

TitleExpress®

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 04/19/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 04/11/2022

CERTIFICATE # 2019-1711

ACCOUNT # 484202CJ0170

ALTERNATE KEY # 77657

TAX DEED APPLICATION # 48817

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Condominium Parcel No. 305, of FARNHAM "M" CONDOMINIUM, a Condominium according to the Declaration of Condominium filed in Official Records Book 5825, at Page 225 and re-recorded in O.R. Book 5890 at page 1, of the Public Records of Broward County, Florida, together with an undivided interest in the Common Elements appurtenant thereto as set forth in the Declaration of Condominium.

PROPERTY ADDRESS: 305 FARNHAM M, DEERFIELD BEACH FL 33442

OWNER OF RECORD ON CURRENT TAX ROLL:

EUGENE RIEGLER EST
305 FARNHAM M
DEERFIELD BEACH, FL 33442

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

EUGENE RIEGLER
305 FARNHAM M
DEERFIELD BEACH, FL 33442 (Per Deed)

OR: 25754, Page: 330

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND LLC
6210 PASADENA POINT BLVD S.
GULFPORT, FL 33707 (Tax Deed Applicant)

CENCLUB HOMEOWNERS ASSOCIATION, INC.
NOW KNOWN AS CENCLUB RECREATION MANAGEMENT, INC.
C/O CENTURY VILLAGE EAST CLUBHOUSE
2400 CENTURY BLVD.
DEERFIELD BEACH, FL 33442 (Per Corrective Deed in 117558713.)

CENCLUB RECREATION MANAGEMENT, INC.
C/O CENTURY VILLAGE EAST CLUBHOUSE
ATTN: RITA PICKAR
2400 CENTURY BLVD
DEERFIELD BEACH, FL 33442 (Per Sunbiz. Declaration recorded in 6521-151 and Amendment to change name in 116309725)

BENSON MUCCI & WEISS PL, REGISTERED AGENT
O/B/O CENCLUB RECREATION MANAGEMENT, INC.
C/O BRIAN ABELOW, ESQ.
5561 NORTH UNIVERSITY DRIVE - STE. 102
CORAL SPRINGS, FL 33067 (Per Sunbiz)

(Cenclub Homeowners Association, Inc. n/k/a Cenclub Recreation Management, Inc.)

(CVRF Deerfield Limited held the Lease pursuant to 9987-460, however, Agreement 30732-990 references an Option to Purchase which could not take effect before 12/31/2019. The Option to Purchase has been enforced and the interest of CVRF Deerfield Limited have been conveyed to Cen-Club Home Owners Association n/k/a Cenclub Recreation Management, Inc.)

EAST COAST MANAGEMENT & MAINTENANCE, REGISTERED AGENT
O/B/O FARNHAM "M" CONDOMINIUM ASSOCIATION, INC.
410 S. MILLITARY TRAIL
DEERFIELD BEACH, FL 33442 (Per Sunbiz. Declaration recorded in 5852-225 and re-recorded in 5890-1.)

MARK F LEVY, REGISTERED AGENT
O/B/O CEN-DEER COMMUNITIES, INC.
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401 (Per Sunbiz. Master Management Agreement recorded in 5890-77.)

CVE MASTER MANAGEMENT COMPANY, INC.
3501 WEST DRIVE
DEERFIELD BEACH, FL 33442-2085 (Per Sunbiz. Declaration recorded in 5890-1.)

BENSON MUCCI & WEISS PL, REGISTERED AGENT
O/B/O CVE MASTER MANAGEMENT COMPANY, INC.
5561 NORTH UNIVERSITY DRIVE 102
CORAL SPRINGS, FL 33067 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4842 02 CJ 0170

CURRENT ASSESSED VALUE: \$50,470

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Power of Attorney	OR: 25754, Page: 326
Agreement as to Option Exercise Date	OR: 30732, Page: 990
Certificate of Amendment	Instrument: 116231024
Warranty Deed	Instrument: 116264494
Assignment and Assumptions of Leases	Instrument: 116361033
Notice of Insufficiency of Deed	Instrument: 116399535
Corrective Warranty Deed	Instrument: 117558713
Corrective Assignment and Assumptions of Leases	Instrument: 117558714
Satisfaction of Notice of Insufficiency of Deed	Instrument: 117644246

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Scott Heichel

Title Examiner



Site Address	305 FARNHAM M, DEERFIELD BEACH FL 33442	ID #	4842 02 CJ 0170
Property Owner	RIEGLER, EUGENE EST	Millage	1112
Mailing Address	305 FARNHAM M DEERFIELD BEACH FL 33442	Use	04
Abbr Legal Description	FARNHAM M CONDO UNIT 305 PER CDO BK/PG: 5852/225		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$5,050	\$45,420	\$50,470	\$50,470	
2020	\$4,760	\$42,880	\$47,640	\$25,150	\$238.08
2019	\$3,780	\$34,020	\$37,800	\$24,590	\$235.00

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$50,470	\$50,470	\$50,470	\$50,470
Portability	0	0	0	0
Assessed/SOH	\$50,470	\$50,470	\$50,470	\$50,470
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$50,470	\$50,470	\$50,470	\$50,470

Sales History			
Date	Type	Price	Book/Page or CIN
12/4/1996	WD	\$21,000	25754 / 330
1/1/1992	QCD	\$100	19096 / 487
8/1/1974	WD	\$18,000	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		700
Units/Beds/Baths		1/1/1.5
Eff./Act. Year Built: 1975/1974		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
R			2					
1								

Board of County Commissioners, Broward County, Florida
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed #48817

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of July 2022, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

EUGENE RIEGLER 305 FARNHAM M DEERFIELD BEACH, FL 33442	BENSON MUCCI & WEISS PL, REG AGENT O/B/O CENCLUB REC MGMT, INC. C/O BRIAN ABELOW, ESQ. 5561 N UNIVERSITY DR STE.102 CORAL SPRINGS, FL 33067	BENSON MUCCI & WEISS PL, REG AGENT O/B/O CVE MASTER MGMT COMPANY, INC. 5561 N UNIVERSITY DRIVE 102 CORAL SPRINGS, FL 33067	CENCLUB HOMEOWNERS ASSOC, INC. NOW KNOWN AS CENCLUB REC MGMT, INC. C/O CEN VILLAGE E CLUBHOUSE 2400 CENTURY BLVD. DEERFIELD BEACH, FL 33442
CENCLUB REC MGMT, INC. C/O CENTURY VILLAGE EAST CLUBHOUSE ATTN: RITA PICKAR 2400 CENTURY BLVD DEERFIELD BEACH, FL 33442	CVE MASTER MANAGEMENT COMPANY, INC. 3501 WEST DRIVE DEERFIELD BEACH, FL 33442- 2085	EAST COAST MGMT & MAINT, REG AGENT O/B/O FARNHAM "M" CONDO ASSOC, INC. 410 S. MILLITARY TRAIL DEERFIELD BEACH, FL 33442	MARK F LEVY, REGISTERED AGENT O/B/O CEN-DEER COMMUNITIES, INC. 1601 FORUM PLACE, SUITE 500 WEST PALM BEACH, FL 33401
CEN-DEER COMMUNITIES INC 1601 FORUM PL STE 500 WEST PALM BEACH, FL 33401-8103	CITY OF DEERFIELD BEACH 150 NE 2ND AVE DEERFIELD BEACH, FL 33441- 3506	FARNHAM "M" CONDOMINIUM ASSOCIATION, INC 410 S MILITARY TRL DEERFIELD BEACH, FL 33442- 3009	RIEGLER, EUGENE EST 305 FARNHAM M DEERFIELD BEACH, FL 33442- 2946

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of July 2022 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Monica Cepero
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy Juliette M. Aikman

2

Broward County, Florida

INSTR # 118122782
Recorded 05/04/22 at 12:35 PM
Broward County Commission
1 Page(s)
#2

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48817

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484202-CJ-0170
Certificate Number: 1711
Date of Issuance: 05/26/2020
Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC
Description of Property: FARNHAM M CONDO
UNIT 305
PER CDO BK/PG: 5852/225

Name in which assessed: RIEGLER,EUGENE EST
Legal Titleholders: RIEGLER,EUGENE EST
305 FARNHAM M
DEERFIELD BEACH, FL 33442

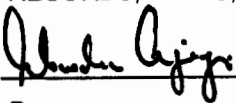
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of August, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 2nd day of May, 2022.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 07/14/2022, 07/21/2022, 07/28/2022 & 08/04/2022
Minimum Bid: 2494.82

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48817

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484202-CJ-0170

Certificate Number: 1711

Date of Issuance: 05/26/2020

Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC

Description of Property: FARNHAM M CONDO
UNIT 305
PER CDO BK/PG: 5852/225

Condominium Parcel No. 305, of FARNHAM "M" CONDOMINIUM, a Condominium according to the Declaration of Condominium filed in Official Records Book 5825, at Page 225 and re-recorded in O.R. Book 5890 at page 1, of the Public Records of Broward County, Florida, together with an undivided interest in the Common Elements appurtenant thereto as set forth in the Declaration of Condominium.

Name in which assessed: RIEGLER,EUGENE EST

Legal Titleholders: RIEGLER,EUGENE EST
305 FARNHAM M
DEERFIELD BEACH, FL 33442

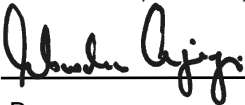
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of August, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 25th day of May, 2022.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW

Issues: 07/14/2022, 07/21/2022, 07/28/2022 & 08/04/2022

Minimum Bid: 2853.82

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

48817
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 1711

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

07/14/2022 07/21/2022 07/28/2022 08/04/2022

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

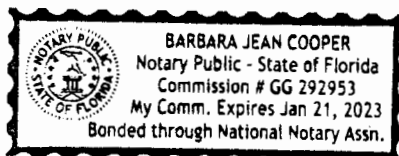
Scherrie A Thomas

Sworn to and subscribed before me this
4 day of AUGUST, A.D. 2022

Barbara Jean Cooper

(SEAL)

SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 48817**

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484202-CJ-0170

Certificate Number: 1711

Date of Issuance: 05/26/2020

Certificate Holder:

FLORIDA TAX CERTIFICATE
FUND LLC

Description of Property:

FARNHAM M CONDO

UNIT 305

PER CDO BK/PG: 5852/225

Condominium Parcel No. 305,
of FARNHAM "M" CONDOMINIUM,
a Condominium according to
the Declaration of Condominium
filed in Official Records Book 5825,
at Page 225 and re-recorded in
O.R. Book 5890 at page 1, of
the Public Records of Broward
County, Florida, together with an
undivided interest in the Common
Elements appurtenant thereto
as set forth in the Declaration of
Condominium.

Name in which assessed:

RIEGLER, EUGENE EST

Legal Titleholders:

RIEGLER, EUGENE EST

305 FARNHAM M

DEERFIELD BEACH, FL 33442

All of said property being in the
County of Broward, State of Florida.

Unless such certificate shall be
redeemed according to law the property
described in such certificate will
be sold to the highest bidder on
the 17th day of August, 2022. Pre-
bidding shall open at 9:00 AM EDT,
sale shall commence at 10:00 AM EDT
and shall begin closing at 11:01 AM
EDT at:

broward.deeduction.net

*Pre-registration is required to bid.

Dated this 25th day of May, 2022.

Monica Cepero
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

This Tax Deed is Subject to All
Existing Public Purpose Utility and
Government Easements. The suc-
cessful bidder is responsible to pay
any outstanding taxes.

Minimum Bid: 2853.82

401-314

7/14-21-28 8/4 22-16/0000606938B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22026153

Broward County, FL VS Eugene Riegler Est

RETURN OF SERVICE

Court Case # TD 48817

Hearing Date: 08/17/2022

Received by CCN 15591

07/06/2022 6:16 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Eugene Riegler Est 305 Farnham M Deerfield Beach FL 33442**

Served:



Not Served:



Broward County Revenue-Delinquent Tax Section

115 S. Andrews Ave.

Room A-100

Fort Lauderdale FL 33301

Date: 07/06/2022 Time: 10:09 AM

On Eugene Riegler Est in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

INDIVIDUAL SERVICE

/

COMMENTS: Knocked on front door, posted on front door.

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

Gregory Tony, Sheriff
Broward County, Florida

By:

D.S.

H. Tuckish, #15591

RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

EXECUTION COSTS**DEMAND/LEVY INFORMATION**

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 484202-CJ-0170 (TD #48817)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by July 29, 2022\$2,818.61

Or

* Amount due if paid by August 16, 2022\$2,853.82

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON August 17, 2022 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

RIEGLER, EUGENE EST
305 FARNHAM M
DEERFIELD BEACH, FL. 33442

NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION

Return to: (enclose self-addressed stamped envelope)
Name: PVC Title Co., Inc.

Address: 318 E. Palmetto Park Road
BOCA RATON, Florida 33432

This Instrument Prepared by: Patricia V. Cohen, Esq.

Address: PVC Title Co., Inc.
318 E. Palmetto Park Road
Boca Raton, FL 33432

Property Appraiser's Parcel Identification (Folio) Number(s) 8202-CJ-0170

Grantee(s) S S # (s) [redacted]
Name: Eugene Riegler
Grantee(s) S S # (s)
Name

96-609695 T#003
12-10-96 08:11AM

\$ 147.00
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY
B. JACK OSTERHOLT

COUNTY ADMIN.

PVC Title Co., Inc.
c/o CHRIS THE COURIER

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 4th day of December 1996, **Between** Louis Galin, an unmarried widower as to a life estate and Roslyn Dellon, a widow as to the remainder interest, grantor*, and Eugene Riegler, a single man whose post office address is 305 Farnham M, Deerfield Beach, FL 33442, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Condominium Parcel No. 305, of Farnham "M" Condominium, a Condominium according to the Declaration of Condominium filed in Official Records Book 5825, at Page 225 and re-recorded in O.R. Book 5890 at Page 1, of the Public Records of Broward County, Florida, together with an undivided interest in the Common Elements appurtenant thereto as set forth in the Declaration of Condominium.

SUBJECT TO ALL VALID RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.
ROSLYN DELLON HEREIN STATES THAT THE ABOVE REFERENCED IS NOT AND NEVER HAS BEEN HER HOMESTEAD PROPERTY.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed sealed and delivered in our presence:

Witness Signature: [Signature]
Printed name: Patricia V. Cohen
Witness Signature: Patricia V. Cohen
Printed Name: Patricia V. Cohen

Witness Signature: [Signature]
Printed name: Patricia V. Cohen
Witness Signature: Patricia V. Cohen
Printed Name: Patricia V. Cohen

Grantor Signature: [Signature]
Printed name: Louis Galin by Roslyn Dellon, his attorney in fact
212-30 23 Avenue, Bayside, NY 11360
Post Office Address

Grantor Signature: [Signature]
Printed name: Roslyn Dellon
212-30 23 Avenue, Bayside, NY 11360
Post Office Address

EX25754PG1330

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of December, 1996, by Louis Galin, an unmarried widower as to a life estate and Roslyn Dellon, a widow as to the remainder interest, who are personally known to me or who have produced a NY Driver's License as identification and did take an oath.



PATRICIA V. COHEN
My Commission CC636011
Expires Apr. 02, 2000

NOTARY PUBLIC:

[Signature]
Print Name:

My Commission Expires:

State of Florida at Large (Seal)

2(2)

CERTIFICATE OF APPROVAL
OF
FARNHAM M CONDOMINIUM ASSOCIATION, INC.

THIS IS TO CERTIFY that EUGENE RIEGLER

_____ has been approved by FARNHAM M
CONDOMINIUM ASSOCIATION, INC. as the X purchaser or _____ transferee (check the appropriate space) of the following
described real property in Broward County, Florida.

Condominium Parcel No. 305, a Condominium according to the Declaration thereof, recorded in Official Record
Book 5890 at Page 1 through 91 inclusive.

Such approval has been given pursuant to the provisions of the aforesaid Declaration of Condominium and constitutes a
waiver of the Association's right of first refusal as specified in the Declaration and is conditioned upon the Deed of Conveyance
containing in unqualified language, the following:

1. "SUBJECT TO: The Long-Term Lease recorded in Official Records Book 5890 at page 37, Public Records of
Broward County, Florida, which Long-Term Lease Grantees (Transferees) herein assume (if applicable), and Amendments
thereto, if any."
2. "SUBJECT TO: The Management Agreement to which the Grantees (Transferees) agree to be bound.
3. "SUBJECT TO: The Master Management Agreement recorded in Official Records Book 5890 at Page 77, Public
Records of Broward County, Florida, to which the Grantees (Transferees) herein agree to be bound."
4. "SUBJECT TO: The Declaration of Condominium heretofore described and all the terms and conditions thereof to which
the Grantees (transferees) agree to be bound and Amendments thereto, if any,"
5. "SUBJECT TO: The Membership of Grantor in the Cenclub Homeowners Association, Inc., The obligation of which the
Grantees (Transferees hereby agree to assume and be bound hereby (if applicable)."

In the event that the deed or instrument of conveyance or transfer does not contain the foregoing "SUBJECT TO" clauses,
then this "CERTIFICATE OF APPROVAL" shall be deemed a part thereof, and the grantee or transferee agrees to, and shall be,
bound thereby.

A photo copy of the recorded Deed shall be furnished to the Condominium Association, and all other parties entitled
thereto, within thirty (30) days from the date of closing.

In the event a previously unapproved party is assuming possession of the premises, by virtue of the terms of the Deed of
Conveyance, or Trust Indenture, then this Certificate of Approval shall be deemed, pursuant to said party's application therefor,
including the Interrogatories and interview by the Association's Board of Directors, binding as if it had been recorded with an
instrument of conveyance.

Signed, Sealed and Delivered RECORDED IN THE OFFICIAL RECORDS BOOK
IN THE PRESENCE OF: OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Lucy Costa
LUCY COSTA
Bill Dellinger
BILL DELLINGER
STATE OF FLORIDA
COUNTY OF BROWARD) ss:

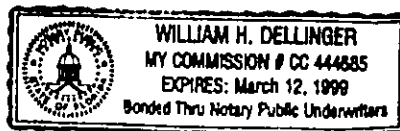
FARNHAM M CONDOMINIUM
ASSOCIATION, INC.

BY Jeanne Wechter
PRESIDENT
ATTEST Edith Gross
SECRETARY Vice Pres.
(SEAL)

BEFORE ME, the undersigned authority, personally appeared JEANNE WECHTER and EDITH GROSS
personally well known to me, and known to me to be the persons described in and who executed the foregoing instrument as
President and Secretary, respectively, of FARNHAM M Condominium Association, Inc., and they, and each of
them, duly acknowledged before me that they executed such instrument as such officers of said Association, and that the said
instrument is the free act and deed of said Association and was executed for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid
this 15th day of NOVEMBER, 1996.

KATIE GOODMAN
CENTURY MAINT. & MGMT.
410 S. POWERLINE RD.
DEERFIELD BCH., FL 33442



William H. Dellinger
NOTARY PUBLIC STATE OF FLORIDA
AT LARGE
(SEAL)



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Detail by Entity Name

Florida Not For Profit Corporation

FARNHAM "M" CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	729269
FEI/EIN Number	59-1921749
Date Filed	04/04/1974
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/15/1991
Event Effective Date	NONE

Principal Address

410 S. MILLITARY TRAIL
DEERFIELD BEACH, FL 33442

Changed: 02/26/2019

Mailing Address

410 S. MILLITARY TRAIL
DEERFIELD BEACH, FL 33442

Changed: 02/26/2019

Registered Agent Name & Address

EAST COAST MANAGEMENT & MAINTENANCE
410 S. MILLITARY TRAIL
DEERFIELD BEACH, FL 33442

Name Changed: 12/10/2015

Address Changed: 02/26/2019

Officer/Director Detail

Name & Address

Title Secretary, Director

Paoletti, Patricia

295 FARNHAM M
DEERFIELD BEACH, FL 33442

Title President, Director

STARR, DONNA
304 FARNHAM M
DEERFIELD BEACH, FL 33442

Title Director

SINISCALCO, TINA
303 FARMHAM M
DEERFEILD BEACH, FL 33442

Title VP, Director

ROSENHEK , JACK
310 FARNHAM M
DEERFIELD BEACH, FL 33442

Title Treasurer

SIMPSON , JANICE
300 FARNHAM M
DEERFIELD BEACH, FL 33442

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2020	03/27/2020
2021	03/01/2021
2022	01/26/2022

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Florida Not For Profit Corporation
CVE MASTER MANAGEMENT COMPANY, INC.

