

FIRST AMENDMENT TO LEASE

This First Amendment (the "First Amendment") to that certain Lease dated March 24, 1999 by and between the City of Fort Lauderdale, a Florida municipal corporation, and Coral Ridge Golf Course, Inc., a Florida corporation (the "Lease") is entered into as the dates set forth below.

CITY OF FORT LAUDERDALE, a Florida municipal corporation, whose mailing address is 100 North Andrews Avenue, Fort Lauderdale, FL 33301 (hereinafter, "CITY")

-and-

CORAL RIDGE GOLF COURSE, INC., a Florida corporation, whose principal address is 3801 Bayview Drive, Fort Lauderdale, FL 33308 (hereinafter, "CORAL RIDGE")

R E C I T A L S

A. City represents that it is the fee simple owner of the following described real property:

LEGAL DESCRIPTION

Exhibit "A" ("City Site")

B. Currently, Coral Ridge holds a leasehold interest on real property described in the Lease with an initial expiration date of March 23, 2019.

C. Coral Ridge has exercised one of its options to extend the term of the Lease and is in the third year of the first five (5) year option which will expire on March 23, 2024, and wishes to extend the term of this Lease pursuant to this First Amendment.

D. Coral Ridge represents that it is the fee simple owner of the entire Golf Course as described in Exhibit "B".

E. City is the beneficial owner of an ingress, egress and sewer easement ("Blue Line Easement") within the Golf Course which provides access to the City's pump station located within the unencumbered portion of the City Site.

F. City is interested in acquiring an easement to install a new sewer force main ("Green Line Easement") and is interested in reconfiguring the Blue Line Easement.

G. Replacement or rehabilitation of the existing force main is required under Consent Order 16-1487 entered in the matter of State of Florida, Department of Environment Protection v. City of Fort Lauderdale OGC No. 16-1487 and must be completed on or before September 30,

2026 (the "Project"), subject to force majeure and subject to budget and appropriation by the City Commission.

H. Coral Ridge is interested in extending the term of the Lease in exchange for granting certain easements, rights and privileges to the City.

I. The City is willing to amend the Lease to extend the Lease for a term not to exceed fifty (50) years, under the current rental terms pursuant to the Second Amendment attached to the Land Rights Swap Agreement as Exhibit "C", provided Coral Ridge grants the necessary easements, cooperates with the City and its agents and employees and complies with other terms, covenants and conditions set forth in the Land Rights Swap Agreement by and between the City and Coral Ridge.

J. The City agrees to extend the term of the Lease and Coral Ridge accepts the extension subject to the terms and conditions of the Land Rights Swap Agreement by and between the City and Coral Ridge.

NOW, THEREFORE, in consideration of the mutual terms and conditions hereinafter set forth herein, the City and Coral Ridge agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.

2. Subject to the terms and conditions of the Land Rights Swap Agreement, the term of the Lease is extended by this First Amendment until the earliest to occur of (a) completion of the installation of the infrastructure within the Blue Line Easement and the Green Line Easement and acceptance by the City, grant of easements and awarding the Second Amendment or (b) ten (10) years from the Effective Date of the Land Rights Swap Agreement. In the event, the infrastructure improvements as contemplated in the Land Rights Swap Agreement are completed and accepted by the City before the ten-year period ends, then, the fifty-year (50) term shall commence on the date that the last party executes the Second Amendment which execution shall occur simultaneously with the exchange of documents as required under the Land Rights Swap Agreement. Upon expiration of the ten-year period or when the infrastructure work within the Blue Line Easement and Green Line Easement is completed and accepted by the City, the parties shall execute a Second Amendment to this Lease which will memorialize the commencement of the fifty (50) year term. No fifty (50) year extension shall be granted during the 10-year period if the Lessee fails to grant the Easements or fails to reasonably cooperate with the Lessor in installing the infrastructure within the Blue Line and the Green Line Easements.

3. The First Amendment to the Lease shall be effective upon full execution by the parties.

4. The First Amendment to the Lease may be executed in multiples copies by the parties each of which, bearing original signatures, shall have the force and effect of an original document.

5. In the event of any conflict or ambiguity by and between the terms and provisions of the Lease and the First Amendment to the Lease, the terms and provisions of this First Amendment to the Lease shall control to the extent of any such conflict or ambiguity.

6. The terms and conditions of the Lease are hereby ratified and shall remain in full force and effect, except as specifically amended by the First Amendment to the Lease.

IN WITNESS WHEREOF, the parties have caused these presents to be executed by their authorized officials.

