



feet; thence tangent to said curve South 34°45'00" West, 75.55 feet to a point on the right-of-way line of that certain canal right-of-way recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida, said point also being a point on the arc of a non-tangent curve (radial line thru said point bears South 28°35'58" West); thence northwesterly along said right-of-way line and along the arc of said curve being concave to the Southwest having a radius of 280.00 feet, a delta of 28°09'31", an arc distance of 137.61 feet; thence tangent to said curve North 89°33'35" West, along said right-of-way line, 650.00 feet; thence southwesterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 180.00 feet, a delta of 90°00'00", an arc distance of 282.74 feet; thence tangent to said curve South 00°26'25" West, along said right-of-way line and along the East boundary of said Tract A, 72.90 feet; thence southwesterly along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 300.00 feet, a delta of 28°03'35", an arc distance of 146.92 feet; thence tangent to said curve South 28°30'00" West, along said right-of-way line and along said East boundary, 287.48 feet to a point on the arc of a non-tangent curve (radial line thru said point bears North 07°46'43" East); thence westerly along the arc of said curve being concave to the North having a radius of 330.00 feet, a delta of 3°18'02", an arc distance of 19.01 feet; thence tangent to said curve North 78°55'15" West, 39.26 feet; thence North 10°30'00" West, 160.87 feet; thence South 79°30'00" West, 478.61 feet; thence westerly along the arc of a tangent curve, said curve being concave to the North having a radius of 350.00 feet, a delta of 46°19'55", an arc distance of 283.03 feet; thence tangent to said curve North 54°10'05" West, 621.27 feet; thence southwesterly along the arc of a tangent curve said curve being concave to the Southeast having a radius of 60.00 feet, a delta of 108°00'00", an arc distance of 113.10 feet; thence tangent to said curve South 17°49'55" West, 372.42 feet to a point of intersection with the West boundary of said Section 4; thence South 00°10'05" East, along said West boundary, 185.00 feet; thence South 84°10'05" East, 140.74 feet; thence easterly along the arc of a tangent curve, said curve being concave to the South having a radius of 300.00 feet, a delta of 26°00'00", an arc distance of 136.14 feet; thence tangent to said curve South 58°10'05" East, 775.64 feet to a point on the arc of a non-tangent curve (radial line thru said point bears South 68°39'54" East); thence southwesterly along the arc of said curve being concave to the Southeast having a radius of 240.00 feet, a delta of 7°32'24", an arc distance of 31.58 feet; thence tangent to said curve South 13°47'42" West, 10.01 feet; thence southwesterly along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 25.00 feet, a delta of 95°26'33", an arc distance of 41.65 feet to a point of intersection with the northerly right-of-way line of N. W. 81st Street, as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida, said point also being a point of compound curvature; thence westerly along said northerly right-of-way line and along the arc of a tangent curve being concave to the North having a radius of 1395.00 feet, a delta of 0°43'43", an arc distance of 17.74 feet; thence tangent to said curve North 70°02'03" West, along said northerly right-of-way line and

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along the southerly boundary of said Tracts B and A, 461.99 feet; thence westerly along said northerly right-of-way line and along the arc of a tangent curve, said curve being concave to the South having a radius of 1270.00 feet, a delta of 19°30'09", an arc distance of 432.29 feet; thence tangent to said curve North 89°32'12" West, along said right-of-way line, 206.15 feet; thence northwesterly along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 25.00 feet, a delta of 102°10'28", an arc distance of 44.58 feet to a point of reverse curvature, said point also being on the East right-of-way line of N. W. 88th Avenue, as recorded in Official Records Book 4747, Page 183, of the Public Records of Broward County, Florida; thence northerly along said right-of-way line (said line also being the West boundary of said Tract A), and along the arc of a tangent curve, said curve being concave to the West having a radius of 1053.00 feet, a delta of 12°48'21", an arc distance of 235.35 feet; thence tangent to said curve North 00°10'05" West, along said West boundary of Tract A, 969.69 feet; thence northeasterly along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 25.00 feet, a delta of 90°36'30", an arc distance of 39.54 feet to a point on said South right-of-way line of Southgate Boulevard; thence South 89°33'35" East, along said South right-of-way line, 171.74 feet to the POINT OF BEGINNING.

TOGETHER WITH

A portion of Tract C of said LAND SEC. 4 GOLF COURSE PLAT and a portion of FORT LAUDERDALE TRUCK FARMS SUBDIVISION of Section 4, Township 49 South, Range 41 East, described as follows:

BEGINNING at the most northeasterly corner of said Tract C; thence South 00°12'16" East, along the East boundary of said Tract C, 1323.97 feet to a point on the northerly right-of-way line of N. W. 82nd Street, as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida; thence South 89°47'44" West, along said northerly right-of-way line and along the South boundary of said Tract C, 200.00 feet; thence westerly along said northerly right-of-way line and along the arc of a tangent curve, said curve being concave to the South having a radius of 680.00 feet, a delta of 4°26'58", an arc distance of 52.81 feet to the Southeast corner of WOODMONT TRACT 51, according to the Plat thereof, as recorded in Plat Book 92, Page 32, of the Public Records of Broward County, Florida; thence North 04°39'14" West, along the easterly boundary of said WOODMONT TRACT 51, 361.86 feet; thence northwesterly along the boundary of said WOODMONT TRACT 51 and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 100.00 feet, a delta of 102°20'46", an arc distance of 178.63 feet to a point of compound curvature; thence southwesterly along the boundary of said WOODMONT TRACT 51 and along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 1000.00 feet, a delta of 35°30'00", an arc distance of 619.59 feet to a point of compound curvature; thence southerly along the boundary of said WOODMONT TRACT 51 and along the arc of a tangent curve, said curve being concave to the East having a radius of 200.00 feet, a delta of 70°00'00", an arc distance of 244.35 feet; thence tangent to said curve South 32°30'00" East, along said boundary of WOODMONT TRACT 51, 171.20 feet to a point of cusp; thence northwesterly along the boundary