Filing Information

Document Number	767440
FEI/EIN Number	59-2288465
Date Filed	03/14/1983
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/13/2020
Event Effective Date	NONE

Principal Address

3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

Changed: 03/29/1994

Mailing Address

3501 WEST DRIVE
DEERFIELD BCH, FL 33442-2085

Changed: 03/29/1994

Registered Agent Name & Address

Benson Mucci & Weiss PL
5561 North University Drive
102
Coral Springs, FL 33067

Name Changed: 02/27/2019

Address Changed: 02/06/2020

Officer/Director Detail

Name & Address

Title Director

Goldman, Gene

353 Grantham C
DEERFIELD BCH, FL 33442-2085

Title Director

Roboz, Joe
2017 Islewood D
DEERFIELD BCH, FL 33442-2085

Title 2nd Vice President

Routburg, Michael
111 Upminster E
DEERFIELD BCH, FL 33442-2085

Title 1st Vice President

Warhoftig, Barry
225 Farnham J
DEERFIELD BCH, FL 33442-2085

Title President

Okun, Eli
2041 Berkshire C
Deerfield Beach, FL 33442-2085

Title Treasurer

Maney, H Joseph
73 Farnham D
Deerfield Beach, FL 33442-2085

Title Secretary

Bidol-Padva, Patricia Ann
4028 Ellesmere B
Deerfield Beach, FL 33442

Title Director

Gerson, Lester
3045 Ventnor O
Deerfield Beach, FL 33442

Title Director

Capobianco, Donna
2157 Cambridge G
Deerfield Beach, FL 33442

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2021	01/25/2021
2022	02/04/2022

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Florida Profit Corporation

CEN-DEER COMMUNITIES INC

Filing Information

Document Number 419730
FEI/EIN Number 59-1500345
Date Filed 02/23/1973
State FL
Status ACTIVE

Principal Address

1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Changed: 04/14/2005

Mailing Address

1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Changed: 04/14/2005

Registered Agent Name & Address

LEVY, MARK F
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Name Changed: 04/14/2005

Address Changed: 04/14/2005

Officer/Director Detail

Name & Address

Title DST

LEVY, IRWIN H
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title DP

LEVY, MARK F
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title D

PESECKIS, LYNN L
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title V, CFO

WELLS, MONICA
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title Asst. Secretary, VP

Friedman, Laura
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title Comptroller, AT

Windle, Terri
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title VP

Levy-Bizanes, Jourdan
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

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Florida Not For Profit Corporation
CENCLUB RECREATION MANAGEMENT, INC.

Filing Information

Document Number	735324
FEI/EIN Number	65-0123144
Date Filed	03/18/1976
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	01/31/2020
Event Effective Date	NONE

Principal Address

c/o Century Village East Clubhouse
2400 Century Blvd.
Deerfield Beach, FL 33442

Changed: 02/14/2019

Mailing Address

c/o Century Village East Clubhouse
Attn: Rita Pickar
2400 Century Blvd.
Deerfield Beach, FL 33442

Changed: 02/14/2019

Registered Agent Name & Address

BENSON MUCCI & WEISS PL
C/O BRIAN ABELOW, ESQ.
5561 NORTH UNIVERSITY DRIVE - STE. 102
CORAL SPRINGS, FL 33067

Name Changed: 12/11/2020

Address Changed: 12/11/2020

Officer/Director Detail

Name & Address

Title D

PICKAR, RITA
1063 OAKRIDGE F
DEERFIELD BEACH, FL 33442

Title D

RAYMOND, PHILIP
200 LYNDHURST M
DEERFIELD BEACH, FL 33442

Title D

BAIMEL, JAY R
4058 LYNDHURST N
DEERFIELD BEACH, FL 33442

Title D

RACKMAN, MICHAEL
1041 BERKSHIRE C
DEERFIELD BEACH, FL 33442

Title D

DOVE, SUSAN
19 TILFORD B
DEERFIELD BEACH, FL 33442

Title Director

Meiner, Phyllis
c/o Century Village East Clubhouse
2400 Century Blvd.
Deerfield Beach, FL 33442

Title Director

Spitzer, Stanley
203 Richmond A
Deerfield Beach, FL 33442

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03/04/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2020 -- Name Change	View image in PDF format
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Events

CENCLUB RECREATION MANAGEMENT, INC.

Document Number 735324

Date Filed 03/18/1976

Effective Date None

Status Active

Event Type	Filed Date	Effective Date	Description
NAME CHANGE AMENDMENT	01/31/2020		OLD NAME WAS : CENCLUB HOMEOWNERS ASSOCIATION, INC.

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DOCUMENT COVER PAGE

DOCUMENT TITLE: Durable Family Power of Attorney

EXECUTED BY: Louis Galin

TO: Rosalyn Dellon

BRIEF LEGAL DESC: Condominium Parcel No. 305 of Farnham M Condominium

RETURN RECORDED DOCUMENT TO:

PVC Title Co., Inc. c/o Chris the Courier

318 E. Palmetto Park Road

Boca Raton, FL 33432 (96-661 Reigler/Dellon)

EX25754PG1326

(3)

DURABLE FAMILY POWER OF ATTORNEY

BY THIS DURABLE FAMILY POWER OF ATTORNEY I, LOUIS GALIN
, of Farnham M 305 - DEERFIELD BEACH,
FLORIDA, Broward County, Florida, appoint as my attorney
in fact to manage my affairs my daughter, ROSALYN DELLON
, or if she is unable or unwilling to act, my granddaughter,
SONDRA WHITTIER.

This durable family power of attorney shall not be affected by any physical or mental disability that I may suffer except as provided by statute, and shall be exercisable from this date. All acts done by my attorney pursuant to this power shall bind me, my heirs, devisees and personal representatives. This power of attorney is nondelegable.

All of my property and interests in property are subject to this durable family power of attorney.

Without limiting the broad powers conferred by the preceding provisions, I authorize my attorney in fact to:

1. Collect all sums of money and other property that may be payable or belonging to me, and to execute receipts, releases, cancellations or discharges.
2. Settle any account in which I have any interest and to pay or receive the balance of that account as the case may require.
3. Enter any safe deposit box or other place of safekeeping standing in my name alone or jointly with another and to remove the contents and to make additions, substitutions and replacements.
4. Borrow money on such terms and with such security as my attorney may think fit and to execute all notes, mortgages and other instruments that my attorney finds necessary or desirable.
5. Draw, accept, endorse or otherwise deal with any checks or other commercial or mercantile instruments, specifically including the right to make withdrawals from any savings account or building and loan deposits.
6. Redeem bonds issued by the United States Government or any of its agencies, any other bonds and any certificates of deposit or other similar assets belonging to me.
7. Sell bonds, shares of stock, warrants, debentures, or other assets belonging to me, and execute all assignments and other instruments necessary or proper for transferring them to the purchaser or purchasers, and give good receipts and discharges for all money payable in respect to them.
8. Invest the proceeds of any redemptions or sales and any other of my money, in bonds, shares of stock and other securities as my attorney shall think fit.
9. Vote at all meetings of stockholders of any company and otherwise act as my attorney or proxy in respect of my shares of stock or other securities or investments that now or hereafter belong to me, and appoint substitutes or proxies with respect to any of those shares of stock.
10. Execute in my behalf any tax return and act for me in any examination, audit, hearing, conference or litigation relating to taxes, including authority to file and prosecute refund claims, and enter into any settlements.
11. Sell, rent, lease for any term, or exchange any real estate or interests in it for such considerations and upon such terms and conditions as my attorney may see fit, and execute, acknowledge and deliver all instruments conveying or encumbering title to property owned by me alone as well as any owned by me and another person jointly.
12. Prosecute, defend and settle all actions or other legal proceedings touching my estate or any part of it or touching any matter in which I may be concerned in any way.
13. Purchase bonds issued by the United States that can be applied at face or maturity value on account of estate tax liabilities, commonly known as "flower bonds".
14. Do anything regarding my estate, property and affairs that I could do myself.

The powers conferred upon my attorney in fact extend to all of my right, title and interest in property in which I may have an interest jointly with any other person, whether in an estate by the entirety, joint tenancy or tenancy in common.

This instrument is executed by me in the State of Florida, but it is my intention that this power of attorney shall be exercisable in any other state or jurisdiction where I may have any property or interests in property.

I hereby confirm all acts of my attorney in fact pursuant to this power.

Any act that is done under this power between the revocation of this instrument and notice of that revocation to my attorney shall be valid unless the person claiming the benefit of the act had notice of that revocation.

IN WITNESS WHEREOF, I have set my hand and seal this 22 day of April, 1985.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Muriel Olechna
Muriel Olechna
Leslie Plook
Leslie Plook

Louis Galin
DONOR LOUIS GALIN
Farnham M 305
Deerfield Beach, FL 33442

STATE OF FLORIDA)
COUNTY OF BROWARD) ss

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared LOUIS GALIN, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of April, 1985.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Laura D. Hugo
NOTARY PUBLIC
Laura D. Hugo
My Commission Expires:

NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION EXPIRES FEB. 3, 1986
ISSUED THRU GENERAL JNS. UNO.

Prep by:
Louis Galin
Farnham M 305
Deerfield BEach, FL 33442

RECORD AND RETURN TO:
PVC TITLE CO., INC. C/O CHRIS THE COURIER
318 E. Palmetto Park Road
Boca Raton, FL 33442
(561) 391-3355

EX25754PG0328

This Instrument Was Prepared by
David Weisman
Abrams Anton P.A.
P.O. Box 229010
Hollywood, Florida 33022-9010

INSTR # 100441905
OR BK 30732 PG 0990
RECORDED 08/03/2000 03:09 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1012

AGREEMENT AS TO OPTION EXERCISE DATE

THIS Agreement is made and entered into as of July 17, 2000, by and between **CEN-CLUB HOME OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 100 Century Boulevard, West Palm Beach, Florida 33417, (the "Optionee") and **CVRF DEERFIELD LIMITED**, a Florida limited partnership, whose address is C/O Mr. Michael Korotkin, 919 Third Avenue, 41st Floor, New York, NY 10022(the "Owner").

RECITALS

- A. Owner is the Owner of certain real property in Broward County, Florida described in Exhibit "A" attached hereto (the "Recreational Facilities").
- B. The Recreational Facilities are the subject of a Ground Lease from the Owner to D.R.F., Inc. a Delaware corporation, described on Exhibit "B", (the "Underlease"), and further subject to a sub-lease (the "Long Term Lease") in favor of individual unit owners and condominium associations who are the users of the Recreational Facilities.
- C. The Long Term Lease contains an Option to Purchase in favor of Optionee, which is exercisable upon the expiration of the Long Term Lease on December 31, 2019 (the "Option").
- D. Optionee, **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, is the owner and holder of that certain Option to Purchase the Recreational Facilities dated December 20, 1976, by and between **CENTURY VILLAGE EAST, INC.** (as predecessor in interest to Owner) and **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**
- E. The Option to Purchase the Recreational Facilities is also set forth as Schedule C to a Declaration of Restrictive Covenants filed March 16, 1976 in Official Records Book 6521, Page 151, of the Public Records of Broward County, Florida.
- F. The Option is not exercisable prior to December 31, 2019, the expiration of the Long Term Lease, and Optionee and Owner desire to confirm that fact and clarify the Option on this regard.

Now therefore, in consideration of the mutual covenants contained herein and other good and valuable considerations, the receipt of which is hereby acknowledged, it is agreed as follows:

- 1. The above Recitals are true and correct and are incorporated in this Agreement as is set forth herein.

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2. **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.** is the owner and holder of that certain Option to Purchase the Recreational Facilities dated December 20, 1976, by and between **CENTURY VILLAGE EAST, INC.** (as predecessor in interest to Owner) and **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.** for itself and its successors, assigns and all beneficiaries under the Option, confirms, agrees and acknowledges that **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.** shall have no right to exercise the Option to Purchase contained as an exhibit to the Long Term Lease prior to December 31, 2019, and set forth as Schedule C to a Declaration of Restrictive Covenants filed March 16, 1976 in Official Records Book 6521, Page 151, of the Public Records of Broward County, Florida
3. The Owner and D.R.F, INC. acknowledge that the Underlease is in full force and effect and no notices of default or termination have been served on anyone.
4. Owner, D.R.F., INC., and Optionee further acknowledge that the Long Term Lease is in full force and effect and no notice of default or termination have been served on anyone.
5. Optionee further represents that the sole Directors of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.** are:

Mark F. Levy
Karen Speir
Daniel Cruz

and that, until **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.** acquires the Recreational Facilities, pursuant to the Option, only these Directors or such successors as are appointed by these Directors, all of whom shall be affiliates of **D.R.F., INC.**, shall have control of Optionee pursuant to the Articles of Incorporation of Optionee and pursuant to its By-Laws.

7. MISCELLANEOUS PROVISIONS -

- a. Counterpart Execution - This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- b. Parties in Interest - Provisions of this Agreement shall be binding upon and inure to the benefit of and be enforceable by, each of the parties to this Agreement, their heirs, executors, administrators, successors and other permitted assignees, if any.
- c. Authority - Each of the parties executing this Agreement represents and warrants that they have the authority to do so, and that such action has been duly authorized
- d. Construction - This Agreement shall be governed by the laws of the State of Florida.

e. Cooperation - The parties hereto agree to cooperate with one another in respect of this Agreement, including reviewing and executing any document necessary for the performance of this Agreement, to comply with law or as reasonably requested by any party hereto, or legal counsel to any party hereto.

IN WITNESS WHEREOF, the parties have caused this **AGREEMENT AS TO OPTION EXERCISE DATE** to be duly executed as of the date first written above.

CEN-CLUB HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,

CVRF DEERFIELD LIMITED, a Florida
limited partnership,

By: Mark F. Levy
MARK F. LEVY, Director

By: **HOLROD REALTY HOLDING CORPORATION**
General Partner

By: _____
KAREN SPEIR, Director
President / Treasurer

By: Ronald A. Nicholson
RONALD A. NICHOLSON,
President

By: _____
DANIEL CRUZ, Director
Vice-President / Secretary

D.R.F., INC.

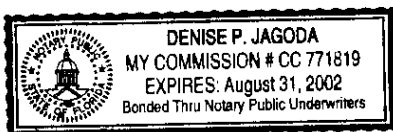
By: Mark F. Levy
MARK. F. LEVY, President

Acknowledgments on Following Page

W:\WPRFI\0003\AGREEMENT AS TO OPTION EXERCISE DATE.wpd

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this July 21, 2000, by, **MARK F. LEVY**, as Director of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, and as President of **D.R.F. INC.** who ☒ is personally known to me or who produced ☐ a driver's license or ☐ other: _____ as identification.



My Commission Expires: 8/31/02

Denise P. Jagoda
Notary Public

OR BK 30732 PG 0993

e. Cooperation - The parties hereto agree to cooperate with one another in respect of this Agreement, including reviewing and executing any document necessary for the performance of this Agreement, to comply with law or as reasonably requested by any party hereto, or legal counsel to any party hereto.

IN WITNESS WHEREOF, the parties have caused this **AGREEMENT AS TO OPTION EXERCISE DATE** to be duly executed as of the date first written above.

CEN-CLUB HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,


CVRF DEERFIELD LIMITED, a Florida limited partnership,

By: 
MARK F. LEVY, Director

By: **HOLROD REALTY HOLDING CORPORATION**
General Partner

By: 
KAREN SPEIR, Director
President / Treasurer

By: 
RONALD A. NICHOLSON,
President

By: 
DANIEL CRUZ, Director
Vice-President / Secretary

D.R.F., INC.

By: 
MARK F. LEVY, President

Acknowledgments on Following Page

W:\WPFR\0003\AGREEMENT AS TO OPTION EXERCISE DATE.wpd

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this July ____, 2000, by, **MARK F. LEVY**, as Director of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, and as President of **D.R.F. INC.** who [] is personally known to me or who produced [] a driver's license or [] other: _____ as identification.

Notary Public

My Commission Expires:

Law Offices Abrams Anton P.A., P.O. Box 229010, Hollywood, FL 33022-9010

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this July ____, 2000, by **KAREN SPEIR**, as Director and President / Treasurer of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, , who [] is personally known to me or who produced [] a driver's license or [] other: _____ as identification.

Notary Public

My Commission Expires:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this July ____, 2000, by **DANIEL CRUZ**, as Director and Vice-President / Secretary of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, , who [] is personally known to me or who produced [] a driver's license or [] other: _____ as identification.

Notary Public

My Commission Expires:

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this July 20, 2000, by **RONALD A. NICHOLSON**, as President of **HOLROD REALTY HOLDING CORPORATION**, as General Partner of **CVRF DEERFIELD LIMITED**, a Florida limited partnership, who M is personally known to me or who produced [] a driver's license or [] other: _____ as identification.

HAZEL M. SVOZIL
Notary Public, State of New York
No. 01SV5057742
Qualified in New York County
Commission Expires March 25, 2003

Hazel M. Svozil
Notary Public, State of New York

My Commission Expires:

OR BK 30732 PG 0995

STATE OF FLORIDA
COUNTY OF PALM BEACH

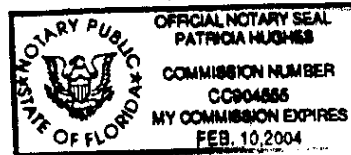
The foregoing instrument was acknowledged before me this July 20, 2000, by **KAREN SPEIR**, as Director and President / Treasurer of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, who ☒ is personally known to me or who produced ☐ a driver's license or ☐ other: _____ as identification.


Notary Public

My Commission Expires:

2-10-2004

STATE OF FLORIDA
COUNTY OF PALM BEACH



The foregoing instrument was acknowledged before me this July 20, 2000, by **DANIEL CRUZ**, as Director and Vice-President / Secretary of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, who ☒ is personally known to me or who produced ☐ a driver's license or ☐ other: _____ as identification.


Notary Public

My Commission Expires:

2-10-2004

STATE OF NEW YORK
COUNTY OF NEW YORK



The foregoing instrument was acknowledged before me this July 20, 2000, by **RONALD A. NICHOLSON**, as President of **HOLROD REALTY HOLDING CORPORATION**, as General Partner of **CVRF DEERFIELD LIMITED**, a Florida limited partnership, who ☒ is personally known to me or who produced ☐ a driver's license or ☐ other: _____ as identification.

HAZEL M. SVOZIL
Notary Public, State of New York
No. 01SV5057742
Qualified in New York County
Commission Expires March 25, 2002


Notary Public, State of New York

My Commission Expires:

Law Offices Abrams Anton P.A., P.O. Box 229010, Hollywood, FL 33022-9010

RECORDING COVER PAGE

**Prepared By and Return To: Michael E. Boutzoukas, Esq.
Becker & Poliakoff, P.A.
1511 N. Westshore Blvd., Suite 1000
Tampa, FL 33607**

Document: Assignment and Assumption of Leases

Assignor: CVRF Deerfield Limited

Assignee: Cenclub Homeowners Association, Inc.

Legal Description: See Exhibit "A" attached hereto

ASSIGNMENT AND ASSUMPTION OF LEASES

THIS ASSIGNMENT AND ASSUMPTION OF LEASES (this “Assignment”) is made and entered into effective as of the 31st day of December, 2019, by and between CVRF DEERFIELD, LIMITED, a Florida limited partnership, (“Assignor”), and CENCLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (“Assignee”).

Recitals

This Assignment is made with respect to the following facts:

A. That James A. Nicholson is President of Holrod Realty Holding Corporation, the general partner of CVRF Deerfield, Limited, a Florida limited partnership and in such capacity has personal knowledge of the matters set forth herein.

B. Assignor is fee simple owner of certain real property located in Broward County, Florida more particularly described as:

See **Exhibit A** attached hereto and made a part hereof

(the “Property”), which Property is used for the recreational areas and amenities of Century Village, Deerfield Beach, Florida.