WITNESSES:

Doris Deneke
Doris Deneke
[Witness type or print name]

Donna Jarvis
Donna Jarvis
[Witness type or print name]

CITY OF FORT LAUDERDALE,
a Florida municipal corporation

By [Signature], Mayor

Date: 6/20/23

By [Signature], City Manager

Date: 6/14/23

ATTEST:

(CORPORATE SEAL)

[Signature]
David R. Solomon, City Clerk



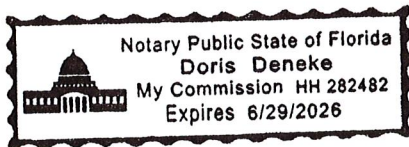
APPROVED AS TO FORM AND CORRECTNESS:
D'Wayne M. Spence, Interim City Attorney

By [Signature]
Lynn Solomon, Asst. City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this June 20, 2023, by Dean Trantalis Mayor of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)



Doris Deneke

Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Doris Deneke

Name of Notary Typed,
Printed or Stamped

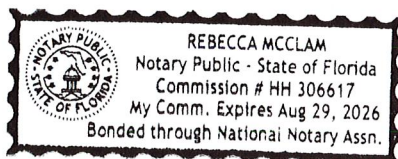
My Commission Expires:

6/29/2026
Commission Number HH 282482

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this June 14, 2023, by Susan Grant ^{Asst} City Manager of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)



R. McClam

Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Rebecca McClam

Name of Notary Typed,
Printed or Stamped

My Commission Expires: 8/29/2026

#HH306617
Commission Number

WITNESSES:

CORAL RIDGE GOLF COURSE, INC.,
a Florida corporation

Karen Salinger

By: J.J. Sehlke
J.J. Sehlke, Vice President

Karen Salinger
[Witness print or type name]

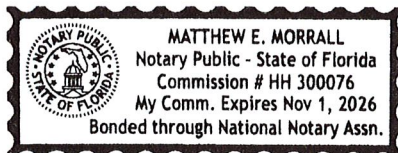
Matthew E. Morrall

Matthew E. Morrall
[Witness print or type name]

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 16th day of June, 2023, by J.J. Sehlke, as Vice President of Coral Ridge Golf Course, Inc., a Florida corporation who is personally known to me or has produced _____ as identification and did not take an oath.

(SEAL)



Matthew E. Morrall
Notary Public, State of Florida
(Signature of Notary taking
Acknowledgment)

Name of Notary Typed,
Printed or Stamped

My Commission Expires: _____

Commission Number

Ex A.

LEGAL DESCRIPTION

The Leased Premises that are subject to this Lease are located in Broward County, Florida and are described as follows:

A PORTION OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 24; THENCE NORTH 89° 55' 11" EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 698.00 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 15° 49' 49" WEST, A DISTANCE OF 198.00 FEET; THENCE NORTH 74° 10' 11" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 15° 49' 49" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 74° 10' 11" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 15° 49' 49" WEST, A DISTANCE OF 270.00 FEET; THENCE NORTH 74° 10' 11" EAST, A DISTANCE OF 435.53 FEET; THENCE SOUTH 15° 49' 49" EAST A DISTANCE OF 270.00 FEET; THENCE NORTH 74° 10' 11" EAST, A DISTANCE OF 46.58 FEET; THENCE SOUTH 32° 53' 25" EAST, A DISTANCE OF 373.45 FEET; THENCE SOUTH 57° 06' 35" WEST A DISTANCE OF 548.32 FEET; THENCE NORTH 32° 53' 26" WEST A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.

**A.L.T.A. COMMITMENT
CHICAGO TITLE INSURANCE COMPANY
SCHEDULE A**

Office File Number
14171-0002

Effective Date
July 19, 2004
at 11:00 pm

Commitment Number
300408203

1. Policy or Policies to be issued:

OWNER'S POLICY (10-17-92)
with Florida Modifications
Proposed Insured:

To Be Determined

2. The estate or interest in the land described or referred to in this Commitment and covered herein is fee simple, and title thereto is at the effective date hereof vested in:

Coral Ridge Golf Course, Inc., a Florida corporation, formerly known as Landlords, Inc., and Federal Golf, Inc., a Florida corporation

3. The Land is described as follows:

A portion of Sections 13 and 24, Township 49 South, Range 42 East, Broward County, Florida and a portion of Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, according to the plat thereof, as recorded in Plat Book 40, Page 18, of the Public Records of Broward County, Florida, more fully described as follows:

BEGINNING at the Southeast corner of Lot 1, Block "V", CORAL RIDGE COUNTRY CLUB, ADDITION NO. 3; thence Westerly, Northerly, Westerly Southerly and Westerly along the rear line of Lots 1 through 55, of said Block "V" and Westerly extension thereof, the following twenty (20) courses and distances; (1) thence South 88 degrees 38' 18" West, a distance of 1006.27 feet; (2) thence Westerly through Northerly on a curve to the right, with a radius of 450.00 feet, a central angle of 90 degrees 00' 38", and arc distance of 706.94 feet, to a point of tangency; (3) thence North 01 degrees 21' 04" West, a distance of 1844.73 feet, to a point of curve; (4) thence Northerly on a curve to the left, with a radius of 744.69 feet, a central angle of 37 degrees 30' 38", an arc distance of 487.54 feet, to a point of tangency; (5) thence North 38 degrees 51' 42" West, a distance of 73.63 feet, to a point of curve; (6) thence Northerly on a curve to the right, with a radius of 350.00 feet, a central angle of 39 degrees 10' 00", an arc distance of 239.26 feet, to a point of tangency; (7) thence North 00 degrees 18' 18" East, a distance of 353.05 feet, to a point of curve; (8) thence Northwesterly on a curve to the left, with a radius of 144.49 feet, a central angle of 43 degrees 40' 00", an arc distance of 110.12 feet, to a point of compound curve; (9) thence Westerly on a curve to the left, with a radius of 655.00 feet; a central angle of 30 degrees 30' 00", an arc distance of 348.67 feet, to a point of compound curve; (10) thence Westerly on a curve to the left, with a radius of 345.00 feet, a central angle of 41 degrees 30' 00", and arc distance of 249.89 feet, to a point of compound curve; (12) thence Westerly through Southerly on a curve to the left, with a radius of 270.00 feet, a central angle of 85 degrees 30' 00", an arc distance of 402.91 feet, to a point of tangency; thence South 20 degrees 51' 42" East, a distance of 683.99 feet, to a point of curve; (13) thence Southerly on a curve to the right, with a radius of 651.70 feet, a central angle of 43 degrees 30' 00", an arc distance of 494.78 feet, to a point of tangency; (14) thence South 22 degrees 38' 18" West, a distance of 55.41 feet, to a point of curve; thence Southerly on a curve to the left, with a radius of 2,055.00 feet, a central angle of 23 degrees 24' 16", an arc distance of 839.44 feet, to a point of reverse curve; (15) thence Southerly, Westerly and Northerly on a curve to the right, with a radius of 220.00 feet, a central angle of 194 degrees 10' 01", an arc distance of 745.55