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of that certain canal right-of-way as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida, and along the arc of a tangent curve, said curve being concave to the Southwest and having a radius of 230.00 feet; a delta of 43°32'56", an arc distance of 174.82 feet to a point of reverse curvature; thence northwesterly along said right-of-way line and along the arc of a tangent curve said curve being concave to the Northeast having a radius of 150.00 feet, a delta of 62°02'56", an arc distance of 162.44 feet; thence tangent to said curve North 14°00'00" West, along said right-of-way line, 169.36 feet; thence northwesterly along said right-of-way line and along the arc of a tangent curve said curve being concave to the Southwest having a radius of 280.00 feet, a delta of 59°00'00", an arc distance of 288.33 feet; thence tangent to said curve North 73°00'00" West, along said right-of-way line, an arc distance of 80.00 feet; thence northwesterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 200.00 feet, a delta of 41°00'00", an arc distance of 143.12 feet; thence tangent to said curve North 32°00'00" West, along said right-of-way line, 650.00 feet; thence northwesterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 280.00 feet, a delta of 17°06'01", an arc distance of 83.57 feet; thence North 34°45'00" East, 75.55 feet; thence northerly along the arc of a tangent curve, said curve being concave to the West having a radius of 260.00 feet, a delta of 7°03'03", an arc distance of 32.00 feet to a point of reverse curvature; thence northeasterly along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 25.00 feet, a delta of 79°53'45", an arc distance of 34.86 feet; thence tangent to said curve South 72°24'17" East, 31.18 feet; thence southeasterly along the arc of a tangent curve being concave to the Northeast having a radius of 730.00 feet, a delta of 3°37'17", an arc distance of 46.14 feet; thence South 00°26'25" West, 31.39 feet; thence southerly along the arc of a tangent curve, said curve being concave to the East having a radius of 200.00 feet; a delta of 27°11'35", an arc distance of 94.92 feet; thence North 89°31'26" East, 162.02 feet; thence easterly along the arc of a tangent curve being concave to the South having a radius of 400.00 feet, a delta of 42°43'43", an arc distance of 298.30 feet to a point of reverse curvature; thence southeasterly along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 540.00 feet, a delta of 44°48'43", an arc distance of 422.34 feet; thence tangent to said curve North 87°26'25" East, 535.00 feet; thence northeasterly along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 75.00 feet, a delta of 90°00'00", an arc distance of 117.81 feet; thence tangent to said curve North 02°33'35" West, 130.00 feet; thence northwesterly along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 75.00 feet, a delta of 90°00'00", an arc distance of 117.81 feet; thence tangent to said curve South 87°26'25" West, 535.00 feet; thence northwesterly along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 260.00 feet, a delta of 43°00'00", an arc distance of 195.13 feet to a point of reverse curvature; thence northwesterly along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 700.00 feet, a delta of 41°19'36", an arc distance of 504.90 feet to a point of reverse curvature; thence westerly along the arc of a tangent curve, said curve

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being concave to the North having a radius of 565.00 feet, a delta of 18°28'53", an arc distance of 182.25 feet; thence North 84°22'31" West, 79.51 feet; thence North 00°26'25" East, 35.00 feet; thence northeasterly along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 25.00 feet, a delta of 90°00'00", an arc distance of 39.27 feet to a point on the South right-of-way line of Southgate Boulevard; thence tangent to said curve South 89°33'35" East, along the said South right-of-way line, 1775.00 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH

A portion of Tract D of said LAND SEC. 4 GOLF COURSE PLAT and a portion of said FORT LAUDERDALE TRUCK FARMS SUBDIVISION of Section 4, Township 49 South, Range 41 East, described as follows:

BEGINNING at the most southwesterly corner of said Tract D; thence North 14°00'13" East, along the West boundary of said Tract D and along the right-of-way line of that certain canal right-of-way as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida, 40.24 feet; thence northeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 100.00 feet, a delta of 92°47'07", an arc distance of 161.94 feet to a point of reverse curvature; thence northeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 180.00 feet, a delta of 78°17'21", an arc distance of 245.95 feet; thence tangent to said curve North 28°30'00" East, 425.78 feet to a point on the arc of a non-tangent curve (radial line thru said point bears North 01°47'58" West); thence northeasterly along the arc of said curve being concave to the Northwest having a radius of 390.00 feet; a delta of 18°12'02", an arc distance of 123.89 feet; thence tangent to said curve North 70°00'00" East, 430.00 feet; thence North 87°00'00" East, 790.00 feet to a point on aforesaid canal right-of-way; thence South 32°00'00" East, along said right-of-way line, 276.10 feet; thence southeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 280.00 feet, a delta of 41°00'00", an arc distance of 200.36 feet; thence tangent to said curve South 73°00'00" East, along said right-of-way line, 80.00 feet; thence southeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 200.00 feet, a delta of 59°00'00", an arc distance of 205.95 feet; thence tangent to said curve South 14°00'00" East, along said right-of-way line, 169.36 feet; thence southeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 230.00 feet, a delta of 62°02'56", an arc distance of 249.08 feet to a point of reverse curvature; thence southeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 150.00 feet, a delta of 43°32'56", an arc distance of 114.01 feet; thence tangent to said curve South 32°30'00" East, along said right-of-way line, 50.00 feet to a point on the northerly right-of-way line of N. W. 82nd Street, as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida; thence South 49°31'56" West, along said right-of-way line 273.71 feet; thence southwesterly