C. As fee simple owner of the Property, Assignor and/or its predecessor in interest, as Lessor, granted leasehold interests to the individual lessees and lessee associations of Century Village and their successors, as lessees, and as amended from time to time by and through that certain Long Term Lease recorded in Official Records Book 6521, Page 167, and amendments recorded in Official Records Book 6065, Page 850, Official Records Book 8491, Page 483 and Official Records Book 9642, Page 1, as assigned by Century Village to CVRF Deerfield, Limited, a Florida limited partnership in Official Records Book 9987, Page 460, all of the Public Records of Broward County, Florida, together with individual leases affecting the Property entered into prior to the Long Term Lease (collectively, the “Long Term Leases”) for use of the facilities included within the Long Term Leases as appurtenant rights to the ownership of the respective units, and which said Long Term Leases include a purchase option right in favor of Assignee (“Option”).

D. Assignor, as successor by assignment from Century Village East, Inc., as Seller, and Assignee, as Purchaser, have exercised the Option as described in that Option Contract for Sale and Purchase, attached as Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, with said Schedule C beginning at page 159, as assigned and amended, of the public records of Broward County, Florida, (the “Option Agreement”) for the sale of the Property to Assignee.

E. Assignor has as of the date hereof conveyed to Assignee the Property, subject to the Long Term Leases, and such other matters as specifically identified in the Special Warranty Deed through which title was conveyed.

F. In connection with the conveyance of the Property, subject to the terms hereof, Assignor has agreed to assign all of its right, title and interest in and to the Long Term Leases identified herein on Exhibit "B" annexed to the original hereof (but not to be included if recorded) except for certain reserved rights as set forth herein, and Assignee has agreed to assume and perform all of Assignor's liabilities and obligations arising under the Long Term Leases and the Options from and after the date hereof.

Assignment

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Assignment.

(a) Assignor hereby assigns, transfers and conveys to Assignee all of Assignor's right, title and interest as landlord or lessor in, to and under the Long Term Leases; provided, that Assignor reserves the right to receive and collect rents due pursuant to the Option Agreement from the date hereof through the expiration of any Long Term Leases to expire on December 31, 2019, per the terms of the Option Agreement. Insofar as Assignor received payment from Assignee at the time of transfer for arrearages under the Long Term Leases as required pursuant to the second paragraph of Section 17 of the Option Agreement, Assignor hereby further assigns all rights of collection for unpaid rents accruing prior to December 31, 2019, and the same, to the extent collected, shall be the property of the Assignee. If Assignor receives payment for said amounts, or any portion thereof after December 31, 2019, the same shall be remitted to Assignee immediately.

(b) Additionally, Assignor has a lien securing its right and interest to amounts equal to the difference between the monthly rent then entitled to be received pursuant to Long Term Leases, continuing after December 31, 2019, and the amount of the operating costs then assessed against the members of Assignee for their pro rata share of operating, etc. expenses of the Property (it being understood that the number of continuing Long Term Leases shall be considered in the pro rata calculation for payment of expenses) pursuant to the Third Paragraph of Section 18 of the Option Agreement (see the third paragraph of Section 18 the Option Agreement for illustrations to assist with interpretation of this provision). Assignee shall diligently pursue the collection of said monthly rents under the Long Term Leases against both individual lessees and lessee associations, and Assignee shall not cancel any of such Long Term Leases prior to the expiration thereof. Assignee shall annually certify to Assignor the amount of collections and the amount of each lessee's pro rata share of expenses. In the event any prepayment is made hereinafter then the monies received therefrom shall, except for the portion attributable to operating expenses, if any, be immediately paid over to Assignor.

2. Without Recourse. Assignee agrees and acknowledges that Assignor's assignment herein is provided without recourse.

3. Assumption. Assignee agrees and acknowledges that Assignor's assignment herein is provided without recourse. Assignee hereby expressly releases Assignor from all liability under such Long Term Leases and Assignee assumes all liabilities and obligations of

Assignor under the Long Term Lease which relate to the periods from and after the date hereof and agrees (a) to perform all obligations of Assignor, as the landlord or lessor under the Long Term Leases which are to be performed or which become due on or after the date hereof.

4. Indemnity by Assignee. Assignee agrees to indemnify, defend and hold harmless Assignor from and against any and all claims, damages, liabilities, losses, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) asserted against or suffered or incurred by Assignor as a result of or in connection with any liabilities or obligations of Assignee, as the landlord or lessor under the Long Term Leases and the Option and relating to periods from and after the date hereof.

5. Non-Merger; Continuation of Leases. Assignor and Assignee acknowledge and agree that it is not the intention of the parties that a merger of title be effected by this assignment when fee simple title vests in the Assignee together with this Assignment, and the interest of Grantee as Landlord and fee simple owner by that certain Special Warranty Deed executed simultaneously herewith shall remain in full force and effect and the Long Term Leases assigned may be enforced upon by Assignee as provided for in each of said Leases so assigned as to all sublessees, users and occupants of the Property.

6. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties' respective successors and assigns.

7. The Assignor further certifies and warrants, without investigation of the same, that Exhibit B hereto is a true, complete, and accurate copy of the rent roll for the lessees as of the date shown thereon, and that Assignor has no knowledge of any other persons or parties that claim any rights to options, claims or interest in the Property, except the persons and parties listed on the Rent Roll as tenants only under valid, unrecorded leases and/or agreements and their successors in interest, and that no rights to use the Property for other than recreational purposes have been granted.

8. Counterparts. This Assignment may be executed in counterparts, each of which shall be deemed a duplicate original.

[Remainder of page blank; signatures follow]

IN WITNESS WHEREOF, Assignor has caused this this Assignment to be executed by its duly authorized representative on the day and year first above written.

ASSIGNOR:

CVRF DEERFIELD, LIMITED,
a Florida limited partnership

By: **HOLROD REALTY HOLDING
CORPORATION**
a New York corporation,
its General Partner

By: _____
James A. Nicholson, President

STATE OF NEW YORK

COUNTY OF New York

On this 27 day of December, 2019, before me, the undersigned notary public, appeared James A. Nicholson, as president of Holrod Realty Holding Corporation, a New York corporation, the general partner of CVRF Deerfield, Limited, a Florida limited partnership, and who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument to be the individual whose name is subscribed to within.

Notary Public

Printed Name: Arnold I Mazel

[Seal]

ARNOLD I MAZEL
NOTARY PUBLIC STATE OF NEW YORK
No. 07MA5057000
Qualified in Queens County
My Commission Expires 11-18-2022

ACCEPTANCE OF ASSIGNMENT

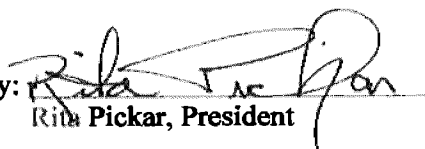
Assignee, by joining herein, accept the assignment from Assignor of all rights under the Long Term Lease and the delegation of all duties of Assignor thereunder from and after the effective date of such Assignment.

IN WITNESS WHEREOF, the Assignee has executed this Acceptance of Assignment as of the date set forth above.

ASSIGNEE:

CENCLUB HOMEOWNERS
ASSOCIATION, INC.,
a Florida not-for-profit corporation

By:


Rita Pickar, President

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 31st day of December, 2019 by Rita Pickar as President of Cenclub Homeowners Association, Inc., on behalf of the corporation. She ☐ is personally known to me or ☒ has produced Florida Driver License as identification.

[Notary Seal]


Notary Public

Printed Name: Sharon S Ludovico

My Commission
Expires:

11/3/2020

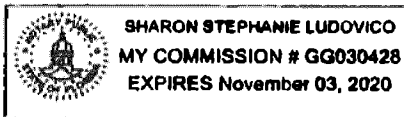


EXHIBIT A

Legal Description of the Property:

Parcel 1:

"CLUBHOUSE AREA"

A parcel of land in Sections 2 and 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being more specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15' 00" West, along the West line of said Section 2, a distance of 1980.75 feet to the Point of Beginning;

Thence, North 60 degrees 00' 00" East, a distance of 53.18 feet; thence, South 30 degrees 00' 00" East, a distance of 84.07 feet; thence, North 60 degrees 00' 00" East, a distance of 229.78 feet; thence, North 15 degrees 00' 00" West, a distance of 165.00 feet; thence, North 12 degrees 25' 42" East, a distance of 223.77 feet; thence, North 44 degrees 00' 00" East, a distance of 200.00 feet; thence, North 64 degrees 32' 51" East, a distance of 125.00 feet; thence, North 03 degrees 10' 00" West, a distance of 115.32 feet; thence, North 36 degrees 00' 00" East, a distance of 202.96 feet to a point on the Southerly right of way line of Century Boulevard; said right of way line being a curve concave to the North, having a delta angle of 29 degrees 52' 47", a radius of 1550.00 feet, a chord distance of 799.20 feet and whose center bears North 0 degrees 37' 46" West; thence, along the arc of said curve, a distance of 803.32 feet; thence, North 29 degrees 15' 01" East, a distance of 10.00 feet; thence, North 58 degrees 50' 23" West, a distance of 299.88 feet; thence, North 60 degrees 45' 00" East, a distance of 200.11 feet; thence, South 29 degrees 15' 00" West, a distance of 490.82 feet; thence, South 57 degrees 46' 20" East, a distance of 290.00 feet; thence, South 45 degrees 22' 44" East, a distance of 262.34 feet; thence, due South, a distance of 345.00 feet; thence, South 56 degrees 50' 33" East, a distance of 89.88 feet; thence, South 30 degrees 00' 00" East, a distance of 329.76 feet; thence North 60 degrees 00' 00" East, a distance of 128.30 feet to the Point of Beginning.

Parcel 2:

LEGAL DESCRIPTION FOR TENNIS COURTS

A parcel of land in the West one-half of Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

Begin at the intersection of the East line of the West one-half of said Section 2, with the Southerly right of way line of State Road No. 810, (a 100 foot road right of way);

Thence, bear South 01 degrees 14' 29" East, along the East line of said West one-half of Section 2, a distance of 1415.00 feet to the South boundary line of the Administration Building Parcel;

Thence, South 89 degrees 01' 04" West, along said South boundary line, a distance of 309.33 feet to the Point of Beginning;

Thence, continue South 89 degrees 01' 04" West, a distance of 100.00 feet; thence, North 00 degrees 58' 56" West, a distance of 118.50 feet; thence, North 89 degrees 01' 04" East, a distance of 100.00 feet; thence, South 00 degrees 58' 56" East, a distance of 118.50 feet to the Point of Beginning.

Parcel 3:

LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA NORTH

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 2636.99 feet;

Thence, due West, a distance of 1582.85 feet to the Point of Beginning.

Thence, South 11 degrees 40' 00" West, a distance of 115.50 feet; thence, North 78 degrees 20' 00" West, a distance of 35.00 feet; thence, South 11 degrees 40' 00" West, a distance of 35.00 feet; thence, North 78 degrees 20' 00" West, a distance of 128.46 feet to a point on the East right of way line of Century Boulevard South; thence, North 19 degrees 45' 00" West, along said right of way line, a distance of 147.39 feet;

Thence, North 70 degrees 15' 00" East, a distance of 140.17 feet; thence, South 56 degrees 30' 00" East, a distance of 130.00 feet to the Point of Beginning.

Parcel 4:

LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA SOUTH

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 1217.05 feet to a point on a curve concave to the South, having a radius of 1690.00 feet, a central angle of 07 degrees 07' 01", a chord bearing of North 83 degrees 09' 43" West and a chord

distance of 209.79 feet; said curve being the North right of way line of Century Boulevard South and said point being the Point of Beginning.

Thence, Westerly, along the arc of said curve, a distance of 209.92 feet to the end of said curve; thence, due North, a distance of 149.87 feet; thence, due East, a distance of 169.49 feet; thence, due South, a distance of 42.19 feet; thence, South 47 degrees 15' 00" East, a distance of 50.37 feet to a point on the East line of said Section 3, thence, South 01 degrees 15' 00" East, along said section line, a distance of 96.11 feet to a point on the North right of way line of Century Boulevard South and the Point of Beginning.

Parcel 5:

GRANTHAM RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1659.59 feet; Thence, due East, a distance of 680.84 feet to the Point of Beginning; Thence, continue due East, a distance of 74.49 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 150 degrees 00 minutes 00 seconds and a chord bearing of South 15 degrees 00 minutes 00 seconds East; Thence, Southerly, along the arc of said curve, a distance of 146.61 feet to the Point of Tangency; Thence, South 60 degrees 00 minutes 00 seconds West, a distance of 55.50 feet to a point of curvature of a curve to the right, having a radius of 65.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing of North 75 degrees 00 minutes 00 seconds West; Thence, Westerly, along the arc of said curve, a distance of 102.10 feet to the Point of Tangency; Thence, North 30 degrees 00 minutes 00 seconds West; a distance of 28.24 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 120 degrees 00 minutes 00 seconds and a chord bearing of North 30 degrees 00 minutes 00 seconds East; Thence, Northerly, along the arc of said curve, a distance of 117.29 feet to the Point of Beginning.

Parcel 6:

ASHBY RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1562.73 feet; Thence, due East, a distance of 1640.26 feet to the Point of Beginning; Thence, North 55 degrees 00 minutes 00 seconds East, a distance of 184.77 feet; Thence, South 66 degrees 38 minutes 41 seconds East, a distance of 41.86 feet to a point on a curve concave to the Northwest having a radius of 1010.00

feet; a central angle of 18 degrees 24 minutes 01 seconds, a chord bearing of South 32 degrees 33 minutes 20 seconds West and a chord distance of 332.96 feet; said curve being the West right of way line of Century Boulevard South; Thence, Southwesterly, along the arc of said curve, a distance of 324.36 feet to the end of said curve; Thence, North 05 degrees 00 minutes 00 seconds West, a distance of 183.53 feet to the Point of Beginning.

Parcel 7:

DURHAM RECREATION AREA

A parcel of land located in Section 3, Township 48 South, Range 42 East, Broward County, Florida, described as follows:

From the Southeast corner of Section 3, proceed North 01 degrees 15 minutes 00 seconds West, a distance of 2685.49 feet, along the East line of said Section 3, to the East one-quarter corner; thence North 01 degrees 12 minutes 39 seconds West, along the East line of said Section 3, a distance of 1457.53 feet; thence due West, a distance of 30.52 feet to the Point of Beginning; thence, due South, a distance of 31.19 feet; thence South 76 degrees 22 minutes 45 seconds West, a distance of 174.42 feet to a point of curvature of a curve to the left, (curve Data: Delta Angle 30 degrees 00 minutes 00 seconds, Radius = 186.60 feet; Chord Bearing = South 64 degrees 22 minutes 45 seconds West; Chord Distance = 96.59 feet); thence, along the arc of the curve, a distance of 97.70 feet; thence South 49 degrees 22 minutes 45 seconds West, a distance of 50.00 feet; thence North 40 degrees 37 minutes 15 seconds West, a distance of 59.39 feet to a Point of Curvature of a curve to the left, (Curve Data: Delta Angle = 37 degrees 59 minutes 00 seconds; Radius = 132.52 feet; Chord Bearing = North 59 degrees 36 minutes 45 seconds West; Chord Distance = 86.25 feet); thence, along the arc of the curve, a distance of 87.85 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 39.99 feet; thence, South 78 degrees 14 minutes 20 seconds East, a distance of 36.00 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 17.50 feet; thence, due East, a distance of 362.59 feet to the Point of Beginning.

Parcel 8:

UPMINSTER RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of Section 2, bears North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West quarter section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West line, a distance of 679.45 feet; thence, due East, a distance of 1751.67 feet to a point on a curve concave to the Northwest, having a radius of 920.00 feet, a central angle of 13 degrees 34 minutes 08 seconds, a chord bearing of North 32 degrees 48 minutes 24 seconds East and a chord distance of 188.59 feet; said curve being the East right of way line of Century Boulevard South and the Point of Beginning; thence, Northeasterly, along the arc of said curve, a distance of

188.92 feet to the end of said curve; thence, North 89 degrees 01 minutes 04 seconds East, a distance of 100.00 feet; thence, due South, a distance of 66.32 feet; thence, due West, a distance of 50.00 feet; thence, due South, a distance of 175.00 feet; thence, due West, a distance of 94.85 feet; thence North 35 degrees 15 minutes 00 seconds West, a distance of 99.30 feet to the Point of Beginning.

Parcel 9:

MARKHAM RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section, a distance of 1335.97 feet; thence due West, a distance of 1396.95 feet to the Point of Beginning; thence South 15 degrees 40 minutes 00 seconds West, a distance of 179.13 feet; thence, South 22 degrees 40 minutes 00 seconds East, a distance of 154.01 feet; thence South 03 degrees 50 minutes 26 seconds West, a distance of 18.16 feet to a point on a curve concave to the North, having a radius of 470.00, a central angle of 54 degrees 46 minutes 28 seconds, a chord bearing of North 58 degrees 46 minutes 17 seconds West and a chord distance of 432.40 feet; said curve being the North right of way line of Century Boulevard South, Thence, Northwesterly, along the arc of said curve, a distance of 449.32 feet to the end of said curve; thence, South 86 degrees 50 minutes 00 seconds East, a distance of 238.97 feet; thence, North 15 degrees 40 minutes 00 seconds East, a distance of 150.00 feet; thence, South 74 degrees 20 minutes 00 seconds East, a distance of 84.00 feet to the Point of Beginning.

Parcel 10:

BERKSHIRE RECREATION AREA

A parcel of land located in Section 2, Township 48 South, Range 42 East, Broward County, Florida, said parcel of land being more specifically described as follows:

From the Southwest corner of Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West one-quarter corner; Thence, North 89 degrees 40 minutes 07 seconds East, a distance of 1245.51 feet to the Point of Beginning; Thence, due East, a distance of 305.63 feet; thence, due South, a distance of 125.61 feet; thence, South 59 degrees 01 minutes 04 seconds West, a distance of 176.48 feet; thence, North 60 degrees 58 minutes 56 seconds West, a distance of 176.48 feet; thence, due North, a distance of 130.85 feet to the Point of Beginning.

Parcel 11:

RICHMOND RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said

parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section , a distance of 1568.55 feet; thence, due East, a distance of 1879.59 feet to the Point of Beginning; thence, South 60 degrees 00 minutes 00 seconds East, a distance of 287.00 feet; thence, South 35 degrees 00 minutes 00 seconds West, a distance of 123.13 feet; thence South 05 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 51.11 feet to a point on the North right-of-way line of East Drive; thence, North 16 degrees 32 minutes 00 seconds West, along said right-of-way line, a distance of 176.70 feet to a point of curvature of a curve to the left, having a radius of 194.25 feet, a central angle of 35 degrees 55 minutes 09 seconds, a chord bearing of North 34 degrees 29 minutes 35 seconds West, and a chord distance of 119.79 feet; said curve being said right-of-way line; thence, Northwesterly, along the arc of said curve, a distance of 121.78 feet to the point of tangency; thence; North 52 degrees 27 minutes 09 seconds West, along said right-of-way line, a distance of 105.18 feet to the Easterly right-of-way line of Century Boulevard South; said right-of-way line being a curve concave to the West, having a radius of 1090.00 feet; a central angle of 09 degrees 05 minutes 03 seconds, a chord bearing of North 30 degrees 54 minutes 04 seconds East and a chord distance of 172.64 feet; thence, Northeasterly, along the arc of said curve, a distance of 172.82 feet to the Point of Beginning.

Parcel 12:

WESTBURY RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 2685.49 feet to the West quarter Section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West section line, a distance of 1645.84 feet; thence, due East, a distance of 1341.54 feet to the Point of Beginning; thence, due North, a distance of 107.00 feet; thence, due East, a distance of 36.00 feet; thence, due North, a distance of 41.00 feet; thence, due East, a distance of 130.00 feet; thence, due South, a distance of 112.00 feet; thence, due West, a distance of 36.00 feet; thence, due South, a distance of 72.00 feet; thence, due West, a distance of 90.00 feet; thence, due North, a distance of 36.00 feet; thence, due West, a distance of 40.00 feet to the Point of Beginning.

