 feet to a point of tangency, thence South 00°00'00" West, a distance of 82.34 feet to the point of beginning.

Bearings based on the southerly line of said Tract B, assumed of North 90°00'00" East, according to said plat.

Said lands lying and being in the Cities of Hallandale Beach, Broward County, Florida, and containing a total net area of 93.4650 acres, more or less.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.

3. The description contained herein, does not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

Gregory J. Clements Date: 1-24-08

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