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along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 1395.00 feet, a delta of 14°28'04", an arc distance of 352.26 feet; thence tangent to said curve South 64°00'00" West, along said right-of-way line, 36.78 feet; thence westerly along the arc of a tangent curve said curve being concave to the North having a radius of 25.00 feet, a delta of 86°52'08", an arc distance of 37.90 feet to a point of reverse curvature; thence northwesterly along the northerly right-of-way line of N. W. 81st Street, as recorded in said Official Records Book 6450, Page 688 and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 1165.00 feet, a delta of 22°18'12", an arc distance of 453.50 feet to a point on the arc of a radially tangent curve; thence northerly along the arc of a tangent curve, said curve being concave to the West having a radius of 300.00 feet, a delta of 52°52'37", an arc distance of 276.86 feet; thence tangent to said curve North 14°18'41" West, 90.00 feet; thence North 24°06'06" West, 435.26 feet; thence northwesterly along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 100.00 feet, a delta of 83°04'02", an arc distance of 144.98 feet; thence tangent to said curve South 72°49'52" West, 501.42 feet; thence South 69°19'52" West, 362.18 feet; thence southerly along the arc of a tangent curve, said curve being concave to the East having a radius of 170.00 feet, a delta of 76°00'00", an arc distance of 225.50 feet; thence tangent to said curve South 06°40'08" East 137.18 feet to a point on said northerly right-of-way line of N. W. 81st Street; thence South 83°19'52" West, along said right-of-way line, 208.97 feet; thence westerly along said right-of-way line and along the arc of a tangent curve said curve being concave to the North having a radius of 1395.00 feet, a delta of 19°01'46", an arc distance of 463.32 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH

A portion of said Tract D described as follows:

BEGINNING at the most northerly and westerly corner of said Tract D; thence South 61°30'00" East, 206.31 feet; thence South 70°00'00" West, 235.30 feet; thence southwesterly along the arc of a tangent curve being concave to the Northwest having a radius of 330.00 feet, a delta of 11°53'53", an arc distance of 68.53 feet to a point on the right-of-way of that certain canal right-of-way as recorded in Official Records Book 6450, Page 688 of the Public Records of Broward County, Florida; thence North 28°30'00" East, along said right-of-way line, 222.49 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH

Tracts E and F of said LAND SEC. 4 GOLF COURSE PLAT.

Said lands containing 118.967 acres, more or less and lying in the City of Tamarac, Broward County, Florida.

AND

Tracts G, H, I, J, K, L, M, N, O, P, and Q, LAND SEC. 4 GOLF COURSE PLAT, according to the Plat thereof as recorded in Plat Book 88, Page 20 of the Public Records of Broward County, Florida.

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Said lands containing 150.677 acres, more or less, and lying in the City of Tamarac, Broward County, Florida.

AND

Parcel "A", WOODMONT RECREATION COMPLEX, according to the plat thereof, as recorded in Plat Book 91, Page 49, of the Public Records of Broward County, Florida.

Said lands containing 15.719 acres, more or less, and lying in the City of Tamarac, Broward County, Florida.

THIS CONVEYANCE IS SUBJECT TO:

1. Taxes and assessments for the year 1979 and subsequent years.
2. Easements, restrictions and reservations of record, if any. However, neither the foregoing reference thereto, nor the specific delineation thereof as set forth below, shall act to reimpose the same.
3. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as reserved in Deed Number 16,396 to Florida East Coast Railway Company, dated December 14, 1912, filed April 12, 1913 in Deed Book 40, Page 42, of the Public Records of Palm Beach, Florida.
4. Reservations in favor of the Board of Commissioners of Everglades Drainage District of the State of Florida, as reserved in Deed Number 2242 to L. C. Miller, dated January 16, 1945, filed in Deed Book 470, Page 373 of the Public Records of Broward County, Florida.
5. Sewer and Water Service Agreement between Leadership Housing, Inc., as "Developer" and Tamarac Utilities, Inc., as "Service Company", dated December 19, 1972, recorded December 20, 1972, in O.R. Book 5098, Page 623, Public Records of Broward County, Florida.
6. Covenants, restrictions and servitudes as contained in Declaration of Restrictions by Leadership Housing, Inc. and Simon Zunamon, as Trustee, dated and recorded December 20, 1972, in O.R. Book 5098, Page 731, Public Records of Broward County, Florida, as amended by instrument filed February 25, 1977, in O.R. Book 6922, Page 940, of the Public Records of Broward County, Florida.
7. Access Easement granted by Simon Zunamon, as Trustee, to Tamarac Utilities, Inc., dated March 17, 1975, recorded April 23, 1975, in O.R. Book 6178, Page 867, Public Records of Broward County, Florida.
8. Golf Course Covenant made by Simon Zunamon, as Trustee, to Bruce L. Hotchkiss and Peter A. Hotchkiss, dated May 22, 1975, filed June 20, 1975, in O.R. Book 6244, Page 669, of the Public Records of Broward County, Florida.
9. Grant of Easement by Leadership Housing, Inc. to Tamarac Utilities, Inc., dated and recorded August 15,

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1975, in O.R. Book 6304, Page 339, the grantor therein changed to Simon Zunamon by Corrective Grant of Easement dated August 27, 1975, filed September 17, 1975, in O.R. Book 6337, Page 77, both of the Public Records of Broward County, Florida.