Parcel 13:

VENTNOR RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of Section 3, bear North 01 degrees 15 minutes 00 seconds West,

along the East line of said Section 3, a distance of 2685.49 feet to the East one-quarter section corner; thence, North 01 degrees 12 minutes 329 seconds West, along said East section line, a distance of 100.15 feet; thence, due West, a distance of 2684.69 feet to the Point of Beginning. Thence, South 88 degrees 19 minutes 56 seconds West, a distance of 297.63 feet; thence, North 23 degrees 47 minutes 53 seconds West, a distance of 43.37 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 120.00 feet; thence, South 88 degrees 46 minutes 38 seconds West, a distance of 40.00 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 317.00 feet; thence, North 88 degrees 46 minutes 38 seconds East, a distance of 93.34 feet; thence South 01 degrees 00 minutes 00 seconds East, a distance of 182.58 feet; thence South 31 degrees 00 minutes 00 seconds East, a distance of 158.24 feet; thence South 51 degrees 00 minutes 00 seconds East, a distance of 239.73 feet to the Point of Beginning.

Parcel 14:

OAKRIDGE RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 1132.19 feet; thence, due West, a distance of 1792.51 feet to a point of the Southwesterly right of way line of Century Boulevard and the Point of Beginning; thence South 50 degrees 00 minutes 00 seconds West, a distance of 180.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 86.11 feet; thence, due West, a distance of 119.61 feet to a point on the East line of the "Nature Preserve"; thence, due North, along said East line, a distance of 100.00 feet; thence, due East, a distance of 277.68 feet to a point on a curve concave to the Northeast, having a radius of 550.00 feet; a central angle of 06 degrees 23 minutes 36 seconds, a chord bearing of South 34 degrees 58 minutes 48 seconds East and a chord distance of 6.34 feet; said curve being on the Southwesterly right of way line of Century Boulevard; thence, Southeasterly, along the arc of said curve, a distance of 61.37 feet to the end of said curve and the Point of Beginning.

Parcel 15:

NEWPORT RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 288.42 feet; thence, due West, a distance of 2458.61 feet to the Point of Beginning; thence, South 82 degrees 48 minutes 15 seconds West, a distance of 203.11 feet; thence South 89 degrees 19 minutes 00 seconds West, a distance of 198.21 feet; thence, North 00 degrees 41 minutes 00 seconds West, a distance of 145.00 feet; thence, North 89 degrees 19 minutes 00 seconds East, a distance of 280.97 feet; thence, South 45 degrees 00 minutes 00 seconds East, a distance of 170.46 feet to the Point of Beginning.

EXHIBIT B

This exhibit was redacted from the instrument before submission for recording as it contains confidential and personal financial information

EXHIBIT C-1

This exhibit was redacted from the instrument before submission for recording as it contains confidential and personal financial information

This instrument was prepared by:
KENNETH S. DIREKTOR, ESQ.
Becker & Poliakoff, P.A.
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301

**CERTIFICATE OF AMENDMENT TO THE
BYLAWS AND ARTICLES OF INCORPORATION OF
CENCLUB HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the **Declaration of Restrictive Covenants of Cenclub Homeowners Association, Inc.** has been duly recorded in the Public Records of Broward County, Florida, in Official Record Book **6521** at Page **151**; and

WHEREAS, the By-Laws and Articles of Incorporation are attached as Exhibits "D" and "E", respectively, thereto; and

WHEREAS, at a duly called and noticed meeting of the Board of Directors of Cenclub Homeowners Association, Inc., a Florida not-for-profit corporation, held **December 4, 2019**, the aforementioned Bylaws and Articles of Incorporation were amended and restated pursuant to the provisions of said By-Laws and Articles of Incorporation.

NOW, THEREFORE, the undersigned hereby certify that the following Amended and Restated By-Laws and Amended and Restated Articles of Incorporation are a true and correct copy of the Amended and Restated Bylaws and Articles of Incorporation as approved unanimously by the board of Directors, **which shall be effective January 1, 2020.**

SEE ATTACHED

* * * * *

WITNESS my signature hereto this 10 day of December, 2019, at Deerfield Beach, Broward County, Florida.

CENCLUB HOMEOWNERS ASSOCIATION, INC.

Roni Jo Stirone
Witness
Roni Jo Stirone
(PRINT NAME)
Charles M. Burdman
Witness
Charles M. Burdman
(PRINT NAME)

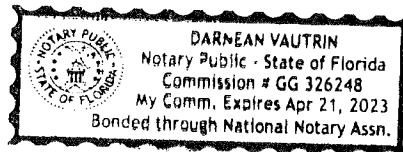
By: Rita Pickar
Rita Pickar, President
Attest: Michael Rackman
Michael Rackman, Secretary

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 10 day of December 2019, by Rita Pickar and Michael Rackman, as President and Secretary, respectively, of **Cenclub Homeowners Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did take an oath.

D Vautrin (Signature)

Darnean Vautrin (Print Name)
Notary Public, State of Florida at Large



**AMENDED AND RESTATED BYLAWS OF
CENCLUB HOMEOWNERS ASSOCIATION, INC.**

**THIS AMENDS AND RESTATES THE BYLAWS IN THEIR ENTIRETY
EFFECTIVE JANUARY 1, 2020**

PURPOSE

The purpose of Cenclub Homeowners Association, Inc. (herein referred to as "Cenclub") is to promote and develop the common good and social welfare of its Members. To that end, Cenclub has or will exercise an option to purchase of certain real property (the "facilities") located in Deerfield Beach, Florida, in the project known as Century Village, Deerfield Beach, Florida (Century), as the same is described in Exhibit A hereto, as said description may be modified from time to time. The purchase option to acquire the facilities closed or is set to close on or before December 31, 2019. After that time, Cenclub will own, operate and maintain the facilities.

It is for the purposes enumerated herein and in the Articles of Incorporation that Cenclub was formed.

**ARTICLE I
Officers**

Section 1. Executive Officers: The Executive Officers of Cenclub shall be a President, a Vice President, a Secretary, and a Treasurer. An individual may hold more than one office at one time except as prohibited by law. Officers shall be appointed by the Board of Directors. They shall take office immediately after election. All officers shall be members of the Board and Members of Cenclub.

Section 2. The President: Subject to the direction of the Board, the President shall be the Chief Executive Officer of Cenclub, and shall perform such other duties as from time to time may be assigned by the Board.

Section 3. The Vice President: The Vice President shall have such powers and perform such duties as may be assigned to him by the Board or the President. In case of the absence or disability of the President, the duties of that officer shall be performed by the Vice President.

Section 4. The Secretary: The Secretary shall keep the minutes of all proceedings of the Board, minutes of election meetings and such other records as the Board may direct, and shall perform all the duties incident to the office of Secretary, subject to the control of the Board and the President; and shall also perform such other duties as may be assigned by the President or by the Board. The records kept by the Secretary shall be at all times made available to the members of the Board upon request.

Section 5. The Treasurer: The Treasurer shall have the custody of all the receipts, disbursements, funds, and securities of Cenclub and shall perform all duties incident to the office

of Treasurer, subject to the control of the Board and the President. The Treasurer shall perform such other duties as may, from time to time, be assigned to by the Board or the President. If required by the Board, the Treasurer shall give a bond for the faithful discharge of the Treasurer's duties in such sum as the Board may require. Payment therefor shall be made by Cenclub.

Section 6. Subordinate Officers: The President, with the approval of the Board, may appoint such other officers and agents as the Board may deem necessary, who shall hold office at the pleasure of the Board, and who shall have such authority and perform such duties as from time to time may be prescribed by the President or by the Board.

Section 7. Removal: The officers of Cenclub shall serve at the pleasure of the Board and shall be deemed valid officers until the expiration of their terms or they are replaced by at least five (5) members of the Board. Vacancies shall be filled by a majority of a quorum of the Board as such vacancies arise.

ARTICLE II

Board of Directors

Section 1. Number of Board members: The business and affairs of Cenclub shall be managed by a Board of Directors which shall consist of seven (7) members. Board members shall serve until their successors are elected, they are disqualified or removed or they resign. The Board must be comprised of Members of Cenclub. Board members shall be elected by four hundred fourteen (414) Voting Representatives selected by the two hundred fifty-three (253) associations in Century Village East (Voting Representatives). Each association shall select its Voting Representatives in a manner that it determines, but each Voting Representative must be an owner of a Unit in the condominium operated by the association for which he or she serves as a Voting Representative. The four hundred fourteen (414) Voting Representatives shall be constituted as follows:

- (a) Each sixteen (16), twenty (20) and twenty-four (24) unit association shall select one (1) of its unit owners as a Voting Representative;
- (b) Each fifty-six (56) and sixty-four (64) unit building shall select three (3) of its unit owners as Voting Representatives;
- (c) Each seventy-two (72) and eighty (80) unit building shall select four (4) of its unit owners as Voting Representatives; and
- (d) Each ninety-six (96) unit building shall elect five (5) of its unit owners as Voting Representatives.

The election of Cenclub Board members may, at the option of the Board, be conducted by an election organization that is independent of Cenclub. For the Voting Representatives of any association to be entitled to vote, the President of the association, or if unavailable, the Vice President of the association, shall notify the Board or election organization as applicable, in writing and prior to January 1 each year, of the names of the Voting Representatives selected by the association. At the option of the Board, an election organization may determine both the manner in which the election is conducted and the notification procedure. Electronic voting shall be

permitted to the extent allowed by Florida statutes if it is implemented by the Board or election organization.

The present Board shall select three (3) of its members to serve three (3) year terms starting with the January 2020 election. At the January 2020 election, four (4) additional Board members shall be elected. The two (2) elected Board members with the largest numbers of votes shall serve two (2) year terms, and the two (2) elected Board members with the next largest numbers of votes shall serve one (1) year terms. Thereafter, in each year starting with the January 2021 election, Board members shall be elected for three (3) year terms to fill the positions of Board members whose terms have expired. A Board member whose term has expired may run for a new three (3) year term. There shall be no term limits on Board members.

Section 2. Executive Committee: The Board may elect from their number an Executive Committee consisting of not less than three (3) members of the Board, which committee shall have all the powers of the Board between Board meetings, regular or special. The President of the Corporation shall be a Member of and shall be chairman of the Executive Committee.

Section 3. Regular Meetings: The Board shall meet for the transaction of business at such place as may be designated from time to time.

Section 4. Special Meetings: Special Meetings of the Board may be called by the President or by three (3) members of the Board for any time and place, provided reasonable notice of such meetings shall be given to each member of the Board before the time appointed for such meetings.

Section 5. Quorum: The Board shall act only as a Board, and the individual Directors shall have no power as such, except as expressly delegated by the Board. A majority of the Board in office shall constitute a quorum for the transaction of business, but a majority of those present at the time and place of any regular or special meeting, although less than a quorum, may adjourn the same from time to time without notice until a quorum be at hand. The act of a majority of Directors present at any meeting at which there is a quorum shall be the act of the Board, except as may be otherwise provided by these Bylaws or by law.

Section 6. Order of Business: The Board may from time to time determine the order of business at its meeting.

Section 7. Chairman: At all meetings of the Board, the President or, in the absence of the President, the Vice President, or in the absence of both, a Chairman chosen by the Board present, shall preside.

Section 8. Annual Report: After the Board is elected, the Board shall, after the close of each fiscal year, submit to the Members of Cenclub a report as to the condition of Cenclub and its property and shall submit also an account of the financial transactions of the past year.

Section 9. Vacancies in Board: Whenever a vacancy in the membership of the Board shall occur, the remaining members of the Board, even if less than a quorum, shall have the power, by a majority vote of the remaining members, to elect a replacement to serve the unexpired term of the vacancy.

Section 10. Removal: Those Directors of Cenclub elected/appointed by the Board shall serve and shall be deemed valid Directors until the expiration of their terms or they are replaced by at least five (5) members of the Board.

ARTICLE III

Annual Elections, Meetings of Voting Representatives and Meetings of Members

Section 1. Annual Meetings: There shall be an annual election of the Board in January at such place at the facilities as may be designated by the Board. Notice of said meeting shall be provided in the manner determined by the Board or an election organization that is independent of Cenclub if it is designated to conduct the election by the Board.

Section 2. Special Meetings of Members: Special meetings of the Members shall be held whenever called by the Board. Notice of each special meeting, stating the time, place, and in general terms the purposes or purpose thereof, shall be deemed given by posting in conspicuous locations at the Clubhouse, Century Village, Deerfield Beach, Florida, at least ten (10) days prior to the meeting.

Section 3. Proxy: Subject to the qualifications hereafter specified, every Voting Representative, as described in Article II above, may vote either in person or by proxy, or by an online voting process approved by the Board which complies with the requirements of Section 718.128, Florida Statutes, as the same may be renumbered or amended from time to time. Notwithstanding this voting method, Cenclub is not a condominium association.

Section 4. Quorum: At any meeting of the Voting Representatives, a quorum shall consist of at least seventy-five (75) of the four hundred fourteen (414) voting representatives, who may be present either in person or by proxy, or by online vote, as described in Section 3 of this Article, and a vote of a majority represented shall decide any question that may come before the meeting except for elections of the Board, which shall be decided by a plurality.

ARTICLE IV

Membership

Section 1. Qualifications: All owners of residential units in Century Village shall be Members of Cenclub.

However, only designated Voting Representatives, as described in Section 1 of Article II of these Amended and Restated Bylaws, shall be entitled to vote.

Section 2. Members: A Member shall have no vested right, interest or privilege of, in, or to the assets, functions, affairs, or franchises of Cenclub, or any right, interest, or privilege which may be transferable or inheritable (except as an appurtenance to the member's unit) or which shall continue after Membership ceases, or while the Member is not in good standing.

Section 3. Membership Certificates; Memberships Not Transferable: The issuance of Membership certificates or identification cards, if any, shall be governed by the Board. No Membership or certificate of Membership may be sold, assigned, or transferred, voluntarily or by

will or by operation of law, except in conjunction with the transfer of title to the condominium unit.

For all Members who own units in Century, although such Membership is personal, it shall also attach to said unit and any appurtenance thereto, and shall be deemed to transfer automatically to any transferee of said unit who shall be bound by such Membership; provided, however, that no person holding any lien, mortgage, or other encumbrance on said unit shall be entitled, by virtue thereof, to Membership in Cenclub or to any of the rights or privileges of such Membership. Such transfer of Membership shall be confirmed by the acceptance of a deed from said Member.

Section 4. Termination of Membership: Whenever any Member shall cease to have all of the qualifications necessary for admission to Membership in Cenclub, as determined by the Articles of Incorporation, or these Bylaws, or as may be determined by the Board, then such Membership shall terminate.

Section 5. Waiver: No Member may avoid obligations by waiver of the use and enjoyment of the facilities or by an attempted termination of Membership, it being understood that Cenclub shall act in reliance of the performance of the obligations of the Membership.

ARTICLE V

Loss of Property

Section 1. Neither Cenclub nor the Board shall be liable or responsible for the destruction or the loss of or damage to the property of any Member or the guest of any Member, or visitor, or other person.

ARTICLE VI

Assessments

Section 1. The Board of Cenclub shall have the right and power to subject its Members, personally, and the property of its Members to annual maintenance charges, special assessment charges, capital improvement charges, reserve funds charges and charges for purchase of the facilities (collectively referred to as Assessments) as follows:

Each Member in Cenclub shall pay to Cenclub, in advance, Assessments attributable to Membership, and such payments shall be used by Cenclub for the purpose of paying the expenses of Cenclub. The Assessments will be delinquent when not paid within ten (10) days after the due date, and all delinquencies shall bear interest from the date thereof at the maximum rate allowable by law.

In the event that such Member does not pay such Assessments when due, Cenclub may assess, and the Member shall pay a late charge as determined from time to time by the Board.

In addition to the foregoing, in the event of a Member's default in the payment of Assessments, the Board may accelerate, and the Member shall pay, the full sum due and owing for the balance of the fiscal year.

In any proceeding arising because of an alleged failure of a Member or Cenclub to comply

with the requirements of the Chapter 617, Florida Statutes, these Bylaws, the Articles of Incorporation or the Rules and Regulations, as the same may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and attorneys' fees at all trial and appellate levels, including attorney fees and costs to determine the amount of attorney's fees and costs and including pre-litigation attorney's fees and costs.

Each Member confirms a lien on the Member's unit for the purpose of securing all sums of money due hereunder and each Member recognizes that such lien is essential for the orderly and efficient operation of Cenclub.

Cenclub may bring an action in its name to foreclose a lien for Assessments in the manner a mortgage of real property is foreclosed and may also bring an action to recover a money judgment for the unpaid assessments without waiving any lien. Cenclub is entitled to recover its attorney's fees incurred in either a lien foreclosure action or an action to recover a money judgment for unpaid Assessments at all trial and appellate levels including attorney fees and costs to determine the amount of attorney's fees and costs and including pre-litigation attorney's fees and costs.

The Assessments may be adjusted from year to year by the Board as the needs of Cenclub in the judgment of the Board may require. Assessments shall be assessed equally against all Members, notwithstanding the fact that the Members may own different types of units or property, except in those cases where a special assessment is levied against certain Members because of their actions or special use of the premises.

ARTICLE VII

Powers

The Board shall, on behalf of Cenclub, have the following powers to operate the facilities after its acquisition by Cenclub:

(a) To cause to be hired, paid and supervised, all persons and entities necessary to be employed in order to properly maintain and operate the facilities. Those persons hired shall be the employees of Cenclub and those entities hired shall be independent contractors. The Board, in its absolute discretion, shall have the power to discharge any person or entity so hired, subject to any applicable contractual commitments.

(b) To maintain, repair, replace, alter, improve, add to, remove, or otherwise take any action with regard to the facilities.

(c) To take such action as may be necessary to comply or cause all persons using the facilities to comply with all laws, statutes, ordinances and rules of all appropriate governmental authorities, and the Rules and Regulations of the National Board of Fire Underwriters or its successor.

(d) To take all such action as may be necessary to comply or cause all persons using the facilities to comply with all Rules and Regulations governing the facilities (and the provisions of these Bylaws).

(e) To enter into contracts for vermin extermination and other services; to purchase or lease all tools, equipment, and supplies which shall be necessary to properly maintain and operate the facilities. All such contracts and purchases may be made in Cenclub's name.

(f) To cause to be placed or kept in force all insurance to fully insure the facilities, including casualty, and insure Cenclub and its Board members against liability; to act as Agent for Cenclub, each Member, and for each owner of any other insured interest; to adjust all claims arising under said insurance policies; to bring suit thereon and deliver releases upon payment of claims; to otherwise exercise all of the rights, powers and privileges of the insured parties; to receive, on behalf of the insured parties, all insurance proceeds.

(g) To maintain Cenclub's financial record books, accounts and other records; to issue certificates of account to Members and their mortgagees and lienors without liability for errors, unless as a result of gross negligence. Such records shall be kept at the office of Cenclub and shall be available for inspection by the Members at such reasonable time as Cenclub shall agree. As standard procedure, Cenclub shall render to each Member, by conspicuous posting on the facilities, such statement as it deems advisable, if any, for each calendar year no later than April 1st of the following year. Cenclub shall perform a continuous internal audit of Cenclub's financial records for the purpose of verifying the same, but no independent or external audit shall be required or permitted except as herein provided.

(h) To maintain sufficient records to describe its services hereunder and such financial books and records sufficient in accordance with prevailing accounting standards to identify the source of all funds collected by it and the disbursement thereof. Such records shall be kept at the office of Cenclub and shall be available for inspection in accordance with the provisions of the foregoing.

(i) To adopt an annual budget sufficient to meet Cenclub's anticipated operating expenses and, in the discretion of the Board, accumulate reserves for non-recurring expenses. In the event that the Board, in accordance with its best estimate or past experience determines that, in accordance with the terms hereof, the assessments for expenses to be collected from the Members will vary from those previously collected, the Board will notify the Members thereof and the same shall be thereupon paid, as specified in said notice, until further notice of another change in assessments is given as herein provided.