Note: This Commitment consists of insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This Commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.

**A.L.T.A. COMMITMENT
CHICAGO TITLE INSURANCE COMPANY
SCHEDULE A**

feet, to a point of reverse curve; (16) thence Northerly, Westerly and Southerly on a curve to the left, with a radius of 243.56 feet, a central angle of 180 degrees 00' 00", an arc distance of 765.17 feet, to a point of compound curve; thence Southerly on a curve to the left, with a radius of 1316.78 feet, a central angle of 14 degrees 45' 45", an arc distance of 339.27 feet, to a point of tangency; (18) thence South 01 degrees 21' 42" East, a distance of 1093.97 feet, to a point of curve; (19) thence Southerly through Westerly on a curve to the right, with a radius of 476.51 feet, a central angle of 89 degrees 55' 11", an arc distance of 747.83 feet, to a point of tangency; (20) thence South 88 degrees 33' 29" West, a distance of 300.00 feet, to a point on the East right-of-way line of Federal Highway (U.S. #1), to the termination of said twenty courses (20) and distances; thence South 01 degrees 28' 43" East, on said East right-of-way line, being the West Line of said Parcel "B", a distance of 500.00 feet; thence Easterly on the rear boundary of Lots 33 through 1, Block "G", CORAL RIDGE COUNTRY CLUB SUBDIVISION, according to the plat thereof, as recorded in Plat Book 36, Page 30, of the Public Records of Broward County, Florida, the following six (6) courses and distances; (1) thence North 88 degrees 33' 29" East, a distance of 1342.43 feet, to a point of curve; (2) thence Easterly on a curve to the right, with a radius of 627.74 feet, a central angle of 48 degrees 04' 49", an arc distance of 526.77 feet, to a point of tangency; (3) thence South 42 degrees 21' 42" East, a distance of 656.31 feet, to a point of curve; (4) thence Easterly on a curve to the left, with a radius of 252.73 feet, a central angle of 78 degrees 00' 00", an arc distance of 344.06 feet, to a point of reverse curve; (5) thence Easterly on a curve to the right, with a radius of 1445.53 feet, a central angle of 29 degrees 40' 54", an arc distance of 748.85 feet, to a point of tangency; (6) thence North 88 degrees 19' 12" East, a distance of 525.00 feet, to the termination of said six (6) courses and distances, and to a point on the West right-of-way line of Bayview Drive (80 degrees Right-of-Way); thence North 25 degrees 38' 20" East, on said West right-of-way line, a distance of 507.16 feet, to a REFERENCE POINT "A" and to a point of curve; thence Northeasterly on said Westerly right-of-way line, and on a curve to the left, with a radius of 442.35 feet, a central angle of 23 degrees 00' 02", an arc distance of 177.57 feet, to a point of tangency; thence North 02 degrees 38' 18" East, continuing on said West right-of-way line, a distance of 924.08 feet, to the POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED 10 ACRE PARCEL:

A portion of Section 24, Township 49 south, Range 42 East, Broward County, Florida, more fully described as follows:

COMMENCING at aforementioned REFERENCE POINT "A"; thence South 88 degrees 38' 18" West, a distance of 1064.83 feet, to the POINT OF BEGINNING (NOT INCLUDED); thence North 55 degrees 44' 54" East, a distance of 129.36 feet; thence North 34 degrees 15' 07" West, a distance of 533.45 feet; thence South 72 degrees 48' 29" West, a distance of 46.58 feet; thence North 17 degrees 11' 31" West, a distance of 270.00 feet; thence South 72 degrees 48' 29" West, a distance of 435.53 feet; thence South 17 degrees 11' 31" East, a distance of 270.00 feet; thence North 72 degrees 48' 29" East, a distance of 70.00 feet; thence South 17 degrees 11' 31" East, a distance of 100.00 feet; thence South 72 degrees 48' 29" West, a distance of 70.00 feet; thence South 17 degrees 11' 31" East, a distance of 198.00 feet; thence South 34 degrees 15' 07" East, a distance of 390.00 feet; thence North 55 degrees 44' 54" East, a distance of 418.96 feet; to the POINT OF BEGINNING (NOT INCLUDED).