10. Grant of Easement by Leadership Housing, Inc. to Tamarac Utilities, Inc., dated and recorded August 15, 1975, in O.R. Book 6304, Page 341, the grantor therein changed to Simon Zunamon by Corrective Grant of Easement dated August 27, 1975, recorded September 17, 1975, in O.R. Book 6337, Page 79, both of the Public Records of Broward County, Florida.

11. ~~City of Tamarac, Florida Resolution No. 75-138, a Resolution Approving The Plat of LAND SECTION 4 GOLF COURSE (Timber Run), dated November 14, 1975, filed January 7, 1976, in O.R. Book 6450, Page 688, Public Records of Broward County, Florida, together with Dedication by Leadership Housing, Inc. and Simon Zunamon, as Trustee, dated November 12, 1975, and accepted by the City of Tamarac on December 10, 1975, for the perpetual use of the public, with reservations, of such canals, canal rights-of-way, roads and road rights-of way.~~

12. Restrictions and covenants contained in Covenant made by Simon Zunamon, as Trustee, dated August 26, 1975, filed January 7, 1976, in O.R. Book 6450, Page 729, and in Covenant made by Simon Zunamon, as Trustee, dated December 21, 1976, filed January 28, 1977, in O.R. Book 6890, Page 26, both of the Public Records of Broward County, Florida.
13. Grant of Easement by Simon Zunamon, as Trustee, to Tamarac Utilities, Inc., dated September 26, 1975, recorded January 26, 1976, in O.R. Book 6469, Page 215, Public Records of Broward County, Florida.
14. Easement granted by Simon Zunamon, as Trustee, to Broward County, dated December 11, 1975, recorded February 25, 1976, in O.R. Book 6501, Page 354, Public Records of Broward County, Florida.
15. Construction Easement granted by Simon Zunamon, as Trustee, to Broward County, dated December 11, 1975, recorded February 25, 1976, in O.R. Book 6501, Page 354, Public Records of Broward County, Florida.
16. Easement granted by Simon Zunamon, as Trustee, to Florida Power & Light Company, dated July 21, 1976, recorded August 27, 1976, in O.R. Book 6705, Page 7, Public Records of Broward County, Florida.
17. Grant of Easement by Simon Zunamon, as Trustee, to City of Tamarac, dated October 26, 1976, recorded November 1, 1976, in O.R. Book 6781, Page 258, Public Records of Broward County, Florida.
18. Drainage Easement granted by Simon Zunamon, as Trustee to City of Tamarac, dated September 27, 1976, recorded November 12, 1976, in O.R. Book 6795, Page 979, Public Records of Broward County, Florida.
19. Easement granted by Woodmont Development Co. to Florida Power & Light Company, dated November 10, 1976, recorded

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- December 10, 1976, in O.R. Book 6829, Page 449, of the Public Records of Broward County, Florida.
20. Dedication Agreement between Simon Zunamon, as Trustee, and the City of Tamarac, dated January 17, 1977, filed January 28, 1977, in O.R. Book 6890, Page 59 of the Public Records of Broward County, Florida.
  21. Easements, restrictions, dedications and other provisions as set forth on the Plat of LAND SEC. 4 GOLF COURSE PLAT, recorded March 11, 1976, in Plat Book 88, Page 20, Public Records of Broward County, Florida, as modified or vacated by the City of Tamarac, Florida Resolution No. R-77-52, dated March 9, 1977, filed April 13, 1977, in O.R. Book 6982, Page 666, and by Resolution No. R-77-169, dated October 12, 1977, filed February 10, 1978, in O.R. Book 7419, Page 39, both of the Public Records of Broward County, Florida.
  22. Easements, restrictions, dedications and other provisions as set forth on the Plat of WOODMONT RECREATION COMPLEX, recorded January 28, 1977, in Plat Book 91, Page 49, Public Records of Broward County, Florida.
  23. Agreement between Simon Zunamon, as Trustee (Indemnitor) and the City of Tamarac (Indemnitees), dated December 21, 1976, filed February 1, 1977, in O.R. Book 6892, Page 909 of the Public Records of Broward County, Florida.
  24. Easement granted by Simon Zunamon, as Trustee, to the City of Tamarac, dated December 21, 1976, filed February 11, 1977, in O.R. Book 6097, Page 48 of the Public Records of Broward County, Florida.
  25. Covenant between Yehuda Ben-Arieh, as Trustee, and the City of Tamarac, dated July 8, 1977, filed August 3, 1977, in O.R. Book 7141, Page 406 of the Public Records of Broward County, Florida.
  26. Grant of Easement by Yehudah Ben-Arieh, as Trustee, to the City of Tamarac, dated June 24, 1977, filed August 12, 1977, in O.R. Book 7154, Page 966 of the Public Records of Broward County, Florida.
  27. Grant of Easement by Yehuda Ben-Arieh, as Trustee, to the City of Tamarac, dated June 24, 1977, filed August 12, 1977, in O.R. Book 7154, Page 975, Public Records of Broward County, Florida.
  28. Grant of Easement by Simon Zunamon, as Trustee, to the City of Tamarac, dated October 18, 1977, filed December 28, 1977, in O.R. Book 7354, Page 120, Public Records of Broward County, Florida.
  29. Purchase Money First Mortgage from Simon Zunamon, as Trustee, under a Trust Agreement dated December 1, 1972, and known as Trust No. 101, to Ira A. Hotchkiss and Peter A. Hotchkiss, as Co-Trustees, and Peter A. Hotchkiss, Individually, and Bruce L. Hotchkiss, Individually, dated November 20, 1977, filed December 28, 1977, in O.R. Book 7353, Page 810 of the Public Records of Broward County, Florida, in the original principal sum of \$482,759.89.
  30. Covenant executed by CITY NATIONAL BANK OF MIAMI, as