(j) To deposit all funds collected from all sources in a special bank account or accounts of Cenclub in banks and/or savings and loan associations in the State of Florida, with suitable designation indicating their source. Provided, however, that all sums collected by Cenclub from assessments may be comingled in a single fund or divided into more than one fund, as determined by the Board. All assessment payments by a Member shall be applied as to interest, delinquencies, costs and attorneys' fees, other charges, expenses and advances, and general or special assessments, in such manner and amounts as the Board determines, in its sole discretion.

(k) To supervise, operate, control, and manage the facilities; promulgate, adopt and amend rules and regulations as it deems advisable, in its sole discretion, for the use and occupancy of the facilities.

(l) To undertake investigations of prospective Members in accordance with the provisions of these Bylaws. Cenclub may charge a reasonable administrative fee for the investigation in addition to its remuneration hereunder as determined from time to time by the Board.

(m) In the event of a violation (other than non-payment of an assessment) by a Member of any of the provisions of the Articles of Incorporation, these Bylaws or Rules and Regulations adopted pursuant thereto, the Board shall have all the rights and powers of Cenclub to remedy such violation. If the Board deems it advisable not to act in any particular situation, the Board shall not be liable or responsible to any Member for the failure to so act. Under no circumstances shall said failure to act in any situation be deemed a waiver or indulgence of the right to act in that same or any other situation in the future.

(n) To retain and employ such professionals and other experts whose services may be reasonably required to effectuate the duties and powers herein on any basis as it deems most beneficial.

(o) The board shall have the power to fix, determine and collect, from time to time, the sums necessary and adequate to provide for the operation of the facilities and for any of the other purposes stated herein.

(p) To make and collect special assessments for such purposes and against such parties as the Board determines, to the same extent that the Board is permitted to do so in the Bylaws. Should an increase in the assessments or a special assessment be required during the year, the same shall be determined and collected by the Board from the Member or Members, as the case may be. The assessments as to each Member shall be made payable to Cenclub or such other firm or entity as the Board shall direct. The Board shall have the right to change the fiscal year of Cenclub.

(q) If any part of the facilities is damaged by casualty and it is determined that such property be reconstructed, the Board shall have Cenclub's responsibility of reconstruction. The cost of any said repair shall be a cost of operating Cenclub.

(r) To collect rent and all other charges under the long-term lease of the facilities after its acquisition, if applicable.

(s) The Board shall also have such general powers to do any other thing necessary or desirable, in the opinion of the Board, to keep the facilities neat and in good order, and to operate the same in such a manner which, in the opinion of the Board, may be of general benefit to the Members.

ARTICLE VIII

Lien

Cenclub shall have a lien on the units or dwelling of all Members to secure the payment of Assessments due and to become due, and the Members, their heirs, successors and assigns shall be personally liable for all such charges. The lien shall secure all Assessments, Special Assessments and other monetary obligations of the Members to Cenclub accrued as of the date the

lien is recorded and those which accrue after the lien is recorded, and until it is foreclosed by entry of a foreclosure judgment or until it is satisfied, as well as any costs and attorney's fees incurred by Cenclub enforcing the lien or the monetary obligation of the Member. The Claim of Lien shall be recorded in the Public Records of Broward County, Florida.

Upon demand, Cenclub shall furnish to any owner, mortgagee or person interested, a certificate showing the unpaid maintenance charges against any Member's land unit, provided that such certificates shall not be required or necessary until after January 1, 2020 or conveyance of the facilities, whichever is earlier.

The Board may, in its discretion, subordinate in writing, for limited periods of time, the liens of Cenclub against any unit for the benefit or better security of a mortgagee.

ARTICLE IX

Notice

Section 1. Notice: Notice of Board meetings shall be posted at the main Clubhouse at least forty-eight (48) hours before the meeting and shall contain an agenda. Only Board members may attend and speak to agenda items, unless otherwise permitted by the Board. The Board may hold closed meetings when determined by the Board to be in the best interests of Cenclub. Such notice shall also be given to each Director by mail, electronic transmission or hand delivery at his or her address as the same appears on the books of Cenclub, which may be to such email address as the Director may designate for such purposes, and the time when such notice is sent shall be deemed the time of the giving of such notice.

Section 2. Notice of election meetings shall be given at least fourteen (14) days before the meeting and shall be delivered by posting conspicuously at the facilities and by mail, hand delivery or email to each Director and to each association in Century Village.

Section 3. Waiver of Notice: Any notice required to be given by these Bylaws may be waived by the person entitled thereto and shall be deemed waived by attendance at the meeting.

ARTICLE X

Fiscal Year

Section 1. The fiscal year of Cenclub shall begin on the first day of January, and terminate on the 31st day of December of each year, unless otherwise designated by the Board.

ARTICLE XI

Indemnification

Section 1. Indemnity: To the fullest extent permitted by Florida law:

(A) Cenclub shall indemnify any person who is or was a party to any proceeding by reason of the fact that he or she is or was a director, officer, committee member or employee of Cenclub or any person or entity for whom Cenclub is contractually obligated, against liability incurred in connection with such proceeding.

(B) Cenclub shall indemnify any person who is a party to any proceeding brought by or in the right of Cenclub, by reason of the fact that he or she is or was a director, officer, committee member or employee of Cenclub against liability incurred in connection with such proceeding.

(C) The foregoing indemnity shall include, without limitation, costs and legal fees incurred and amounts paid in settlement not exceeding, in the judgment of the Board of Directors, the actual and reasonable expenses incurred in connection with the defense or settlement of such proceeding, including appeal thereof.

Section 2. Limitations: The foregoing indemnity obligations shall be subject to such limitations and restrictions as are now or hereafter set forth in the applicable Statutes.

Section 3. Inclusions: The indemnification provided for herein shall include any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, whether formal or informal, any appeal in any such action, suit or proceeding, and any inquiry or investigation that might lead to such an action, suit or proceeding.

Section 4. Recovery of Expenses: Expenses incurred by any person entitled to indemnification hereby may, in the discretion of the Board, be paid in advance of the final disposition of the proceeding upon receipt of any undertaking acceptable to Cenclub, subject to the obligation of such person to repay such amount if he or she is ultimately found not to be entitled to indemnification pursuant to law.

Section 5. Non-exclusive: The indemnification and advancement of expenses provided pursuant to this section are not exclusive, and, to the extent permitted by law, Cenclub may make any other or further indemnification or advancement of expenses if approved by a majority of the disinterested Directors or vote of the Members, or as permitted under any Bylaw or agreement, to the extent permitted by law.

Section 6. Application for Indemnity: Nothing herein is intended to restrict a party's authority, as provided by law, to apply for indemnification or advancement of expenses, or both, to the court conducting the proceeding, to the circuit court, or to another court of competent jurisdiction.

ARTICLE XII

Amendments

Amendments to these Bylaws may be proposed and adopted in the manner set forth as follows:

Section 1. Proposal: Amendments to these Bylaws may be proposed by the Board acting upon vote of the majority of the directors.

Section 2. Call for Meeting: Upon any amendment or amendments to these Bylaws being proposed by said Board members, such proposed amendment or amendments shall be transmitted to the full Board, who shall thereupon call a Special Meeting of the Members of the

Board for a date not sooner than two (2) days or later than sixty (60) days from receipt of such proposed amendment or amendments. It shall be the duty of the Secretary to give each Board member written or printed notice of such meeting.

Section 3. Vote Necessary: In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of at least five (5) members of the Board.

ARTICLE XIII

Enforcement

Each Member and every occupant, lessee, guest, or invitee of a Member shall be governed by and shall comply with the terms of any rules and regulations adopted by the Board (and the Board is hereby empowered to make and amend Rules and Regulations from time to time with regard to the use of the Facilities). Cenclub shall be entitled to the following relief in the event of violations of such rules and regulations:

Section 1. Negligence. A Member shall be liable to Cenclub for the expense of any maintenance, repair or replacement to the Facilities, including, but not limited to, the personal property of Cenclub made necessary by his or her violation of any portion of the Rules and Regulations or by his or her negligence or intentional misconduct, or by that of any member of his or her family or his or her occupants, tenants, guests, or invitees. Any sums due Cenclub by a Member under this Section shall be secured by a lien which shall be enforceable in the same manner as the lien provided for in Article VIII of these Bylaws.

Section 2. Fines. In addition to all other remedies provided hereunder, in the event a Member or anyone for whom a Member is responsible fails to comply with a provision of the rules and regulations, Cenclub shall have the right to impose a fine against the Member. The amount of any fine shall be determined by the Board of Directors of Cenclub, but in any event shall not exceed the maximum amount permitted by applicable law, if any.

Section 3. Suspension of Use Rights. In addition to all other remedies provided hereunder, Cenclub shall have the right to suspend the rights of any Member and his or her occupants, tenants, guests, or invitees, to use any portion of the Facilities during any period of time during which the Member is delinquent in the payment of any financial obligation owed to Cenclub or in the event a Member or anyone for whom a Member is responsible fails to comply with a provision of the rules and regulations.

Section 4. Costs and Legal Fees. In any proceeding arising because of an alleged failure of a Member to comply with the Rules and Regulations, as the same may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable legal fees (including appellate legal fees).

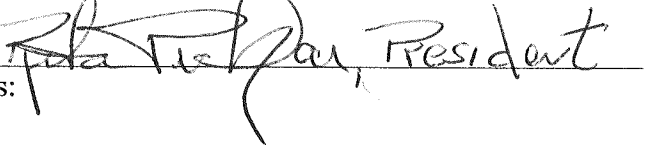
Section 5. No Waiver of Rights. The failure of Cenclub to enforce any rule or regulation, as the same may be amended from time to time, shall not constitute a waiver of their right to do so thereafter.

Section 6. Election of Remedies. All rights, remedies and privileges granted to Cenclub pursuant hereto shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other additional rights, remedies or privileges as may be provided hereunder, by the Articles of Incorporation or by applicable law.

CENCLUB HOMEOWNERS ASSOCIATION, INC.

By

Its:

 Resident

**AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
CENCLUB HOMEOWNERS ASSOCIATION, INC.
(A FLORIDA NOT-FOR-PROFIT CORPORATION)**

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not-for-profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end we do, by these ARTICLES OF INCORPORATION, set forth:

I.

The name of this corporation is Cenclub Homeowners Association, Inc. which shall hereinafter be referred to herein as "Cenclub" or the "Corporation."

II.

The purpose for which Cenclub is organized is solely to provide an entity to acquire, own and operate those certain recreational facilities at Century Village, Deerfield Beach, Florida, more particularly described in Exhibit "A" to the Bylaws of Cenclub (hereinafter the "facilities") and as further provided in the Bylaws and to exercise Cenclub's contractual option to acquire and operate the facilities.

III.

Cenclub shall have the following powers:

1. Cenclub shall have all of the powers and privileges granted to corporations not for profit by Chapter 617, Florida Statutes, as the same may be renumbered or amended from time to time.

2. Cenclub shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Corporation, including but not limited to:

(a) To make, establish and enforce rules and regulations governing the use of the facilities and all property owned and/or operated by Cenclub.

(b) To levy and collect assessments against the Members of Cenclub to pay all the expenses of Cenclub including, but not limited to, the provision of insurance, the acquiring, operating, leasing, managing and otherwise dealing with the facilities and all other property of Cenclub, whether real or personal, which may be necessary or convenient for the operation and management of Cenclub, and to do all things necessary to accomplish the purposes set forth in

these Articles of Incorporation, the Bylaws of Cenclub and the contractual commitments of Cenclub.

(c) To manage, maintain, insure, equip, improve, repair, reconstruct, pay taxes and expenses, replace, alter and operate Cenclub and its facilities and property and to contract with others for such purposes.

(d) To contract for the management of the facilities and all property owned and/or operated by Cenclub and to delegate to such management all or any part of the powers and duties of Cenclub.

(e) To enforce the provisions of Cenclub's Articles of Incorporation, Bylaws and the Rules and Regulations governing the use of the facilities and all property owned and/or operated by Cenclub.

(f) To enter into agreements for the use of the facilities with such persons or entities as it deems proper.

(g) To grant easements, licenses, etc. over and across all property owned and/or operated by Cenclub.

(h) To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to, or imposed upon Cenclub.

(i) To enter into agreements whereby Cenclub acquires real and personal property for the enjoyment, recreation or other use or benefit of its Members residing in the development known as Century Village, Deerfield Beach, Florida.

IV.

The qualification of Members, the manner of their admission, termination of such Membership, and voting by members ("Member") shall be as follows:

1. The owners ("Unit Owner") of all residential units ("Unit") in Century Village, Deerfield Beach, Florida ("Century Village") shall be Members of Cenclub, and no other persons or entities shall be entitled to Membership.

2. The Membership of any party shall be automatically terminated upon being divested of title to all residential units owned by such Member in Century Village provided, however, that said Membership shall run with the land and shall automatically transfer to the grantee thereof as an appurtenance to such Unit. Membership is nontransferable except as an appurtenance to and shall automatically transfer with title to and shall bind all future owners of such Unit.

3. On all matters on which the Membership shall be entitled to vote, each Member shall have one vote for each Unit owned by such Member. Such vote may be exercised or cast by the owner or owners of each Unit in such manner as is provided for in the Bylaws hereinafter adopted by Cenclub.

4. Persons other than Unit Owners may not be admitted to Membership in Cenclub.

5. Until such time as the facilities which Cenclub is intended to operate are conveyed to Cenclub by the execution and delivery of the deed of conveyance, the voting Membership of Cenclub shall be comprised of the Board of Directors of Cenclub, each of whom shall be entitled to cast one vote on all matters on which the Membership shall be entitled to vote as provided in the Bylaws.

6. Membership in Cenclub, including both the benefits and obligations thereof, shall run with a Member's Unit and shall, without further instrument, be deemed transferred automatically as an appurtenance thereto to any subsequent transferee of said Unit and said subsequent transferee shall be entitled to the benefits and be bound by the obligations of such Membership.

V.

Cenclub shall have perpetual existence.

VI.

The principal office of Cenclub shall be located in the Century Village Clubhouse located on a portion of that property defined herein as Cenclub. The registered office of the Association shall be located at Becker & Poliakoff, P.A., 1 East Broward Blvd., Suite 1800, Ft. Lauderdale, Florida 33301, and the registered agent at such address shall be Allen M. Levine, Esq.

VII.

The affairs of Cenclub will be managed by a Board of Directors ("Board") consisting of seven (7) directors who must be Members of Cenclub.

Directors of Cenclub shall be elected in the manner provided by the Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the Bylaws.

There shall be an election of directors held in January 2020, which shall be conducted in the manner provided in the Bylaws. The directors named in these Articles shall serve until the time provided in the Bylaws and any vacancies in their number occurring before the January 2020 election shall be filled by the remaining directors as provided for in the Bylaws of Cenclub.

The names and addresses of the members of the current Board of Directors who shall hold office until their successors are elected and have qualified, or until they resign or are removed, are as follows:

<u>Name</u>	<u>Address</u>
RITA PICKAR	1063 Oakridge F, Deerfield Beach, FL 33442
PHILIP RAYMOND	200 Lyndhurst M, Deerfield Beach, FL 33442

JAY R. BAIMEL	4058 Lyndhurst N, Deerfield Beach, FL 33442
MICHAEL RACKMAN	1041 Berkshire C, Deerfield Beach, FL 33442
SUSAN DOVE	19 Tilford B, Deerfield Beach, FL 33442
MARJORIE CAMPBELL	4019 Ellesmere B, Deerfield Beach, FL 33442
CAROLYN W. DAVIS	145 Grantham C, Deerfield Beach, FL 33442

VIII.

The officers of Cenclub shall serve at the pleasure of the Board of Directors and shall be deemed valid officers until replaced by the Board of Directors.

The Board shall have the power to create such additional officerships as authorized in the Bylaws.

IX.

Cenclub shall indemnify its officers and directors as provided in the Bylaws.

X.

Amendments to these Articles of Incorporation may be proposed and adopted in the manner set forth below:

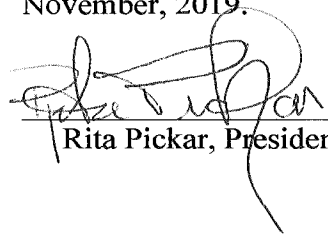
1. **PROPOSAL.** Amendments to these Articles may be proposed by the Board acting upon vote of the majority of the total number of directors.

2. **CALL FOR MEETING.** Upon any amendment or amendments to these Articles being proposed by said Board members, such proposed amendment or amendments shall be transmitted to the full Board, who shall thereupon call a Special Meeting of the Members of the Board for a date not sooner than two (2) days or later than sixty (60) days from receipt of such proposed amendment or amendments. It shall be the duty of the Secretary to give each Board Member written or printed notice of such meeting. The amendment must be approved by an affirmative vote of at least five (5) Members of the Board.

XI.

A Unit Owner's Membership interest cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his Unit, subject to these Articles and the Bylaws. The funds and assets of Cenclub shall belong solely to Cenclub, subject to the limitation that the same be expended, held, or used for the benefit of the Membership and for the purposes authorized in these Article and the Bylaws of Cenclub.

IN WITNESS WHEREOF, the undersigned has affixed her signature this 10 day of November, 2019.



Rita Pickar, President

Prepared by and return to:
Michael Boutzoukas, Esq.
Becker & Poliakoff, P.A.
1511 N. Westshore Blvd., Ste. 1000
Tampa, FL 33607

SPECIAL WARRANTY DEED

THIS DEED, made this 31st day of December, 2019, **CVRF DEERFIELD, LIMITED, a Florida limited partnership**, whose mailing address is 117 W. 72nd Street, Suite 5W, New York, NY 10023-3204 as “GRANTOR,” and **CENCLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation**, whose mailing address is c/o Century Village East Clubhouse 2400 Century Blvd., Deerfield Beach, FL 33442, as “GRANTEE.”

(Whenever used herein, the terms “GRANTOR” and “GRANTEE” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

W I T N E S S E T H:

The GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE the following described real property, and rights and interest in real property located and situated in the County of Broward and State of Florida, to wit:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF (the “Property”).

This Deed is executed in connection with that certain option agreement, as described in that Option Contract for Sale and Purchase, attached as Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, as assigned and amended, of the public records of Broward County, Florida, (the “Agreement”), dated December 20, 1976 (“Option Agreement:”), as thereafter amended.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2020 and years subsequent thereto.
2. All matters of record in the Public Records of Broward County, including, without limitation, declarations, plats, covenants, conditions, reservations, restrictions, dedications and easements of record.
3. Zoning and/or other restrictions and prohibitions imposed by governmental authority.
4. Public utility easements of record.

5. Terms and conditions of the long-term recreational facilities leases, including but not limited to that certain Long Term Lease recorded in Official Records Book 6521, Page 167, and amendments recorded in Official Records Book 6065, Page 850, Official Records Book 8491, Page 483 and Official Records Book 9642, Page 1, as assigned by Century Village to CRVF Deerfield, Limited, a Florida limited partnership in Official Records Book 9987, Page 460, all of the Public Records of Broward County, Florida, as amended ("Long Term Lease") and all leases affecting the Property entered into prior to the Long Term Lease ("Long Term Leases").

6. Options to purchase the Property set forth in the Long Term Leases.

7. Subject to master management agreement providing for provisions of community facilities in accordance with such individual contracts between residents of Century Village, Deerfield Beach, Florida and the Master Management Firm defined therein and Century Village East, Inc.

8. Any franchise, concession or other agreements affecting said Property.

9. Terms and conditions of the Option Agreement for Sale and Purchase between Century Village East, Inc. and Cenclub Homeowners Association, Inc. contained in Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, Amendments recorded in Official Records Book 6881, Page 589, Official Records Book 7420, Page 539 and in Official Records Book 9977, Page 1 re-recorded in Official Records Book 9987, Page 399, and assigned to CVRF Deerfield, Limited, a Florida limited partnership recorded in Official Records Book 9987, Page 494, as affected by Agreement as to Option Exercise Date recorded in Official Records Book 30732, Page 990, all of the Public Records of Broward County, Florida ("Option Agreement").

9. That certain purchase money mortgage encumbering the Property, and executed contemporaneously herewith by GRANTEE in favor of GRANTOR and recorded in the Public Records of Broward County, Florida (the "Purchase Money Mortgage").