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

Note: This Commitment consists of insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This Commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.

LESS AND EXCEPT

This Instrument Prepared by:
C. Christian Sautter, P.A.
888 South Andrews Ave.
Fort Lauderdale, Florida 33316
(954) 467-9899

INSTR # 112015007
OR BK 50444 Pages 982 - 986
RECORDED 12/31/13 12:52:56 PM
BROWARD COUNTY COMMISSION
DOC-D: \$21000.00
DEPUTY CLERK 1016
#1, 5 Pages

Parcel Identification No.: 494224-00-0070 & 494224-00-0040
Grantee's T.I. No.: _____

SPECIAL WARRANTY DEED

This Indenture, made this 31st day of December, 2013, between **CORAL RIDGE GOLF COURSE, INC.**, a Florida corporation, having a mailing address of: 3801 Bayview Drive, Fort Lauderdale, Florida 33308, Grantor*, AND **GOLF RIDGE ESTATES, INC.**, a Florida corporation, having a mailing address of 4250 N. Federal Hwy., Lighthouse Point, Florida 33064, Grantee*.

*The terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Zoning and/or restrictions and prohibitions by governmental authority; Public utility easements of record without reimposing same; and taxes for 2014, and subsequent years; and **FURTHER SUBJECT TO:** those items and restrictions appearing on Exhibit "B" attached hereto and made a part hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first written above.

5

Signed, sealed and delivered
in our presence:

C. Christy Suther
Print name: C. Christy Suther
Matthew E. Morrell
Print name: Matthew E. Morrell

CORAL RIDGE GOLF COURSE, INC.,
a Florida corporation

By: Michael R. Dayloft
Print Name: Michael R. Dayloft
Title: VP

{Corporate Seal}

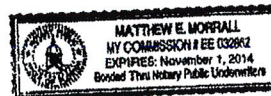
STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 30th day of December, 2013, by
Michael R. Dayloft VP and on behalf of CORAL RIDGE GOLF
COURSE, INC., a Florida corporation, who is X personally known to me or ___ has produced
___ as identification.

Matthew E. Morrell
Notary Public

Printed Notary Name

SEAL



FOR: **BOTEK, THURLOW ENGINEERING**

SKETCH AND DESCRIPTION CORAL RIDGE COUNTRY CLUB L.U.P.A. BOUNDARY

LEGAL DESCRIPTION:

A PORTION OF THE NORTH ONE HALF (N1/2) OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 32, BLOCK G, CORAL RIDGE COUNTRY CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°09'25" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 32, A DISTANCE OF 129.72 FEET; THENCE NORTH 01°50'35" WEST ALONG THE EAST BOUNDARY OF PARCEL "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 18 OF SAID PUBLIC RECORDS, A DISTANCE OF 336.83 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 18°34'26" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 21°35'46", FOR AN ARC DISTANCE OF 113.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 49°49'48" EAST, A DISTANCE OF 125.41 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 46°53'33", FOR AN ARC DISTANCE OF 163.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83°16'39" EAST, A DISTANCE OF 130.03 FEET; THENCE SOUTH 06°43'21" WEST, A DISTANCE OF 145.00 FEET; THENCE SOUTH 83°16'39" EAST, A DISTANCE OF 161.18 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 695.00 FEET, THROUGH A CENTRAL ANGLE OF 10°10'13", FOR AN ARC DISTANCE OF 123.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 86°33'07" EAST, A DISTANCE OF 293.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 61°00'53", FOR AN ARC DISTANCE OF 106.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 32°26'00" EAST, A DISTANCE OF 17.51 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 07°49'42", FOR AN ARC DISTANCE OF 21.18 FEET; THENCE SOUTH 79°38'23" EAST ALONG A LINE NOT RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 167.81 FEET; THENCE SOUTH 68°54'52" EAST, A DISTANCE OF 158.58 FEET; THENCE SOUTH 89°33'44" EAST, A DISTANCE OF 96.39 FEET; THENCE NORTH 05°59'14" WEST, A DISTANCE OF 90.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 545.00 FEET, THROUGH A CENTRAL ANGLE OF 25°21'57", FOR AN ARC DISTANCE OF 241.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 32°26'00" WEST, A DISTANCE OF 139.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 41°02'10", FOR AN ARC DISTANCE OF 75.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°36'11" EAST, A DISTANCE OF 569.05 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 695.00 FEET, THROUGH A CENTRAL ANGLE OF 23°26'47", FOR AN ARC DISTANCE OF 284.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 14°50'36" WEST, A DISTANCE OF 136.35 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 305.00 FEET, THROUGH A CENTRAL ANGLE OF 11°24'59", FOR AN ARC DISTANCE OF 60.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 03°25'37" WEST, A DISTANCE OF 174.45 FEET; THENCE SOUTH 80°05'25" WEST, A DISTANCE OF 134.18 FEET; THENCE SOUTH 80°06'52" WEST, A DISTANCE OF 86.69 FEET; THENCE SOUTH 87°54'49" WEST, A DISTANCE OF 168.54 FEET; THENCE SOUTH 02°09'19" EAST, A DISTANCE OF 132.78 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 695.00 FEET, THROUGH A CENTRAL ANGLE OF 12°41'17", FOR AN ARC DISTANCE OF 153.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14°50'36" EAST, A DISTANCE OF 141.78 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 305.00 FEET, THROUGH A CENTRAL ANGLE OF 23°26'47", FOR AN ARC DISTANCE OF 124.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°36'11" WEST, A DISTANCE OF 310.83 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 88°07'10", FOR AN ARC DISTANCE OF 507.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 83°16'39" WEST, A DISTANCE OF 127.31 FEET; THENCE SOUTH 06°43'21" WEST, A DISTANCE OF 145.00 FEET; THENCE NORTH 83°16'39" WEST, A DISTANCE OF 37.86 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 43°08'27", FOR AN ARC DISTANCE OF 75.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 40°10'12" WEST, A DISTANCE OF 116.92 FEET; THENCE SOUTH 49°49'48" WEST, A DISTANCE OF 401.93 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 12°44'40", FOR AN ARC DISTANCE OF 44.49 FEET TO A POINT ON THE EAST BOUNDARY OF SAID PARCEL "B"; THENCE SOUTH 01°50'35" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 106.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 950,615 SQUARE FEET OR 21.823 ACRES MORE OR LESS.