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Trustee, regarding the maintenance of the subdivision or identification of the Woodmont Development entranceways, recorded on \_\_\_\_\_, 19\_\_\_\_, under Clerk's File No. \_\_\_\_\_ of the Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the party of the second part, its successors and assigns.

IN WITNESS WHEREOF, the undersigned have hereunto caused these presents to be to be executed this 19TH day of DECEMBER, 1979.

In the Presence of:

CITY NATIONAL BANK OF MIAMI, as Trustee, under the provisions of a certain Trust Agreement dated September 14, 1978, and known as Trust No. 5003183

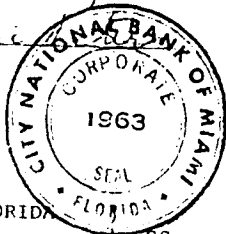
Anna Lopez

By \_\_\_\_\_ Senior Vice President

Beatrice Peters

Attest:

By David Buznego Trust Officer



STATE OF FLORIDA )  
COUNTY OF DADE ) SS.

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared CLIFFORD L. HORN as Senior Vice President, and DAVID BUZNEGO, as Corporate Trust Officer, of CITY NATIONAL BANK OF MIAMI, a United States banking corporation, as Trustee under the provisions of a certain Trust Agreement dated September 14, 1978, and known as Trust No. 5003183, to me known to be the Senior Vice President and Corporate Trust Officer, of the corporation described in, and who executed the foregoing instrument and they acknowledged before me that they executed the same in said capacity.

WITNESS my hand and official seal in the State and County last aforesaid, this 19TH day of DECEMBER, 1979.

My commission expires:

Beatrice Peters  
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES AUG 2 1982  
BONDED THRU GENERAL INS. UNDERWRITERS

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RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
**GRAHAM W. WATT**  
COUNTY ADMINISTRATOR

84-407593

RETURN TO: FREDERICK P. TIBALLI, ESQ.  
P.O. BOX 9208  
FORT LAUDERDALE, FL 33310

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of November, 1984, between WOODMONT CORP., a Florida corporation, hereinafter called the Grantor, and WOODMONT WCC, INC., a Florida non-for-profit corporation with its permanent place of business at 7801 N.W. 78th Street, Tamarac, Florida 33321 hereinafter called the Grantee.

WITNESSETH:

THAT said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its successors and assigns forever, all that certain land, situate, lying and being in the County of Broward, State of Florida, to-wit:

A portion of Tracts, A, B, and C, LAND SEC. 4 GOLF COURSE PLAT according to the plat thereof, as recorded in Plat Book 88, Page 20, of the Public Records of Broward County, Florida, and a portion of FORT LAUDERDALE TRUCK FARMS SURDIVISION of Section 4, Township 49 South, Range 41 East, according to the plat thereof, as recorded in Plat Book 4, Page 31, of the Public Records of Broward County, Florida, described as follows:

COMMENCING at the Northwest corner of Section 4, Township 49 South, Range 41 East; thence North 00°10'05" West, along the West boundary of said Section 4, 6.33 feet to the POINT OF BEGINNING, said point also being on the South right-of-way line of Southgate Boulevard and the North boundary of said Tract A; thence South 89°33'35" East, along said South right-of-way line and North boundary, 506.18 feet; thence South 00°09'03" East, 389.13 feet; thence South 69°45'23" East, 379.53 feet; thence northeasterly along the arc of a tangent curve said curve being concave to the Northwest having a radius of 250.00 feet, a delta of 72°12'51", an arc distance of 315.09 feet; thence South 89°33'35" East, 400.00 feet; thence North 00°09'03" West, 435.00 feet to a point of intersection with said South right-of-way line of Southgate Boulevard and said North boundary of Tract A; thence South 89°33'35" East, along said South right-of-way line and along the North boundary of said Tracts A and C, 1184.52 feet; thence southeasterly along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 25.00 feet, a delta of 90°00'00", an arc distance of 39.27 feet; thence tangent to said curve South 00°26'25" West, 84.00 feet; thence southerly along the arc of a tangent curve, said curve being concave to the West having a radius of 200.00 feet, a delta of 34°18'35", an arc distance of 119.76 feet; thence tangent to said curve South 34°45'00" West, 75.55 feet to a point on the right-of-way line of that certain canal right-of-way recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida, said point also being a point on the arc of a non-tangent curve (radial line thru said point bears South 28°35'58" West); thence northwesterly along said right-of-way line and along the arc of said curve being concave to the Southwest having a radius of 280.00 feet, a delta of 28°09'31", an arc distance of 137.61 feet; thence tangent to said curve North 89°33'35" West, along said right-of-way line, 650.00 feet; thence southwesterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 180.00 feet, a delta of 90°00'00", an arc distance of 282.74 feet; thence tangent to said curve South 00°26'25" West, along said right-of-way line and along the East boundary of said Tract A, 72.90 feet; thence southwesterly along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 300.00 feet, a delta of 28°03'35", an arc distance of 146.92 feet; thence tangent to said curve South 28°30'00" West, along said right-of-way line and along said East boundary, 287.48