10. That certain declaration of restrictive covenants restricting the use of the Property to recreational purposes only for a period of ninety-nine (99) years executed contemporaneously herewith and recorded in the Public Records of Broward County, Florida.

11. GRANTEE hereby acknowledged and reaffirms each of the continuing covenants (each a "Continuing Covenant" and collectively referred to as the "Continuing Covenants") set forth in Section 28 of the Option Agreement except that, other than the Purchase Money Mortgage, there are no mortgage or like security instruments affecting the Property as described in Section 28(b), and Section 28(d) shall have no application after closing.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

The GRANTOR hereby specially warrants the title to the said real property, and will defend the same, against the lawful claims of all persons claiming by, through or under the said GRANTOR.

GRANTOR and GRANTEE covenant and agree that it is not the intention of the parties that a merger of title be effected by this conveyance, and the interest of Grantee as Landlord by assignment of the Long Term Leases under that certain Assignment and Assumption of Leases of even date herewith, which Long Term Leases shall remain in full force and effect and may be enforced upon by Grantee as provided for in each of said Leases so assigned as to all sublessees, users and occupants of the above-described property.

GRANTEE, by acceptance and recordation of this Special Warranty Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the recorded Declaration of Condominium described above and all amendments and/or supplements thereto, which provisions and requirements are acknowledged by Grantee to be reasonable, fair, and all of which are incorporated herein by this reference.

[SIGNATURES AND EXHIBIT "A" TO FOLLOW]

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered
in the presence of

Leslie Giasi
Witness signature

Leslie Giasi
Witness print name

Arnold W. Mazel
Witness signature

Witness print name

CVRF DEERFIELD, LIMITED,
a Florida limited partnership

By: HOLROD REALTY HOLDING
CORPORATION, a New York
corporation, its General Partner

By: James A. Nicholson
James A. Nicholson, President

STATE OF NEW YORK

COUNTY OF New York

On this 27 day of December, 2019, before me, the undersigned notary public, appeared James A. Nicholson, as president of Holrod Realty Holding Corporation, a New York corporation, the general partner of CVRF Deerfield, Limited, a Florida limited partnership, and who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument to be the individual whose name is subscribed to within.

Arnold W. Mazel
Notary Public

Printed Name: Arnold W. Mazel

ARNOLD I MAZEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 02MA5057099
Qualified In Queens County
My Commission Expires 03-18-2022

[Seal]

SPECIAL WARRANTY DEED

EXHIBIT A

Legal description of the Property:

Parcel 1:

"CLUBHOUSE AREA"

A parcel of land in Sections 2 and 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being more specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15' 00" West, along the West line of said Section 2, a distance of 1980.75 feet to the Point of Beginning;

Thence, North 60 degrees 00' 00" East, a distance of 53.18 feet; thence, South 30 degrees 00' 00" East, a distance of 84.07 feet; thence, North 60 degrees 00' 00" East, a distance of 229.78 feet; thence, North 15 degrees 00' 00" West, a distance of 165.00 feet; thence, North 12 degrees 25' 42" East, a distance of 223.77 feet; thence, North 44 degrees 00' 00" East, a distance of 200.00 feet; thence, North 64 degrees 32' 51" East, a distance of 125.00 feet; thence, North 03 degrees 10' 00" West, a distance of 115.32 feet; thence, North 36 degrees 00' 00" East, a distance of 202.96 feet to a point on the Southerly right of way line of Century Boulevard; said right of way line being a curve concave to the North, having a delta angle of 29 degrees 52' 47", a radius of 1550.00 feet, a chord distance of 799.20 feet and whose center bears North 0 degrees 37' 46" West; thence, along the arc of said curve, a distance of 803.32 feet; thence, North 29 degrees 15' 01" East, a distance of 10.00 feet; thence, North 58 degrees 50' 23" West, a distance of 299.88 feet; thence, North 60 degrees 45' 00" East, a distance of 200.11 feet; thence, South 29 degrees 15' 00" West, a distance of 490.82 feet; thence, South 47 degrees 46' 20" East, a distance of 290.00 feet; thence, South 45 degrees 22' 44" East, a distance of 262.34 feet; thence, due South, a distance of 345.00 feet; thence, South 56 degrees 50' 33" East, a distance of 89.88 feet; thence, South 30 degrees 00' 00" East, a distance of 329.76 feet; thence North 60 degrees 00' 00" East, a distance of 128.30 feet to the Point of Beginning.

Parcel 2:

LEGAL DESCRIPTION FOR TENNIS COURTS

A parcel of land in the West one-half of Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

Begin at the intersection of the East line of the West one-half of said Section 2, with the Southerly right of way line of State Road No. 810, (a 100 foot road right of way);

Thence, bear South 01 degrees 14' 29" East, along the East line of said West one-half of Section 2, a distance of 1415.00 feet to the South boundary line of the Administration Building Parcel;

Thence, South 89 degrees 01' 04" West, along said South boundary line, a distance of 309.33 feet to the Point of Beginning;

Thence, continue South 89 degrees 01' 04" West, a distance of 100.00 feet; thence, North 00 degrees 58' 56" West, a distance of 118.50 feet; thence, North 89 degrees 01' 04" East, a distance of 100.00 feet; thence, South 00 degrees 58' 56" East, a distance of 118.50 feet to the Point of Beginning.

Parcel 3:

**LEGAL DESCRIPTION FOR LYNDBURST RECREATION AREA
NORTH**

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 2636.99 feet;

Thence, due West, a distance of 1582.85 feet to the Point of Beginning.

Thence, South 11 degrees 40' 00" West, a distance of 115.50 feet; thence, North 78 degrees 20' 00" West, a distance of 35.00 feet; thence, South 11 degrees 40' 00" West, a distance of 35.00 feet; thence, North 78 degrees 20' 00" West, a distance of 128.46 feet to a point on the East right of way line of Century Boulevard South; thence, North 19 degrees 45' 00" West, along said right of way line, a distance of 147.39 feet;

Thence, North 70 degrees 15' 00" East, a distance of 140.17 feet; thence, South 56 degrees 30' 00" East, a distance of 130.00 feet to the Point of Beginning.

Parcel 4:

**LEGAL DESCRIPTION FOR LYNDBURST RECREATION AREA
SOUTH**

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 1217.05 feet to a point on a curve concave to the South, having a radius of 1690.00 feet, a central angle of 07 degrees 07' 01", a chord bearing of North 83 degrees 09' 43" West and a chord distance of 209.79 feet; said curve being the North right of way line of Century Boulevard South and said point being the Point of Beginning.

Thence, Westerly, along the arc of said curve, a distance of 209.92 feet to the end of said curve; thence, due North, a distance of 149.87 feet; thence, due East, a distance of 169.49 feet; thence, due South, a distance of 42.19 feet; thence, South 47 degrees 15' 00" East, a distance of 50.37 feet to a point on the East line of said Section 3, thence, South 01 degrees 15' 00" East, along said section line, a distance of 96.11 feet to a point on the North right of way line of Century Boulevard South and the Point of Beginning.

Parcel 5:

GRANTHAM RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1659.59 feet; Thence, due East, a distance of 680.84 feet to the Point of Beginning; Thence, continue due East, a distance of 74.49 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 150 degrees 00 minutes 00 seconds and a chord bearing of South 15 degrees 00 minutes 00 seconds East; Thence, Southerly, along the arc of said curve, a distance of 146.61 feet to the Point of Tangency; Thence, South 60 degrees 00 minutes 00 seconds West, a distance of 55.50 feet to a point of curvature of a curve to the right, having a radius of 65.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing of North 75 degrees 00 minutes 00 seconds West; Thence, Westerly, along the arc of said curve, a distance of 102.10 feet to the Point of Tangency; Thence, North 30 degrees 00 minutes 00 seconds West; a distance of 28.24 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 120 degrees 00 minutes 00 seconds and a chord bearing of North 30 degrees 00 minutes 00 seconds East; Thence, Northerly, along the arc of said curve, a distance of 117.29 feet to the Point of Beginning.

Parcel 6:

ASHBY RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1562.73 feet; Thence, due East, a distance of 1640.26 feet to the Point of Beginning; Thence, North 55 degrees 00 minutes 00 seconds East, a distance of 184.77 feet; Thence, South 66 degrees 38 minutes 41 seconds East, a distance of 41.86 feet to a point on a curve concave to the Northwest having a radius of 1010.00 feet; a central angle of 18 degrees 24 minutes 01 seconds, a chord bearing of South 32 degrees 33 minutes 20 seconds West and a chord distance of 332.96 feet; said curve being the West right of way line of Century Boulevard South; Thence, Southwesterly, along the arc of said curve, a distance of 324.36 feet to the end of said curve; Thence, North 05 degrees 00 minutes 00 seconds West, a distance of 183.53 feet to the Point of Beginning.

Parcel 7:

DURHAM RECREATION AREA

A parcel of land located in Section 3, Township 48 South, Range 42 East, Broward County, Florida, described as follows:

From the Southeast corner of Section 3, proceed North 01 degrees 15 minutes 00 seconds West, a distance of 2685.49 feet, along the East line of said Section 3, to the East one-quarter corner; thence North 01 degrees 12 minutes 39 seconds West, along the East line of said Section 3, a distance of 1457.53 feet; thence due West, a distance of 30.52 feet to the Point of Beginning; thence, due South, a distance of 31.19 feet; thence South 76 degrees 22 minutes 45 seconds West, a distance of 174.42 feet to a point of curvature of a curve to the left, (curve Data: Delta Angle 30 degrees 00 minutes 00 seconds, Radius = 186.60 feet; Chord Bearing = South 64 degrees 22 minutes 45 seconds West; Chord Distance = 96.59 feet); thence, along the arc of the curve, a distance of 97.70 feet; thence South 49 degrees 22 minutes 45 seconds West, a distance of 50.00 feet; thence North 40 degrees 37 minutes 15 seconds West, a distance of 59.39 feet to a Point of Curvature of a curve to the left, (Curve Data: Delta Angle = 37 degrees 59 minutes 00 seconds; Radius = 132.52 feet; Chord Bearing = North 59 degrees 36 minutes 45 seconds West; Chord Distance = 86.25 feet); thence, along the arc of the curve, a distance of 87.85 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 39.99 feet; thence, South 78 degrees 14 minutes 20 seconds East, a distance of 36.00 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 17.50 feet; thence, due East, a distance of 362.59 feet to the Point of Beginning.

Parcel 8:

UPMINSTER RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of Section 2, bears North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West quarter section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West line, a distance of 679.45 feet; thence, due East, a distance of 1751.67 feet to a point on a curve concave to the Northwest, having a radius of 920.00 feet, a central angle of 13 degrees 34 minutes 08 seconds, a chord bearing of North 32 degrees 48 minutes 24 seconds East and a chord distance of 188.59 feet; said curve being the East right of way line of Century Boulevard South and the Point of Beginning; thence, Northeasterly, along the arc of said curve, a distance of 188.92 feet to the end of said curve; thence, North 89 degrees 01 minutes 04 seconds East, a distance of 100.00 feet; thence, due South, a distance of 66.32 feet; thence, due West, a distance of 50.00 feet; thence, due South, a distance of 175.00 feet; thence, due West, a distance of 94.85 feet; thence North 35 degrees 15 minutes 00 seconds West, a distance of 99.30 feet to the Point of Beginning.

Parcel 9:

MARKHAM RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section, a distance of 1335.97 feet; thence due West, a distance of 1396.95 feet to the Point of Beginning; thence South 15 degrees 40 minutes 00 seconds West, a distance of 179.13 feet; thence, South 22 degrees 40 minutes 00 seconds East, a distance of 154.01 feet; thence South 03 degrees 50 minutes 26 seconds West, a distance of 18.16 feet to a point on a curve concave to the North, having a radius of 470.00, a central angle of 54 degrees 46 minutes 28 seconds, a chord bearing of North 58 degrees 46 minutes 17 seconds West and a chord distance of 432.40 feet; said curve being the North right of way line of Century Boulevard South, Thence, Northwesterly, along the arc of said curve, a distance of 449.32 feet to the end of said curve; thence, South 86 degrees 50 minutes 00 seconds East, a distance of 238.97 feet; thence, North 15 degrees 40 minutes 00 seconds East, a distance of 150.00 feet; thence, South 74 degrees 20 minutes 00 seconds East, a distance of 84.00 feet to the Point of Beginning.

Parcel 10:

BERKSHIRE RECREATION AREA

A parcel of land located in Section 2, Township 48 South, Range 42 East, Broward County, Florida, said parcel of land being more specifically described as follows:

From the Southwest corner of Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West one-quarter corner; Thence, North 89 degrees 40 minutes 07 seconds East, a distance of 1245.51 feet to the Point of Beginning; Thence, due East, a distance of 305.63 feet; thence, due South, a distance of 125.61 feet; thence, South 59 degrees 01 minutes 04 seconds West, a distance of 176.48 feet; thence, North 60 degrees 58 minutes 56 seconds West, a distance of 176.48 feet; thence, due North, a distance of 130.85 feet to the Point of Beginning.

Parcel 11:

RICHMOND RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section , a distance of 1568.55 feet; thence, due East, a distance of 1879.59 feet to the Point of Beginning; thence, South 60 degrees 00 minutes 00 seconds East, a distance of 287.00 feet; thence, South 35 degrees 00 minutes 00 seconds West, a distance of 123.13 feet; thence South 05 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 51.11 feet to a point on the North right-of-way line of East Drive; thence, North 16 degrees 32 minutes 00 seconds West, along said right-of-way line, a distance of 176.70 feet to a point of curvature of a curve to the left, having a radius of 194.25 feet, a central angle of 35 degrees 55 minutes 09 seconds, a chord bearing of North 34 degrees 29 minutes 35 seconds West, and a chord distance of 119.79 feet; said curve being said right-of-way line; thence, Northwesterly, along the arc of said curve, a distance of 121.78 feet to the point of tangency; thence; North 52 degrees 27 minutes 09 seconds West, along said right-of-way line, a distance of 105.18 feet to the Easterly right-of-way line of Century Boulevard South; said righ-of-way line being a curve concave to the West, having a radius of 1090.00 feet; a central angle of 09 degrees 05 minutes 03 seconds, a chord bearing of North 30 degrees 54 minutes 04 seconds East and a chord distance of 172.64 feet; thence, Northeasterly, along the arc of said curve, a distance of 172.82 feet to the Point of Beginning.

Parcel 12:

WESTBURY RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 2685.49 feet to the West quarter Section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West section line, a distance of 1645.84 feet; thence, due East, a distance of 1341.54 feet to the Point of Beginning; thence, due North, a distance of 107.00 feet; thence, due East, a distance of 36.00 feet; thence, due North, a distance of 41.00 feet; thence, due East, a distance of 130.00 feet; thence, due South, a distance of 112.00 feet; thence, due West, a distance of 36.00 feet; thence, due South, a distance of 72.00 feet; thence, due West, a distance of 90.00 feet; thence, due North, a distance of 36.00 feet; thence, due West, a distance of 40.00 feet to the Point of Beginning.

Parcel 13:

VENTNOR RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section 3, a distance of 2685.49 feet to the East one-quarter section corner; thence, North 01 degrees 12 minutes 329 seconds West, along said East section line, a distance of 100.15 feet; thence, due West, a distance of 2684.69 feet to the Point of Beginning. Thence, South 88 degrees 19 minutes 56 seconds West, a distance of 297.63 feet; thence, North 23 degrees 47 minutes 53 seconds West, a distance of 43.37 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 120.00 feet; thence, South 88 degrees 46 minutes 38 seconds West, a distance of 40.00 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 317.00 feet; thence, North 88 degrees 46 minutes 38 seconds East, a distance of 93.34 feet; thence South 01 degrees 00 minutes 00 seconds East, a distance of 182.58 feet; thence South 31 degrees 00 minutes 00 seconds East, a distance of 158.24 feet; thence South 51 degrees 00 minutes 00 seconds East, a distance of 239.73 feet to the Point of Beginning.

Parcel 14:

OAKRIDGE RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 1132.19 feet; thence, due West, a distance of 1792.51 feet to a point of the Southwesterly right of way line of Century Boulevard and the Point of Beginning; thence South 50 degrees 00 minutes 00

seconds West, a distance of 180.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 86.11 feet; thence, due West, a distance of 119.61 feet to a point on the East line of the "Nature Preserve"; thence, due North, along said East line, a distance of 100.00 feet; thence, due East, a distance of 277.68 feet to a point on a curve concave to the Northeast, having a radius of 550.00 feet; a central angle of 06 degrees 23 minutes 36 seconds, a chord bearing of South 34 degrees 58 minutes 48 seconds East and a chord distance of 6.34 feet; said curve being on the Southwesterly right of way line of Century Boulevard; thence, Southeasterly, along the arc of said curve, a distance of 61.37 feet to the end of said curve and the Point of Beginning.

Parcel 15:

NEWPORT RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 288.42 feet; thence, due West, a distance of 2458.61 feet to the Point of Beginning; thence, South 82 degrees 48 minutes 15 seconds West, a distance of 203.11 feet; thence South 89 degrees 19 minutes 00 seconds West, a distance of 198.21 feet; thence, North 00 degrees 41 minutes 00 seconds West, a distance of 145.00 feet; thence, North 89 degrees 19 minutes 00 seconds East, a distance of 280.97 feet; thence, South 45 degrees 00 minutes 00 seconds East, a distance of 170.46 feet to the Point of Beginning.

3 Broward County Property Appraiser's Network

Page 1 of 11

This Instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 484203-00-0238

NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Marty Kiar, in his official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

CENCLUB HOMEOWNERS ASSN INC

CVRF DEERFIELD
117 W 72 ST #5W
NEW YORK NY 10023

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County, Instrument # 116264494, appears to be legally insufficient for the following reasons:

- There is an issue with the legal description in the Deed. The description in your Deed does not correctly or completely match the full legal description of record for this property. If you used a title company, you should contact them so they may fix the error and re-record it as a Corrective Deed. If the Deed was self-prepared, you should correct the Deed and re-record it as a Corrective Deed. If you have any questions, please contact us at 954-357-6846.
- The Special Warranty Deed recorded has two parcels that have errors. The parcel 484203-00-0153 in the 3 paragraph on line 11 it reads 9f and it should read of. In paragraph 3 line 13 it reads 803.32 and it should be 808.32. In the same paragraph on line 17 it reads South 47 degrees 46'20" East and it should be South 57 degrees 46'20" East. Please refer back to Book 9987 Page 453. In parcel 484203-00-0340 in the second paragraph in line five reads 198.21 and it should be 196.21. Please refer back to Book 9987 Page 459. If you have any questions please contact Maria Fonseca at (954) 357-6508 or via email at mfonseca@bcpa.net.

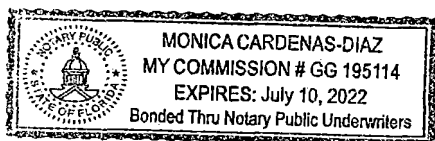
Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 6th day of March, 2020, in Fort Lauderdale, Broward County, Florida.

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston
Patti Huston, Deputy Appraiser
954-357-6846

STATE OF FLORIDA
COUNTY OF BROWARD
Sworn to or affirmed and signed by me on March 6, 2020 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]



[Signature]
NOTARY PUBLIC

Instr# 116264494 , Page 1 of 12, Recorded 12/31/2019 at 04:12 PM
Broward County Commission
Deed Doc Stamps: \$32804.80

Prepared by and return to:
Michael Boutzoukas, Esq.
Becker & Poliakoff, P.A.
1511 N. Westshore Blvd., Ste. 1000
Tampa, FL 33607

SPECIAL WARRANTY DEED

THIS DEED, made this 31st day of December, 2019, **CVRF DEERFIELD, LIMITED**, a Florida limited partnership, whose mailing address is 117 W. 72nd Street, Suite 5W, New York, NY 10023-3204 as "GRANTOR," and **CENCLUB HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose mailing address is c/o Century Village East Clubhouse 2400 Century Blvd., Deerfield Beach, FL 33442, as "GRANTEE."

(Whenever used herein, the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

W I T N E S S E T H:

The GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE the following described real property, and rights and interest in real property located and situated in the County of Broward and State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (the "Property").