G:\2005\05-0100_CORAL RIDGE LUPA\DRAWINGS\SD_LUPA_REV

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, wet back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3583 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6400 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2012

UPDATES and/or REVISIONS		DATE	BY	CK'D
REVISE BOUNDARY PER COMMENTS		10-3-12	RY	TCS
JOB NO.: 05-0100		SHEET 2 OF 5 SHEETS		
DRAWN BY: RY		F.B.N/A	PG.N/A	
CHECKED BY: TCS		DATED: 08-02-12		

LESS AND EXCEPT

This instrument prepared by:
Robert B. Dunkel, Esq.
Assistant City Attorney
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Tax Folio No. _____

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 4th day of March, 2016, by and between:

CORAL RIDGE GOLF COURSE, INC., a Florida corporation,
whose principal address is 4250 N. Federal Highway, Lighthouse
Point, FL 33064 (hereinafter, "Grantor")

-and-

CITY OF FORT LAUDERDALE, a Florida municipal corporation, whose
mailing address is 100 North Andrews Avenue, Fort Lauderdale, FL 33301, its
successors and assigns (hereinafter, "Grantee")

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida:

**INSERT SKETCH AND DESCRIPTION
EXHIBIT "A"**

Subject to (1) taxes for the year 201_ and all subsequent years; (2) zoning restrictions, prohibitions and other requirements imposed by governmental authority; (3) Restrictions and matters appearing on the plat or otherwise common to the subdivision; (4) public utility easement of record, if any; and (5) Declaration of Restrictive Covenants attached hereto as Exhibit "B" and made a part hereof.

And the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto executed these presents the day and year first above written.

WITNESSES:

CORAL RIDGE GOLF COURSE, INC.,
a Florida corporation

Matthew E. Morrall

Matthew E. Morrall

[Witness print or type name]

P. Charleston Sautter

P. Charleston Sautter

[Witness print or type name]

By:

Michael R. Dayhoff
Michael R. Dayhoff, Vice President

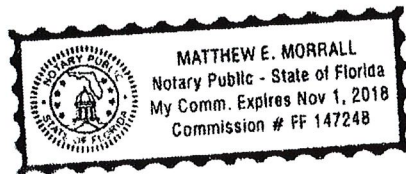
STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this _____, 2016, by Michael R. Dayhoff, Vice President of **CORAL RIDGE GOLF COURSE, INC.**, a Florida corporation. He/she is personally known to me or have produced _____ as identification and did not take an oath.

(SEAL)

Matthew E. Morrall

Notary Public, State of Florida
(Signature of Notary taking
Acknowledgment)



Name of Notary Typed,
Printed or Stamped

My Commission Expires:

Commission Number



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATING * LAND PLANNING
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 33301 PHONE (954) 763-7611 * FAX (954) 763-7635

SKETCH AND DESCRIPTION
PARK PARCEL
CORAL RIDGE COUNTRY CLUB
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

A portion of the North one-half (N 1/2) of Section 24, Township 49 South, 42 East, Broward County, Florida, more fully described as follows:

Beginning at the Southeast corner of Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, according to the plat thereof, as recorded in Plat Book 40, Page 18, of the public records of Broward County, Florida; thence North 01°52'47" West, on the East line of said Parcel "B", a distance of 336.82 feet to a point on a curve; thence Northeasterly on said curve to the left, whose radius point bears North 18°33'53" West, with a radius of 300.00 feet, a central angle of 21°36'19", an arc distance of 113.12 feet to a point of tangency; thence North 49°48'48" East, a distance of 125.41 feet to a point of curve; thence Easterly on said curve to the right, with a radius of 200.00 feet, a central angle of 46°53'33", an arc distance of 163.89 feet to a point of tangency; thence South 83°16'39" East, a distance of 39.42 feet; thence South 01°52'47" East, a distance of 501.56 feet; thence South 88°09'25" West, on the North line of Block "G", CORAL RIDGE COUNTRY CLUB SUBDIVISION, according to the plat thereof, as recorded in Plat Book 38, Page 30, of the public records of Broward County, Florida, a distance of 391.01 feet to the Point of Beginning.