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This Instrument Prepared by and Return to:  
FREDERICK P. TIBALLI, ESQ.  
Post Office Box 9208  
Fort Lauderdale, Florida 33310

27999 45  
has been paid  
in Broward County for Documentary  
Stamp Taxes required by law,  
RSC Bandy Deputy

25 1/2

feet to a point on the arc of a non-tangent curve (radial line thru said point bears North 07°46'43" East); thence westerly along the arc of said curve being concave to the North having a radius of 330.00 feet, a delta of 3°18'02", an arc distance of 19.01 feet; thence tangent to said curve North 78°55'15" West, 39.26 feet; thence North 10°30'00" West, 160.87 feet; thence South 79°30'00" West, 478.61 feet; thence westerly along the arc of a tangent curve, said curve being concave to the North having a radius of 350.00 feet, a delta of 46°19'55", an arc distance of 283.03 feet; thence tangent to said curve North 54°10'05" West, 621.27 feet; thence southwesterly along the arc of a tangent curve said curve being concave to the Southeast having a radius of 60.00 feet, a delta of 108°00'00", an arc distance of 113.10 feet; thence tangent to said curve South 17°49'55" West, 372.42 feet to a point of intersection with the West boundary of said Section 4; thence South 00°10'05" East, along said West boundary, 185.00 feet; thence South 84°10'05" East, 140.74 feet; thence easterly along the arc of a tangent curve, said curve being concave to the South having a radius of 300.00 feet, a delta of 26°00'00", an arc distance of 136.14 feet; thence tangent to said curve South 58°10'05" East, 775.64 feet to a point on the arc of a non-tangent curve (radial line thru said point bears South 68°39'54" East); thence southwesterly along the arc of said curve being concave to the Southeast having a radius of 240.00 feet, a delta of 7°32'24", an arc distance of 31.58 feet; thence tangent to said curve South 13°47'42" West, 10.01 feet; thence southwesterly along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 25.00 feet, a delta of 95°26'33", an arc distance of 41.65 feet to a point of intersection with the northerly right-of-way line of N.W. 81st Street, as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida, said point also being a point of compound curvature; thence westerly along said northerly right-of-way line and along the arc of a tangent curve being concave to the North having a radius of 1395.00 feet, a delta of 0°43'43", an arc distance of 17.74 feet; thence tangent to said curve North 70°02'03" West, along said northerly right-of-way line and along the southerly boundary of said Tracts B and A, 461.99 feet; thence westerly along said northerly right-of-way line and along the arc of a tangent curve, said curve being concave to the South having a radius of 1270.00 feet, a delta of 19°30'09", an arc distance of 432.29 feet; thence tangent to said curve North 89°32'12" West, along said right-of-way line, 206.15 feet; thence northwesterly along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 25.00 feet, a delta of 102°10'28", an arc distance of 44.58 feet to a point of reverse curvature, said point also being on the East right-of-way line of N.W. 88th Avenue, as recorded in Official Records Book 4747, Page 183, of the Public Records of Broward County, Florida; thence northerly along said right-of-way line (said line also being the West boundary of said Tract A), and along the arc of a tangent curve, said curve being concave to the West having a radius of 1053.00 feet, a delta of 12°48'21", an arc distance of 235.35 feet; thence tangent to said curve North 00°10'05" West, along said West boundary of Tract A, 969.69 feet; thence northeasterly along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 25.00 feet, a delta of 90°36'30", an arc distance of 39.54 feet to a point on said South right-of-way line of Southgate Boulevard; thence South 89°33'35" East, along said South right-of-way line, 171.74 feet to the POINT OF BEGINNING.

TOGETHER WITH

A portion of Tract C of said LAND SEC. 4 GOLF COURSE PLAT and a portion of FORT LAUDERDALE TRUCK FARMS SUBDIVISION of Section 4, Township 49 South, Range 41 East, described as follows:

BEGINNING at the most northeasterly corner of said Tract C; thence South 00°12'16" East, along the East boundary of said Tract C, 1323.97 feet to a point on the northerly right-of-way line of N. W. 82nd Street, as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida; thence South 89°47'44" West, along said northerly right-of-way line and along the South boundary of said Tract C, 200.00 feet; thence westerly along said northerly right-of-way line and along the arc of a tangent curve, said curve being concave to the South having a radius of 680.00 feet, a delta of