This Deed is executed in connection with that certain option agreement, as described in that Option Contract for Sale and Purchase, attached as Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, as assigned and amended, of the public records of Broward County, Florida, (the "Agreement"), dated December 20, 1976 ("Option Agreement:"), as thereafter amended.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2020 and years subsequent thereto.
2. All matters of record in the Public Records of Broward County, including, without limitation, declarations, plats, covenants, conditions, reservations, restrictions, dedications and easements of record.
3. Zoning and/or other restrictions and prohibitions imposed by governmental authority.
4. Public utility easements of record.

5. Terms and conditions of the long-term recreational facilities leases, including but not limited to that certain Long Term Lease recorded in Official Records Book 6521, Page 167, and amendments recorded in Official Records Book 6065, Page 850, Official Records Book 8491, Page 483 and Official Records Book 9642, Page 1, as assigned by Century Village to CRVF Deerfield, Limited, a Florida limited partnership in Official Records Book 9987, Page 460, all of the Public Records of Broward County, Florida, as amended ("Long Term Lease") and all leases affecting the Property entered into prior to the Long Term Lease ("Long Term Leases").

6. Options to purchase the Property set forth in the Long Term Leases.

7. Subject to master management agreement providing for provisions of community facilities in accordance with such individual contracts between residents of Century Village, Deerfield Beach, Florida and the Master Management Firm defined therein and Century Village East, Inc.

8. Any franchise, concession or other agreements affecting said Property.

9. Terms and conditions of the Option Agreement for Sale and Purchase between Century Village East, Inc. and Cenclub Homeowners Association, Inc. contained in Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, Amendments recorded in Official Records Book 6881, Page 589, Official Records Book 7420, Page 539 and in Official Records Book 9977, Page 1 re-recorded in Official Records Book 9987, Page 399, and assigned to CVRF Deerfield, Limited, a Florida limited partnership recorded in Official Records Book 9987, Page 494, as affected by Agreement as to Option Exercise Date recorded in Official Records Book 30732, Page 990, all of the Public Records of Broward County, Florida ("Option Agreement").

9. That certain purchase money mortgage encumbering the Property, and executed contemporaneously herewith by GRANTEE in favor of GRANTOR and recorded in the Public Records of Broward County, Florida (the "Purchase Money Mortgage").

10. That certain declaration of restrictive covenants restricting the use of the Property to recreational purposes only for a period of ninety-nine (99) years executed contemporaneously herewith and recorded in the Public Records of Broward County, Florida.

11. GRANTEE hereby acknowledged and reaffirms each of the continuing covenants (each a "Continuing Covenant" and collectively referred to as the "Continuing Covenants") set forth in Section 28 of the Option Agreement except that, other than the Purchase Money Mortgage, there are no mortgage or like security instruments affecting the Property as described in Section 28(b), and Section 28(d) shall have no application after closing.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

The GRANTOR hereby specially warrants the title to the said real property, and will defend the same, against the lawful claims of all persons claiming by, through or under the said GRANTOR.

EXHIBIT A

Legal description of the Property:

Parcel 1:

"CLUBHOUSE AREA"

A parcel of land in Sections 2 and 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being more specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15' 00" West, along the West line of said Section 2, a distance of 1980.75 feet to the Point of Beginning;

Thence, North 60 degrees 00' 00" East, a distance of 53.18 feet; thence, South 30 degrees 00' 00" East, a distance of 84.07 feet; thence, North 60 degrees 00' 00" East, a distance of 229.78 feet; thence, North 15 degrees 00' 00" West, a distance of 165.00 feet; thence, North 12 degrees 25' 42" East, a distance of 223.77 feet; thence, North 44 degrees 00' 00" East, a distance of 200.00 feet; thence, North 64 degrees 32' 51" East, a distance of 125.00 feet; thence, North 03 degrees 10' 00" West, a distance of 115.32 feet; thence, North 36 degrees 00' 00" East, a distance of 202.96 feet to a point on the Southerly right of way line of Century Boulevard; said right of way line being a curve concave to the North, having a delta angle of 29 degrees 52' 47", a radius 9f 1550.00 feet, a chord distance of 799.20 feet and whose center bears North 0 degrees 37' 46" West; thence, along the arc of said curve, a distance of 803.32 feet; thence, North 29 degrees 15' 01" East, a distance of 10.00 feet; thence, North 58 degrees 50' 23" West, a distance of 299.88 feet; thence, North 60 degrees 45' 00" East, a distance of 200.11 feet; thence, South 29 degrees 15' 00" West, a distance of 490.82 feet; thence, South 47 degrees 46' 20" East, a distance of 290.00 feet; thence, South 45 degrees 22' 44" East, a distance of 262.34 feet; thence, due South, a distance of 345.00 feet; thence, South 56 degrees 50' 33" East, a distance of 89.88 feet; thence, South 30 degrees 00' 00" East, a distance of 329.76 feet; thence North 60 degrees 00' 00" East, a distance of 128.30 feet to the Point of Beginning.

Parcel 2:

LEGAL DESCRIPTION FOR TENNIS COURTS

A parcel of land in the West one-half of Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

Begin at the intersection of the East line of the West one-half of said Section 2, with the Southerly right of way line of State Road No. 810, (a 100 foot road right of way);

Thence, bear South 01 degrees 14' 29" East, along the East line of said West one-half of Section 2, a distance of 1415.00 feet to the South boundary line of the Administration Building Parcel;

Thence, South 89 degrees 01' 04" West, along said South boundary line, a distance of 309.33 feet to the Point of Beginning;

Thence, continue South 89 degrees 01' 04" West, a distance of 100.00 feet; thence, North 00 degrees 58' 56" West, a distance of 118.50 feet; thence, North 89 degrees 01' 04" East, a distance of 100.00 feet; thence, South 00 degrees 58' 56" East, a distance of 118.50 feet to the Point of Beginning.

Parcel 3:

**LEGAL DESCRIPTION FOR LYNDBURST RECREATION AREA
NORTH**

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 2636.99 feet;

Thence, due West, a distance of 1582.85 feet to the Point of Beginning.

Thence, South 11 degrees 40' 00" West, a distance of 115.50 feet; thence, North 78 degrees 20' 00" West, a distance of 35.00 feet; thence, South 11 degrees 40' 00" West, a distance of 35.00 feet; thence, North 78 degrees 20' 00" West, a distance of 128.46 feet to a point on the East right of way line of Century Boulevard South; thence, North 19 degrees 45' 00" West, along said right of way line, a distance of 147.39 feet;

Thence, North 70 degrees 15' 00" East, a distance of 140.17 feet; thence, South 56 degrees 30' 00" East, a distance of 130.00 feet to the Point of Beginning.

Parcel 4:

**LEGAL DESCRIPTION FOR LYNDBURST RECREATION AREA
SOUTH**

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 1217.05 feet to a point on a curve concave to the South, having a radius of 1690.00 feet, a central angle of 07 degrees 07' 01", a chord bearing of North 83 degrees 09' 43" West and a chord distance of 209.79 feet; said curve being the North right of way line of Century Boulevard South and said point being the Point of Beginning.

Thence, Westerly, along the arc of said curve, a distance of 209.92 feet to the end of said curve; thence, due North, a distance of 149.87 feet; thence, due East, a distance of 169.49 feet; thence, due South, a distance of 42.19 feet; thence, South 47 degrees 15' 00" East, a distance of 50.37 feet to a point on the East line of said Section 3, thence, South 01 degrees 15' 00" East, along said section line, a distance of 96.11 feet to a point on the North right of way line of Century Boulevard South and the Point of Beginning.

Parcel 5:

GRANTHAM RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1659.59 feet; Thence, due East, a distance of 680.84 feet to the Point of Beginning; Thence, continue due East, a distance of 74.49 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 150 degrees 00 minutes 00 seconds and a chord bearing of South 15 degrees 00 minutes 00 seconds East; Thence, Southerly, along the arc of said curve, a distance of 146.61 feet to the Point of Tangency; Thence, South 60 degrees 00 minutes 00 seconds West, a distance of 55.50 feet to a point of curvature of a curve to the right, having a radius of 65.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing of North 75 degrees 00 minutes 00 seconds West; Thence, Westerly, along the arc of said curve, a distance of 102.10 feet to the Point of Tangency; Thence, North 30 degrees 00 minutes 00 seconds West; a distance of 28.24 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 120 degrees 00 minutes 00 seconds and a chord bearing of North 30 degrees 00 minutes 00 seconds East; Thence, Northerly, along the arc of said curve, a distance of 117.29 feet to the Point of Beginning.

Parcel 6:

ASHBY RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1562.73 feet; Thence, due East, a distance of 1640.26 feet to the Point of Beginning; Thence, North 55 degrees 00 minutes 00 seconds East, a distance of 184.77 feet; Thence, South 66 degrees 38 minutes 41 seconds East, a distance of 41.86 feet to a point on a curve concave to the Northwest having a radius of 1010.00 feet; a central angle of 18 degrees 24 minutes 01 seconds, a chord bearing of South 32 degrees 33 minutes 20 seconds West and a chord distance of 332.96 feet; said curve being the West right of way line of Century Boulevard South; Thence, Southwesterly, along the arc of said curve, a distance of 324.36 feet to the end of said curve; Thence, North 05 degrees 00 minutes 00 seconds West, a distance of 183.53 feet to the Point of Beginning.

Parcel 7:

DURHAM RECREATION AREA

A parcel of land located in Section 3, Township 48 South, Range 42 East, Broward County, Florida, described as follows:

From the Southeast corner of Section 3, proceed North 01 degrees 15 minutes 00 seconds West, a distance of 2685.49 feet, along the East line of said Section 3, to the East one-quarter corner; thence North 01 degrees 12 minutes 39 seconds West, along the East line of said Section 3, a distance of 1457.53 feet; thence due West, a distance of 30.52 feet to the Point of Beginning; thence, due South, a distance of 31.19 feet; thence South 76 degrees 22 minutes 45 seconds West, a distance of 174.42 feet to a point of curvature of a curve to the left, (curve Data: Delta Angle 30 degrees 00 minutes 00 seconds, Radius = 186.60 feet; Chord Bearing = South 64 degrees 22 minutes 45 seconds West; Chord Distance = 96.59 feet); thence, along the arc of the curve, a distance of 97.70 feet; thence South 49 degrees 22 minutes 45 seconds West, a distance of 50.00 feet; thence North 40 degrees 37 minutes 15 seconds West, a distance of 59.39 feet to a Point of Curvature of a curve to the left, (Curve Data: Delta Angle = 37 degrees 59 minutes 00 seconds; Radius = 132.52 feet; Chord Bearing = North 59 degrees 36 minutes 45 seconds West; Chord Distance = 86.25 feet); thence, along the arc of the curve, a distance of 87.85 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 39.99 feet; thence, South 78 degrees 14 minutes 20 seconds East, a distance of 36.00 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 17.50 feet; thence, due East, a distance of 362.59 feet to the Point of Beginning.

Parcel 8:

UPMINSTER RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of Section 2, bears North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West quarter section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West line, a distance of 679.45 feet; thence, due East, a distance of 1751.67 feet to a point on a curve concave to the Northwest, having a radius of 920.00 feet, a central angle of 13 degrees 34 minutes 08 seconds, a chord bearing of North 32 degrees 48 minutes 24 seconds East and a chord distance of 188.59 feet; said curve being the East right of way line of Century Boulevard South and the Point of Beginning; thence, Northeasterly, along the arc of said curve, a distance of 188.92 feet to the end of said curve; thence, North 89 degrees 01 minutes 04 seconds East, a distance of 100.00 feet; thence, due South, a distance of 66.32 feet; thence, due West, a distance of 50.00 feet; thence, due South, a distance of 175.00 feet; thence, due West, a distance of 94.85 feet; thence North 35 degrees 15 minutes 00 seconds West, a distance of 99.30 feet to the Point of Beginning.

Parcel 9:

MARKHAM RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section, a distance of 1335.97 feet; thence due West, a distance of 1396.95 feet to the Point of Beginning; thence South 15 degrees 40 minutes 00 seconds West, a distance of 179.13 feet; thence, South 22 degrees 40 minutes 00 seconds East, a distance of 154.01 feet; thence South 03 degrees 50 minutes 26 seconds West, a distance of 18.16 feet to a point on a curve concave to the North, having a radius of 470.00, a central angle of 54 degrees 46 minutes 28 seconds, a chord bearing of North 58 degrees 46 minutes 17 seconds West and a chord distance of 432.40 feet; said curve being the North right of way line of Century Boulevard South, Thence, Northwesterly, along the arc of said curve, a distance of 449.32 feet to the end of said curve; thence, South 86 degrees 50 minutes 00 seconds East, a distance of 238.97 feet; thence, North 15 degrees 40 minutes 00 seconds East, a distance of 150.00 feet; thence, South 74 degrees 20 minutes 00 seconds East, a distance of 84.00 feet to the Point of Beginning.

Parcel 10:

BERKSHIRE RECREATION AREA

A parcel of land located in Section 2, Township 48 South, Range 42 East, Broward County, Florida, said parcel of land being more specifically described as follows:

From the Southwest corner of Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West one-quarter corner; Thence, North 89 degrees 40 minutes 07 seconds East, a distance of 1245.51 feet to the Point of Beginning; Thence, due East, a distance of 305.63 feet; thence, due South, a distance of 125.61 feet; thence, South 59 degrees 01 minutes 04 seconds West, a distance of 176.48 feet; thence, North 60 degrees 58 minutes 56 seconds West, a distance of 176.48 feet; thence, due North, a distance of 130.85 feet to the Point of Beginning.

Parcel 11:

RICHMOND RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section , a distance of 1568.55 feet; thence, due East, a distance of 1879.59 feet to the Point of Beginning; thence, South 60 degrees 00 minutes 00 seconds East, a distance of 287.00 feet; thence, South 35 degrees 00 minutes 00 seconds West, a distance of 123.13 feet; thence South 05 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 51.11 feet to a point on the North right-of-way line of East Drive; thence, North 16 degrees 32 minutes 00 seconds West, along said right-of-way line, a distance of 176.70 feet to a point of curvature of a curve to the left, having a radius of 194.25 feet, a central angle of 35 degrees 55 minutes 09 seconds, a chord bearing of North 34 degrees 29 minutes 35 seconds West, and a chord distance of 119.79 feet; said curve being said right-of-way line; thence, Northwesterly, along the arc of said curve, a distance of 121.78 feet to the point of tangency; thence; North 52 degrees 27 minutes 09 seconds West, along said right-of-way line, a distance of 105.18 feet to the Easterly right-of-way line of Century Boulevard South; said right-of-way line being a curve concave to the West, having a radius of 1090.00 feet; a central angle of 09 degrees 05 minutes 03 seconds, a chord bearing of North 30 degrees 54 minutes 04 seconds East and a chord distance of 172.64 feet; thence, Northeasterly, along the arc of said curve, a distance of 172.82 feet to the Point of Beginning.

Parcel 12:

WESTBURY RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 2685.49 feet to the West quarter Section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West section line, a distance of 1645.84 feet; thence, due East, a distance of 1341.54 feet to the Point of Beginning; thence, due North, a distance of 107.00 feet; thence, due East, a distance of 36.00 feet; thence, due North, a distance of 41.00 feet; thence, due East, a distance of 130.00 feet; thence, due South, a distance of 112.00 feet; thence, due West, a distance of 36.00 feet; thence, due South, a distance of 72.00 feet; thence, due West, a distance of 90.00 feet; thence, due North, a distance of 36.00 feet; thence, due West, a distance of 40.00 feet to the Point of Beginning.

Parcel 13:

VENTNOR RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section 3, a distance of 2685.49 feet to the East one-quarter section corner; thence, North 01 degrees 12 minutes 329 seconds West, along said East section line, a distance of 100.15 feet; thence, due West, a distance of 2684.69 feet to the Point of Beginning. Thence, South 88 degrees 19 minutes 56 seconds West, a distance of 297.63 feet; thence, North 23 degrees 47 minutes 53 seconds West, a distance of 43.37 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 120.00 feet; thence, South 88 degrees 46 minutes 38 seconds West, a distance of 40.00 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 317.00 feet; thence, North 88 degrees 46 minutes 38 seconds East, a distance of 93.34 feet; thence South 01 degrees 00 minutes 00 seconds East, a distance of 182.58 feet; thence South 31 degrees 00 minutes 00 seconds East, a distance of 158.24 feet; thence South 51 degrees 00 minutes 00 seconds East, a distance of 239.73 feet to the Point of Beginning.

Parcel 14:

OAKRIDGE RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 1132.19 feet; thence, due West, a distance of 1792.51 feet to a point of the Southwesterly right of way line of Century Boulevard and the Point of Beginning; thence South 50 degrees 00 minutes 00

seconds West, a distance of 180.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 86.11 feet; thence, due West, a distance of 119.61 feet to a point on the East line of the "Nature Preserve"; thence, due North, along said East line, a distance of 100.00 feet; thence, due East, a distance of 277.68 feet to a point on a curve concave to the Northeast, having a radius of 550.00 feet; a central angle of 06 degrees 23 minutes 36 seconds, a chord bearing of South 34 degrees 58 minutes 48 seconds East and a chord distance of 6.34 feet; said curve being on the Southwesterly right of way line of Century Boulevard; thence, Southeasterly, along the arc of said curve, a distance of 61.37 feet to the end of said curve and the Point of Beginning.

Parcel 15:

NEWPORT RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 288.42 feet; thence, due West, a distance of 2458.61 feet to the Point of Beginning; thence, South 82 degrees 48 minutes 15 seconds West, a distance of 203.11 feet; thence South 89 degrees 19 minutes 00 seconds West, a distance of 198.21 feet; thence, North 00 degrees 41 minutes 00 seconds West, a distance of 145.00 feet; thence, North 89 degrees 19 minutes 00 seconds East, a distance of 280.97 feet; thence, South 45 degrees 00 minutes 00 seconds East, a distance of 170.46 feet to the Point of Beginning.

RECORDING COVER PAGE

Prepared By and Return To:

Michael E. Boutzoukas, Esq.

Becker & Poliakoff, P.A.

1511 N. Westshore Blvd., Suite 1000

Tampa, FL 33301

Document: Assignment and Assumption of Leases (Corrective)

Assignor: CVRF Deerfield Limited

**Assignee: Cenclub Homeowners Association, Inc. n/k/a
Cenclub Recreation Management, Inc.**

Legal Description: See Exhibit "A" attached hereto

ASSIGNMENT AND ASSUMPTION OF LEASES

[CORRECTIVE – SCRIVENER’S ERRORS]

THIS ASSIGNMENT AND ASSUMPTION OF LEASES (this “**Assignment**”) is made and entered into effective as of the 31st day of December, 2019, by and between **CVRF DEERFIELD, LIMITED, a Florida limited partnership, (“Assignor”)**, and **CENCLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation now known as CENCLUB RECREATION MANAGEMENT, INC., a Florida not-for-profit corporation (“Assignee”)**.

Recitals

This Assignment is made with respect to the following facts:

A. That James A. Nicholson is President of Holrod Realty Holding Corporation, the general partner of CVRF Deerfield, Limited, a Florida limited partnership and in such capacity has personal knowledge of the matters set forth herein.

B. Assignor is fee simple owner of certain real property located in Broward County, Florida more particularly described as:

See **Exhibit A** attached hereto and made a part hereof

(the “Property”), which Property is used for the recreational areas and amenities of Century Village, Deerfield Beach, Florida.

C. As fee simple owner of the Property, Assignor and/or its predecessor in interest, as Lessor, granted leasehold interests to the individual lessees and lessee associations of Century Village and their successors, as lessees, and as amended from time to time by and through that certain Long Term Lease recorded in Official Records Book 6521, Page 167, and amendments recorded in Official Records Book 6065, Page 850, Official Records Book 8491, Page 483 and Official Records Book 9642, Page 1, as assigned by Century Village to CRVF Deerfield, Limited, a Florida limited partnership in Official Records Book 9987, Page 460, all of the Public Records of Broward County, Florida, together with individual leases affecting the Property entered into prior to the Long Term Lease (collectively, the “Long Term Leases”) for use of the facilities included within the Long Term Leases as appurtenant rights to the ownership of the respective units, and which said Long Term Leases include a purchase option right in favor of Assignee (“Option”).