Said lands situate, lying and being in, Broward County, Florida and containing 174,240 square feet or 4.0000 acres more or less.

CERTIFICATION

Certified Correct. Dated at
 Fort Lauderdale, Florida this
 10th day of July, 2013.

NOTES:

- 1) This sketch reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not obstructed for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of said Block "G", as South 88°09'25" West.

McLAUGHLIN ENGINEERING COMPANY

Scott A. McLaughlin
 SCOTT A. McLAUGHLIN
 Professional Surveyor & Mapper No. 5842
 State of Florida.

FIELD BOOK NO. _____

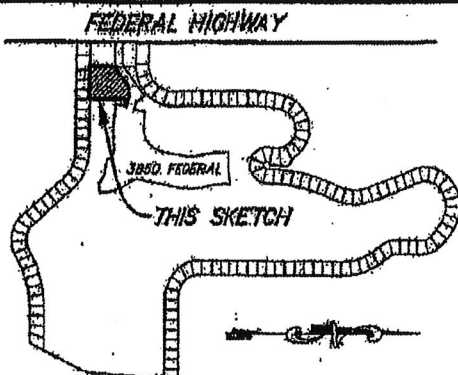
DRAWN BY: JMM/f

JOB ORDER NO. U-8030

CHECKED BY: SAM

REF. DWG.: 13-3-

C: JMM/f/2013/UB030(PARK)



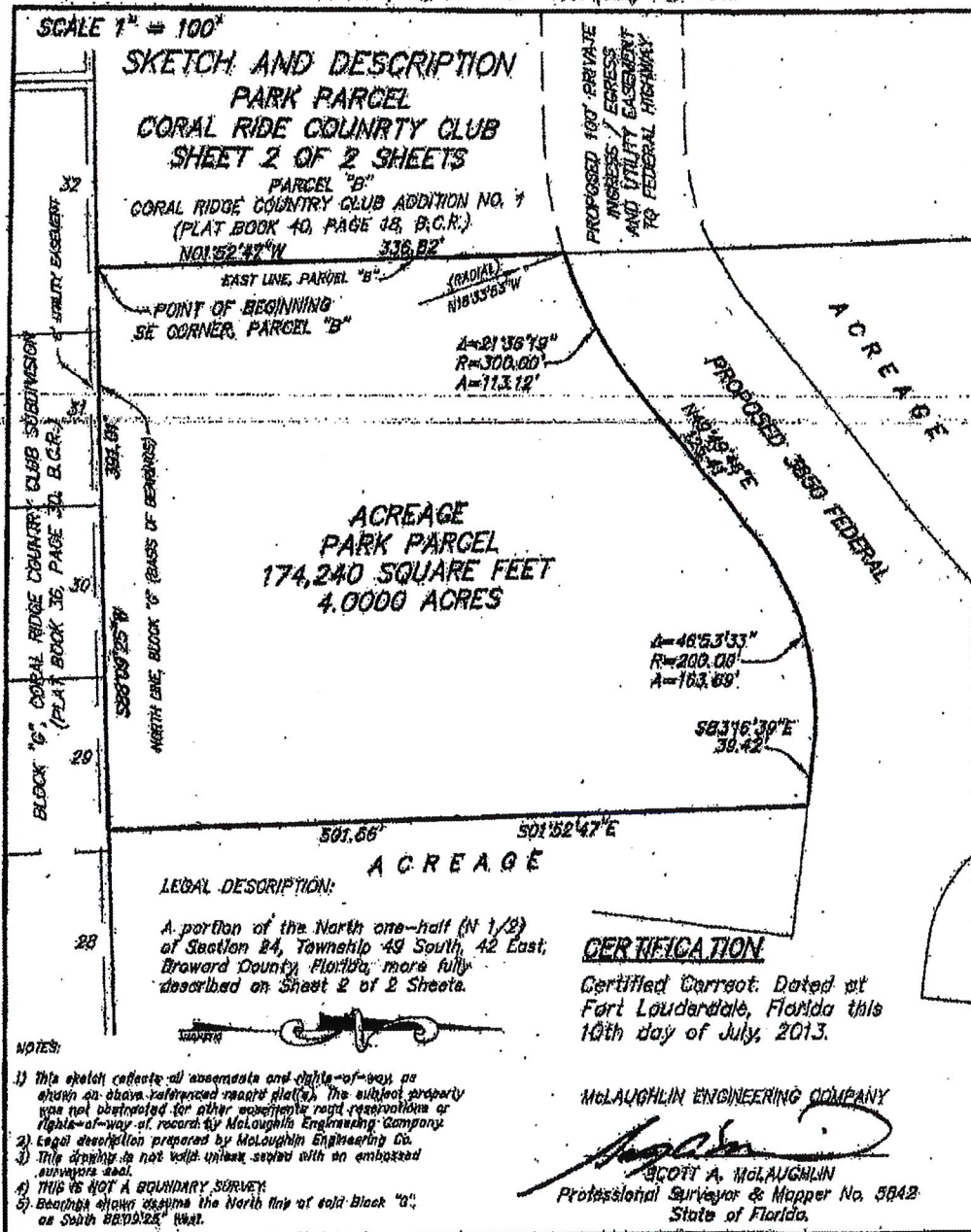
SITE LAYOUT
NOT TO SCALE



McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
33301 PHONE (954) 763-7611 * FAX (954) 763-7615