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4°26'58", an arc distance of 52.81 feet to the Southeast corner of WOODMONT TRACT 51, according to the Plat thereof, as recorded in Plat Book 92, Page 32, of the Public Records of Broward County, Florida; thence North 04°39'14" West, along the easterly boundary of said WOODMONT TRACT 51, 361.86 feet; thence northwesterly along the boundary of said WOODMONT TRACT 51 and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 100.00 feet, a delta of 102°20'46", an arc distance of 178.63 feet to a point of compound curvature; thence southwesterly along the boundary of said WOODMONT TRACT 51 and along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 1000.00 feet, a delta of 35°30'00", an arc distance of 619.59 feet to a point of compound curvature; thence southerly along the boundary of said WOODMONT TRACT 51 and along the arc of a tangent curve, said curve being concave to the East having a radius of 200.00 feet, a delta of 70°00'00", an arc distance of 244.35 feet; thence tangent to said curve South 32°30'00" East, along said boundary of WOODMONT TRACT 51, 171.20 feet to a point of cusp; thence northwesterly along the boundary of that certain canal right-of-way as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida, and along the arc of a tangent curve, said curve being concave to the Southwest and having a radius of 230.00 feet; a delta of 43°32'56", an arc distance of 174.82 feet to a point of reverse curvature; thence northwesterly along said right-of-way line and along the arc of a tangent curve said curve being concave to the Northeast having a radius of 150.00 feet, a delta of 62°02'56", an arc distance of 162.44 feet; thence tangent to said curve North 14°00'00" West, along said right-of-way line, 169.36 feet; thence northwesterly along said right-of-way line and along the arc of a tangent curve said curve being concave to the Southwest having a radius of 280.00 feet, a delta of 59°00'00", an arc distance of 288.33 feet; thence tangent to said curve North 73°00'00" West, along said right-of-way line, an arc distance of 80.00 feet; thence northwesterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 200.00 feet, a delta of 41°00'00", an arc distance of 143.12 feet; thence tangent to said curve North 32°00'00" West, along said right-of-way line, 650.00 feet; thence northwesterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 280.00 feet, a delta of 17°06'01", an arc distance of 83.57 feet; thence North 34°45'00" East, 75.55 feet; thence northerly along the arc of a tangent curve, said curve being concave to the West having a radius of 260.00 feet, a delta of 7°03'03", an arc distance of 32.00 feet to a point of reverse curvature; thence northeasterly along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 25.00 feet, a delta of 79°53'45", an arc distance of 34.86 feet; thence tangent to said curve South 72°24'17" East, 31.18 feet; thence southeasterly along the arc of a tangent curve being concave to the Northeast having a radius of 730.00 feet, a delta of 3°37'17", an arc distance of 46.14 feet; thence South 00°26'25" West, 31.39 feet; thence southerly along the arc of a tangent curve, said curve being concave to the East having a radius of 200.00 feet; a delta of 27°11'35", an arc distance of 94.92 feet; thence North 89°31'26" East, 162.02 feet; thence easterly along the arc of a tangent curve being concave to the South having a radius of 400.00 feet, a delta of 42°43'43", an arc distance of 298.30 feet to a point of reverse curvature; thence southeasterly along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 540.00 feet, a delta of 44°48'43", an arc distance of 422.34 feet; thence tangent to said curve North 87°26'25" East, 535.00 feet; thence northeasterly along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 75.00 feet, a delta of 90°00'00", an arc distance of 117.81 feet; thence tangent to said curve North 02°33'35" West, 130.00 feet; thence northwesterly along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 75.00 feet, a delta of 90°00'00", an arc distance of 117.81 feet; thence tangent to said curve South 87°26'25" West, 535.00 feet; thence northwesterly along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 260.00 feet, a delta of 43°00'00", an arc distance of 195.13 feet to a point of reverse curvature; thence northwesterly along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 700.00 feet, a

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delta of  $41^{\circ}19'36''$ , an arc distance of 504.90 feet to a point of reverse curvature; thence westerly along the arc of a tangent curve, said curve being concave to the North having a radius of 565.00 feet, a delta of  $18^{\circ}28'53''$ , an arc distance of 182.25 feet; thence North  $84^{\circ}22'31''$  West, 79.51 feet; thence North  $00^{\circ}26'25''$  East, 35.00 feet; thence northeasterly along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 25.00 feet, a delta of  $90^{\circ}00'00''$ , an arc distance of 39.27 feet to a point on the South right-of-way line of Southgate Boulevard; thence tangent to said curve South  $89^{\circ}33'35''$  East, along the said South right-of-way line, 1775.00 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH

A portion of Tract D of said LAND SEC. 4 GOLF COURSE PLAT and a portion of said FORT LAUDERDALE TRUCK FARMS SUBDIVISION of Section 4, Township 49 South, Range 41 East, described as follows:

BEGINNING at the most southwesterly corner of said Tract D; thence North  $14^{\circ}00'13''$  East, along the West boundary of said Tract D and along the right-of-way line of that certain canal right-of-way as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida, 40.24 feet; thence northeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 100.00 feet, a delta of  $92^{\circ}47'07''$ , an arc distance of 161.94 feet to a point of reverse curvature; thence northeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 180.00 feet, a delta of  $78^{\circ}17'21''$ , an arc distance of 245.95 feet; thence tangent to said curve North  $28^{\circ}30'00''$  East, 425.78 feet to a point on the arc of a non-tangent curve (radial line thru said point bears North  $01^{\circ}47'58''$  West); thence northeasterly along the arc of said curve being concave to the Northwest having a radius of 390.00 feet; a delta of  $18^{\circ}12'02''$ , an arc distance of 123.89 feet; thence tangent to said curve North  $70^{\circ}00'00''$  East, 430.00 feet; thence North  $87^{\circ}00'00''$  East, 790.00 feet to a point on aforesaid canal right-of-way; thence South  $32^{\circ}00'00''$  East, along said right-of-way line, 276.10 feet; thence southeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 280.00 feet, a delta of  $41^{\circ}00'00''$ , an arc distance of 200.36 feet; thence tangent to said curve South  $73^{\circ}00'00''$  East, along said right-of-way line, 80.00 feet; thence southeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 200.00 feet, a delta of  $59^{\circ}00'00''$ , an arc distance of 205.95 feet; thence tangent to said curve South  $14^{\circ}00'00''$  East, along said right-of-way line, 169.36 feet; thence southeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 230.00 feet, a delta of  $62^{\circ}02'56''$ , an arc distance of 249.08 feet to a point of reverse curvature; thence southeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 150.00 feet, a delta of  $43^{\circ}32'56''$ , an arc distance of 114.01 feet; thence tangent to said curve South  $32^{\circ}30'00''$  East, along said right-of-way line, 50.00 feet to a point on the northerly right-of-way line of N. W. 82nd Street, as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida; thence South  $49^{\circ}31'56''$  West, along said right-of-way line 273.71 feet; thence southwesterly along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 1395.00 feet, a delta of  $14^{\circ}28'04''$ , an arc distance of 352.26 feet; thence tangent to said curve South  $64^{\circ}00'00''$  West, along said right-of-way line, 36.78 feet; thence westerly along the arc of a tangent curve said curve being concave to the North having a radius of 25.00 feet, a delta of  $86^{\circ}52'08''$ , an arc distance of 37.90 feet to a point of reverse curvature; thence northwesterly along the northerly right-of-way line of N. W. 81st Street, as recorded in said Official Records Book 6450, Page 688 and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 1165.00 feet, a delta of  $22^{\circ}18'12''$ , an arc distance of 453.50 feet to a point on the arc of a radially tangent curve; thence northerly along the arc of a tangent curve, said curve being concave to the West having a radius of

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300.00 feet, a delta of 52°52'37", an arc distance of 276.86 feet; thence tangent to said curve North 14°18'41" West, 90.00 feet; thence North 24°06'06" West, 435.26 feet; thence northwesterly along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 100.00 feet, a delta of 83°04'02", an arc distance of 144.98 feet; thence tangent to said curve South 72°49'52" West, 501.42 feet; thence South 69°19'52" West, 362.18 feet; thence southerly along the arc of a tangent curve, said curve being concave to the East having a radius of 170.00 feet, a delta of 76°00'00", an arc distance of 225.50 feet; thence tangent to said curve South 06°40'08" East 137.18 feet to a point on said northerly right-of-way line of N. W. 81st Street; thence South 83°19'52" West, along said right-of-way line, 208.97 feet; thence westerly along said right-of-way line and along the arc of a tangent curve said curve being concave to the North having a radius of 1395.00 feet, a delta of 19°01'46", an arc distance of 463.32 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH

A portion of said Tract D described as follows:

BEGINNING at the most northerly and westerly corner of said Tract D; thence South 61°30'00" East, 206.31 feet; thence South 70°00'00" West, 235.30 feet; thence southwesterly along the arc of a tangent curve being concave to the Northwest having a radius of 330.00 feet, a delta of 11°53'53", an arc distance of 68.53 feet to a point on the right-of-way of that certain canal right-of-way as recorded in Official Records Book 6450, Page 688 of the Public Records of Broward County, Florida; thence North 28°30'00" East, along said right-of-way line, 222.49 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH

Tracts E and F of said LAND SEC. 4 GOLF COURSE PLAT.

Said lands containing 118.78 acres, more or less and lying in the City of Tamarac, Broward County, Florida.

AND

Tracts G, H, I, J, K, L, M, N, O, P, and Q, LAND SEC. 4 GOLF COURSE PLAT, according to the Plat thereof as recorded in Plat Book 88, Page 20 of the Public Records of Broward County, Florida.

Said lands containing 150.64 acres, more or less, and lying in the City of Tamarac, Broward County, Florida.

AND

Parcel "A", WOODMONT RECREATION COMPLEX, according to the plat thereof, as recorded in Plat Book 91, Page 49, of the Public Records of Broward County, Florida.

Said lands containing 15.719 acres, more or less, and lying in the City of Tamarac, Broward County, Florida.

THIS CONVEYANCE IS SUBJECT TO:

1. Taxes and assessments for the year 1984 and subsequent years, ~~and any additional taxes that may be assessed for the year 1980.~~ JK
2. Easements, restrictions, conditions, and reservations of record, if any, but this reference thereto shall not act to reimpose the same.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against

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C O V E N A N T

77- 20305

THIS INDENTURE made this 21st day of December, 1976, by the undersigned, SIMON ZUNAMON, not personally but solely as Trustee under the provisions of a certain Trust Agreement, dated December 1, 1972, and known as Trust No. 101.

WHEREAS, on August 26, 1975, SIMON ZUNAMON did execute a covenant pertaining to certain lands described upon Exhibit "A" annexed hereto, limiting the use of said lands to Golf Course and Country Club purposes, as described therein, which covenant was recorded among the Official Records of Broward County, Florida, in O.R. Book 6450, at Page 729, (hereinafter called the "Covenant"); and

WHEREAS, the undersigned, the owner of certain other lands described upon Exhibit "B" annexed hereto and designated as portions of Tracts 46, 47, 50, 65, and Tract 66, desires to subject said lands described upon Exhibit "B" to the Covenant, as if said lands were originally included in Exhibit "A" to the Covenant, it being the intention of the undersigned to incorporate the lands described upon Exhibit "B" as a portion of the Golf Course presently existing upon the lands described upon Exhibit "A"; and

WHEREAS, the undersigned desires to receive a tax treatment contemplated pursuant to the provisions of Section 193.501 of the Florida Statutes with respect to the lands described upon Exhibit "B".

NOW, THEREFORE, the undersigned as owner of the lands described upon Exhibit "B" hereby subjects the

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OFF. REC. 6890 PAGE 26

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Will call