3850 FEDERAL Land Use Plan Amendment

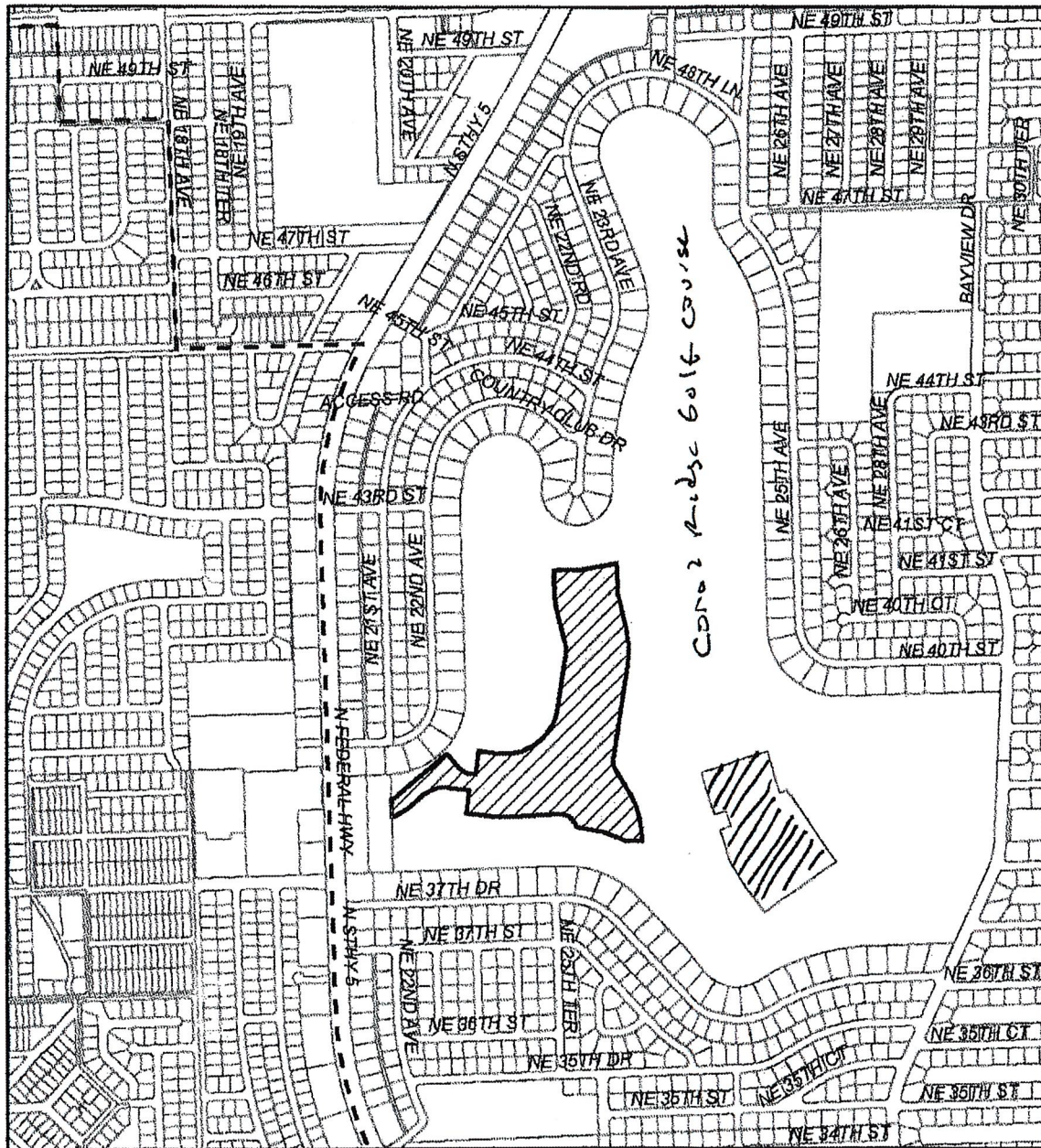




Exhibit A SITE LOCATION

-  Amendment Site
-  Municipal Boundary



1 inch = 1,000 feet

Prepared by:
Leigh Robinson Kerr & Associates, Inc.
808 E. Las Olas Blvd #104
Fort Lauderdale, FL 33301
P: 954-467-6308 F: 954-467-6309
E: Lkerr808@bellsouth.net
Date: 10/11/2012

Path: C:\ALL FILES\GIS\Projects\1212_CRCC\ExA_LOCATION.mxd

Shaded Area Not Included

LESS AND EXCEPT

3850 PLAT LEGAL DESCRIPTION:

A portion of the North one-half (N½) of Section 24, Township 49 South, Range 42 East, Broward County, Florida, described as follows:

Commence at the Northwest corner of Lot 32, Block "G", CORAL RIDGE COUNTRY CLUB SUBDIVISION, according to the plat thereof as recorded in Plat Book 36, Page 30, of the public records of Broward County, Florida; thence North 88°09'25" East on the North line of said Lot 32, a distance of 129.89 feet; thence North 01°52'47" West on the East line of Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, according to the plat thereof as recorded in Plat Book 40, Page 18, of the Public Records of Broward County, Florida, a distance of 336.82 feet to the Point of Beginning, said point lying along the arc of a circular curve to the left from which the radius point bears North 18°33'53" West; thence Northeasterly along the arc of said curve having a radius of 300.00 feet, through a central angle of 21°36'19", for an arc distance of 113.12 feet to a point of tangency; thence North 49°49'48" East, a distance of 125.41 feet to a point of curvature of a circular curve to the right; thence Northeasterly and Easterly along the arc of said curve having a radius of 200.00 feet, through a central angle of 46°53'33", for an arc distance of 163.69 feet to a point of tangency; thence South 83°16'39" East, a distance of 130.03 feet; thence South 06°43'21" West, a distance of 145.00 feet; thence South 83°16'39" East, a distance of 161.18 feet to a point of curvature of a circular curve to the left; thence Easterly along the arc of said curve having a radius of 695.00 feet, through a central angle of 10°10'13", for an arc distance of 123.37 feet to a point of tangency; thence North 86°33'08" East, a distance of 293.73 feet to a point of curvature of a circular curve to the right; thence Easterly and Southeasterly along the arc of said curve having a radius of 100.00 feet, through a central angle of 61°00'53", for an arc distance of 106.49 feet to a point of tangency; thence South 32°25'59" East, a distance of 17.51 feet to a point of curvature of a circular curve to the right; thence Southerly along the arc of said curve having a radius of 155.00 feet, through a central angle of 07°49'42", for an arc distance of 21.18 feet; thence South 79°38'23" East along a line not radial to the last described curve, a distance of 167.81 feet; thence South 68°54'52" East, a distance of 158.58 feet; thence South 89°33'44" East, a distance of 96.39 feet; thence North 05°55'10" West, a distance of 80.07 feet to a point of curvature of a circular curve to the left; thence Northwesterly along the arc of said curve having a radius of 545.00 feet, through a central angle of 26°30'49", for an arc distance of 252.20 feet to a point of tangency; thence North 32°25'59" West, a distance of 139.75 feet to a point of curvature of a circular curve to the right; thence Northwesterly and Northerly along the arc of said curve having a radius of 105.00 feet; through a central angle of 41°02'10", for an arc distance of 75.20 feet to a point of tangency; thence North 08°36'11" East, a distance of 569.05 feet to a point of curvature of a circular curve to the left; thence Northeasterly, Northerly and Northwesterly along the arc of said curve having a radius of 695.00 feet; through a central angle of 23°26'47", for an arc distance of 284.41 feet to a point of tangency; thence North 14°50'36" West, a distance of 136.35 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 11°24'59", for an arc distance of 60.77 feet to a point of tangency; thence North 03°25'37" West, a distance of 174.45 feet; thence South 80°05'25" West, a distance of 134.18 feet; thence South 80°06'52" West, a distance of 86.69 feet; thence South 87°54'49" West, a distance of 168.54 feet; thence South 02°09'19" East, a distance of 132.78 feet to a point of curvature of a circular curve to the left; thence Southeasterly along the arc of said curve having a radius of 695.00 feet, through a central angle of 12°41'17", for an arc distance of 153.91 feet to a point of tangency; thence South 14°50'36" East, a distance of 141.78 feet to a point of curvature of a circular curve to the right; thence Southeasterly, Southerly and Southwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 23°26'47", for an arc distance of 124.81 feet to a point of tangency; thence South 08°36'11" West, a distance of 310.83 feet to a point of curvature of a circular curve to the right; thence Southwesterly, Westerly and Northwesterly along the arc of said curve having a radius of 330.00 feet, through a central angle of 88°07'10", for an arc distance of 507.53 feet to a point of tangency; thence North 83°16'39" West, a distance of 127.21 feet; thence South 06°43'21" West, a distance of

corrected legal description
 (OCS) 2-28-14 1012

145.00 feet; thence North $83^{\circ}16'39''$ West, a distance of 37.95 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 100.00 feet, through a central angle of $43^{\circ}06'27''$, for an arc distance of 75.24 feet to a point of tangency; thence North $40^{\circ}10'12''$ West, a distance of 116.92 feet; thence South $49^{\circ}49'48''$ West, a distance of 401.93 feet to a point of curvature of a circular curve to the right; thence Southwesterly along the arc of said curve having a radius of 200.00 feet, through a central angle of $12^{\circ}46'50''$, for an arc distance of 44.61 feet to a point on the East line of said Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1; thence South $01^{\circ}52'47''$ East on said East line, a distance of 106.87 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 950,615 square feet or 21.8231 acres more or less.

corrected legal description
(ACS) 2-28-14 2012