D. Assignor, as successor by assignment from Century Village East, Inc., as Seller, and Assignee, as Purchaser, have exercised the Option as described in that Option Contract for Sale and Purchase, attached as Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, with said Schedule C beginning at page 159, as assigned and amended, of the public records of Broward County, Florida, (the “**Option Agreement**”) for the sale of the Property to Assignee.

This Corrective document is being executed to correct scrivener’s errors (typographical) in the legal description on the prior Assignment and Assumption of Leases recorded in Instrument #116361033, Broward County, Florida.

E. Assignor has as of the date hereof conveyed to Assignee the Property, subject to the Long Term Leases, and such other matters as specifically identified in the Special Warranty Deed through which title was conveyed.

F. In connection with the conveyance of the Property, subject to the terms hereof, Assignor has agreed to assign all of its right, title and interest in and to the Long Term Leases identified herein on Exhibit "B" annexed to the original hereof (but not to be included if recorded) except for certain reserved rights as set forth herein, and Assignee has agreed to assume and perform all of Assignor's liabilities and obligations arising under the Long Term Leases and the Options from and after the date hereof.

Assignment

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Assignment.

(a) Assignor hereby assigns, transfers and conveys to Assignee all of Assignor's right, title and interest as landlord or lessor in, to and under the Long Term Leases; provided, that Assignor reserves the right to receive and collect rents due pursuant to the Option Agreement from the date hereof through the expiration of any Long Term Leases to expire on December 31, 2019, per the terms of the Option Agreement. Insofar as Assignor received payment from Assignee at the time of transfer for arrearages under the Long Term Leases as required pursuant to the second paragraph of Section 17 of the Option Agreement, Assignor hereby further assigns all rights of collection for unpaid rents accruing prior to December 31, 2019, and the same, to the extent collected, shall be the property of the Assignee. If Assignor receives payment for said amounts, or any portion thereof after December 31, 2019, the same shall be remitted to Assignee immediately.

(b) Additionally, Assignor has a lien securing its right and interest to amounts equal to the difference between the monthly rent then entitled to be received pursuant to Long Term Leases, continuing after December 31, 2019, and the amount of the operating costs then assessed against the members of Assignee for their pro rata share of operating, etc. expenses of the Property (it being understood that the number of continuing Long Term Leases shall be considered in the pro rata calculation for payment of expenses) pursuant to the Third Paragraph of Section 18 of the Option Agreement (see the third paragraph of Section 18 the Option Agreement for illustrations to assist with interpretation of this provision). Assignee shall diligently pursue the collection of said monthly rents under the Long Term Leases against both individual lessees and lessee associations, and Assignee shall not cancel any of such Long Term Leases prior to the expiration thereof. Assignee shall annually certify to Assignor the amount of collections and the amount of each lessee's pro rata share of expenses. In the event any prepayment is made hereinafter then the monies received therefrom shall, except for the portion attributable to operating expenses, if any, be immediately paid over to Assignor.

2. Without Recourse. Assignee agrees and acknowledges that Assignor's assignment herein is provided without recourse.

3. Assumption. Assignee agrees and acknowledges that Assignor's assignment herein is provided without recourse. Assignee hereby expressly releases Assignor from all liability under such Long Term Leases and Assignee assumes all liabilities and obligations of Assignor under the Long Term Lease which relate to the periods from and after the date hereof and agrees (a) to perform all obligations of Assignor, as the landlord or lessor under the Long Term Leases which are to be performed or which become due on or after the date hereof.

4. Indemnity by Assignee. Assignee agrees to indemnify, defend and hold harmless Assignor from and against any and all claims, damages, liabilities, losses, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) asserted against or suffered or incurred by Assignor as a result of or in connection with any liabilities or obligations of Assignee, as the landlord or lessor under the Long Term Leases and the Option and relating to periods from and after the date hereof.

5. Non-Merger; Continuation of Leases. Assignor and Assignee acknowledge and agree that it is not the intention of the parties that a merger of title be effected by this assignment when fee simple title vests in the Assignee together with this Assignment, and the interest of Grantee as Landlord and fee simple owner by that certain Special Warranty Deed executed simultaneously herewith shall remain in full force and effect and the Long Term Leases assigned may be enforced upon by Assignee as provided for in each of said Leases so assigned as to all sublessees, users and occupants of the Property.

6. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties' respective successors and assigns.

7. The Assignor further certifies and warrants, without investigation of the same, that Exhibit B hereto is a true, complete, and accurate copy of the rent roll for the lessees as of the date shown thereon, and that Assignor has no knowledge of any other persons or parties that claim any rights to options, claims or interest in the Property, except the persons and parties listed on the Rent Roll as tenants only under valid, unrecorded leases and/or agreements and their successors in interest, and that no rights to use the Property for other than recreational purposes have been granted.

8. Counterparts. This Assignment may be executed in counterparts, each of which shall be deemed a duplicate original.

[Remainder of page blank; signatures follow]

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed by its duly authorized representative on the day and year first above written.

ASSIGNOR:

CVRF DEERFIELD, LIMITED,
a Florida limited partnership

By: HOLROD REALTY HOLDING
CORPORATION,
a New York corporation,
its General Partner

By: [Signature]
James A. Nicholson, President

State of New York
County of New York

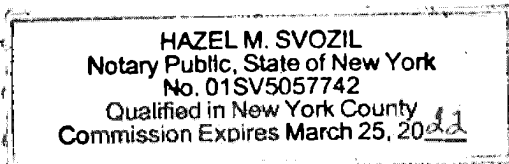
The foregoing instrument was sworn and subscribed to before me by means of ☒ physical presence or ☐ online notarization this 24 day of August, 2021 by James A. Nicholson, the President of Holrod Realty Holding Corporation, as General Partner of CVRF Deerfield, Limited, on behalf of the partnership. He ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Hazel M. Nealy

My Commission Expires: _____



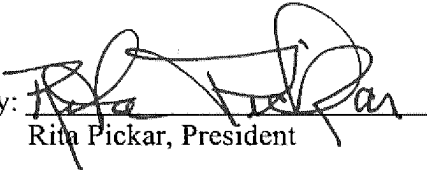
ACCEPTANCE OF ASSIGNMENT

Assignee, by joining herein, accept the assignment from Assignor of all rights under the Long Term Lease and the delegation of all duties of Assignor thereunder from and after the effective date of such Assignment.

IN WITNESS WHEREOF, the Assignee has executed this Acceptance of Assignment as of the Effective Date set forth above.

ASSIGNEE:

CENCLUB HOMEOWNERS
ASSOCIATION, INC.,
a Florida not-for-profit corporation
now known as
CENCLUB RECREATION
MANAGEMENT, INC.,
a Florida not-for-profit corporation

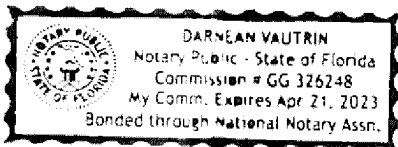
By: 
Rita Pickar, President

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization this 17 day of August, 2021 by Rita Pickar as President of Cenclub Homeowners Association, Inc., now known as Cenclub Recreation Management, Inc., on behalf of the corporation. She [☒] is personally known to me or [☐] has produced _____ as identification.

[Notary Seal]




Notary Public

Printed Name: Darnean Vautrin

My Commission

Expires: April 21, 2023

EXHIBIT A

Legal description of the Property:

Parcel 1:

"CLUBHOUSE AREA" - 484203-00-0153

A parcel of land in Sections 2 and 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being more specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15' 00" West, along the West line of said Section 2, a distance of 1980.75 feet to the Point of Beginning;

Thence, North 60 degrees 00' 00" East, a distance of 53.18 feet; thence, South 30 degrees 00' 00" East, a distance of 84.07 feet; thence, North 60 degrees 00' 00" East, a distance of 229.78 feet; thence, North 15 degrees 00' 00" West, a distance of 165.00 feet; thence, North 12 degrees 25' 42" East, a distance of 223.77 feet; thence, North 44 degrees 00' 00" East, a distance of 200.00 feet; thence, North 64 degrees 32' 51" East, a distance of 125.00 feet; thence, North 03 degrees 10' 00" West, a distance of 115.32 feet; thence, North 36 degrees 00' 00" East, a distance of 202.96 feet to a point on the Southerly right of way line of Century Boulevard; said right of way line being a curve concave to the North, having a delta angle of 29 degrees 52' 47", a radius of 1550.00 feet, a chord distance of 799.20 feet and whose center bears North 0 degrees 37' 46" West; thence, along the arc of said curve, a distance of 808.32 feet; thence, North 29 degrees 15' 01" East, a distance of 10.00 feet; thence, North 58 degrees 50' 23" West, a distance of 299.88 feet; thence, **North 60 degrees 45' 00" West, a distance of 200.11 feet**; thence, South 29 degrees 15' 00" West, a distance of 490.82 feet; thence, South 57 degrees 46' 20" East, a distance of 290.00 feet; thence, South 45 degrees 22' 44" East, a distance of 262.34 feet; thence, due South, a distance of 345.00 feet; thence, South 56 degrees 50' 33" East, a distance of 89.88 feet; thence, South 30 degrees 00' 00" East, a distance of 329.76 feet; thence North 60 degrees 00' 00" East, a distance of 128.30 feet to the Point of Beginning.

Parcel 2:

LEGAL DESCRIPTION FOR TENNIS COURTS - 484202-00-0037

A parcel of land in the West one-half of Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

Commence at the intersection of the East line of the West one-half of said Section 2, with the Southerly right of way line of State Road No. 810, (a 100 foot road right of way);

Thence, bear South 01 degrees 14' 29" East, along the East line of said West one-half of Section 2, a distance of 1415.00 feet.

Thence, South 89 degrees 01' 04" West, a distance of 309.33 feet to the Point of Beginning;

Thence, continue South 89 degrees 01' 04" West, a distance of 100.00 feet; thence, North 00 degrees 58' 56" West, a distance of 118.50 feet; thence, North 89 degrees 01' 04" East, a distance of 100.00 feet; thence, South 00 degrees 58' 56" East, a distance of 118.50 feet to the Point of Beginning.

Parcel 3:

LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA NORTH - 484203-00-0238

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 2636.99 feet;

Thence, due West, a distance of 1582.85 feet to the Point of Beginning.

Thence, South 11 degrees 40' 00" West, a distance of 115.50 feet; thence, North 78 degrees 20' 00" West, a distance of 35.00 feet; thence, South 11 degrees 40' 00" West, a distance of 35.00 feet; thence, North 78 degrees 20' 00" West, a distance of 128.46 feet to a point on the East right of way line of Century Boulevard South; thence, North 19 degrees 45' 00" West, along said right of way line, a distance of 147.39 feet;

Thence, North 70 degrees 15' 00" East, a distance of 140.17 feet; thence, South 56 degrees 30' 00" East, a distance of 130.00 feet to the Point of Beginning.

Parcel 4:

LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA SOUTH – 484203-00-0142

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 1217.05 feet to a point on a curve concave to the South, having a radius of 1690.00 feet, a central angle of 07 degrees 07' 01", **a chord bearing of North 83 degrees 48' 59" West** and a chord distance of 209.79 feet; said curve being the North right of way line of Century Boulevard South and said point being the Point of Beginning.

Thence, Westerly, along the arc of said curve, a distance of 209.92 feet to the end of said curve; thence, due North, a distance of 149.87 feet; thence, due East, a distance of 169.49 feet; thence, due South, a distance of 42.19 feet; thence, South 47 degrees 15' 00" East, a distance of 50.37 feet to a point on the East line of said Section 3, thence, South 01 degrees 15' 00" East, along said section line, a distance of 96.11 feet to a point on the North right of way line of Century Boulevard South and the Point of Beginning.

Parcel 5:

GRANTHAM RECREATION AREA – 484202-00-0243

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1659.59 feet; Thence, due East, a distance of 680.84 feet to the Point of Beginning; Thence, continue due East, a distance of 74.49 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 150 degrees 00 minutes 00 seconds and a chord bearing of South 15 degrees 00 minutes 00 seconds East; Thence, Southerly, along the arc of said curve, a distance of 146.61 feet to the Point of Tangency; Thence, South 60 degrees 00 minutes 00 seconds West, a distance of 55.50 feet to a point of curvature of a curve to the right, having a radius of 65.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing of North 75 degrees 00 minutes 00 seconds West; Thence, Westerly, along the arc of said curve, a distance of 102.10 feet to the Point of Tangency; Thence, North 30 degrees 00 minutes 00 seconds West; a distance of 28.24 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 120 degrees 00 minutes 00 seconds and a chord bearing of North 30 degrees 00 minutes 00 seconds East; Thence, Northerly, along the arc of said curve, a distance of 117.29 feet to the Point of Beginning.

Parcel 6:

ASHBY RECREATION AREA – 484202-00-0231

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1562.73 feet; Thence, due East, a distance of 1640.26 feet to the Point of Beginning; Thence, North 55 degrees 00 minutes 00 seconds East, a distance of 184.77 feet; Thence, South 66 degrees 38 minutes 41 seconds East, a distance of 41.86 feet to a point on a curve concave to the Northwest having a radius of 1010.00 feet; a central angle of 18 degrees 24 minutes 01 seconds, a chord bearing of South 32 degrees 33 minutes 20 seconds West and a chord distance of **322.96** feet; said curve being the West right of way line of Century Boulevard South; Thence, Southwesterly, along the arc of said curve, a distance of 324.36 feet to the end of said curve; Thence, North 05 degrees 00 minutes 00 seconds West, a distance of 183.53 feet to the Point of Beginning.

Parcel 7:

DURHAM RECREATION AREA - 484203-00-0152

A parcel of land located in Section 3, Township 48 South, Range 42 East, Broward County, Florida, described as follows:

From the Southeast corner of Section 3, proceed North 01 degrees 15 minutes 00 seconds West, a distance of 2685.49 feet, along the East line of said Section 3, to the East one-quarter corner; thence North 01 degrees 12 minutes 39 seconds West, along the East line of said Section 3, a distance of **1467.53 feet**; thence due West, a distance of 30.52 feet to the Point of Beginning; thence, due South, a distance of 31.19 feet; thence South 79 degrees 22 minutes 45 seconds West, a distance of 174.42 feet to a point of curvature of a curve to the left, (curve Data: Delta Angle 30 degrees 00 minutes 00 seconds, Radius = 186.60 feet; Chord Bearing = South 64 degrees 22 minutes 45 seconds West; Chord Distance = 96.59 feet); thence, along the arc of the curve, a distance of 97.70 feet; thence South 49 degrees 22 minutes 45 seconds West, a distance of 50.00 feet; thence North 40 degrees 37 minutes 15 seconds West, a distance of 59.39 feet to a Point of Curvature of a curve to the left, (Curve Data: Delta Angle = 37 degrees 59 minutes 00 seconds; Radius = 132.52 feet; Chord Bearing = North 59 degrees 36 minutes 45 seconds West; Chord Distance = 86.25 feet); thence, along the arc of the curve, a distance of 87.85 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 39.99 feet; thence, South 78 degrees 14 minutes 20 seconds East, a distance of 36.00 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 17.50 feet; thence, due East, a distance of 362.59 feet to the Point of Beginning.

Parcel 8:

UPMINSTER RECREATION AREA – 484202-00-0035

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of Section 2, bears North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West quarter section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West line, a distance of 679.45 feet; thence, due East, a distance of 1751.67 feet to a point on a curve concave to the Northwest, having a radius of 920.00 feet, a central angle of 13 degrees 34 minutes 08 seconds, a chord bearing of North 32 degrees 48 minutes 24 seconds East and a chord distance of 188.59 feet; said curve being the East right of way line of Century Boulevard South and the Point of Beginning; thence, Northeasterly, along the arc of said curve, a distance of 188.92 feet to the end of said curve; thence, North 89 degrees 01 minutes 04 seconds East, a distance of 100.00 feet; thence, due South, a distance of 66.32 feet; thence, due West, a distance of 50.00 feet; thence, due South, a distance of 175.00 feet; thence, due West, a distance of 94.85 feet; thence North 35 degrees 15 minutes 00 seconds West, a distance of 99.30 feet to the Point of Beginning.

Parcel 9:

MARKHAM RECREATION AREA – 484203-00-0237

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section, a distance of 1335.97 feet; thence due West, a distance of 1396.95 feet to the Point of Beginning; thence South 15 degrees 40 minutes 00 seconds West, a distance of 179.13 feet; thence, South 22 degrees 40 minutes 00 seconds East, a distance of 154.01 feet; thence South 03 degrees 50 minutes 26 seconds West, a distance of 18.16 feet to a point on a curve concave to the North, having a radius of 470.00, a central angle of 54 degrees 46 minutes 28 seconds, a chord bearing of North 58 degrees 46 minutes 17 seconds West and a chord distance of 432.40 feet; said curve being the North right of way line of Century Boulevard South, Thence, Northwesterly, along the arc of said curve, a distance of 449.32 feet to the end of said curve; thence, South 86 degrees 50 minutes 00 seconds East, a distance of 238.97 feet; thence, North 15 degrees 40 minutes 00 seconds East, a distance of 150.00 feet; thence, South 74 degrees 20 minutes 00 seconds East, a distance of 84.00 feet to the Point of Beginning.

Parcel 10:

BERKSHIRE RECREATION AREA – 484202-00-0038

A parcel of land located in Section 2, Township 48 South, Range 42 East, Broward County, Florida, said parcel of land being more specifically described as follows:

From the Southwest corner of Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West one-quarter corner; Thence, North 89 degrees 40 minutes 07 seconds East, a distance of 1245.51 feet to the Point of Beginning; Thence, due East, a distance of 305.63 feet; thence, due South, a distance of 125.61 feet; thence, South 59 degrees 01 minutes 04 seconds West, a distance of 176.48 feet; thence, North 60 degrees 58 minutes 56 seconds West, a distance of 176.48 feet; thence, due North, a distance of 130.85 feet to the Point of Beginning.

Parcel 11:

RICHMOND RECREATION AREA – 484202-00-0242

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section , a distance of 1568.55 feet; thence, due East, a distance of 1879.59 feet to the Point of Beginning; thence, South 60 degrees 00 minutes 00 seconds East, a distance of 287.00 feet; thence, South 35 degrees 00 minutes 00 seconds West, a distance of 123.13 feet; thence South 05 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 51.11 feet to a point on the North right-of-way line of East Drive; thence, North 16 degrees 32 minutes 00 seconds West, along said right-of-way line, a distance of 176.70 feet to a point of curvature of a curve to the left, having a radius of 194.25 feet, a central angle of 35 degrees 55 minutes 09 seconds, a chord bearing of North 34 degrees 29 minutes 35 seconds West, and a chord distance of 119.79 feet; said curve being said right-of-way line; thence, Northwesterly, along the arc of said curve, a distance of 121.78 feet to the point of tangency; thence; North 52 degrees 27 minutes 09 seconds West, along said right-of-way line, a distance of 105.18 feet to the Easterly right-of-way line of Century Boulevard South; said right-of-way line being a curve concave to the West, having a radius of 1090.00 feet; a central angle of 09 degrees 05 minutes 03 seconds, a chord bearing of North 30 degrees 54 minutes 04 seconds East and a chord distance of 172.64 feet; thence, Northeasterly, along the arc of said curve, a distance of 172.82 feet to the Point of Beginning.

Parcel 12:

WESTBURY RECREATION AREA – 484202-00-0162

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 2685.49 feet to the West quarter Section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West section line, a distance of 1645.84 feet; thence, due East, a distance of 1341.54 feet to the Point of Beginning; thence, due North, a distance of 107.00 feet; thence, due East, a distance of 36.00 feet; thence, due North, a distance of 41.00 feet; thence, due East, a distance of 130.00 feet; thence, due South, a distance of 112.00 feet; thence, due West, a distance of 36.00 feet; thence, due South, a distance of 72.00 feet; thence, due West, a distance of 90.00 feet; thence, due North, a distance of 36.00 feet; thence, due West, a distance of 40.00 feet to the Point of Beginning.

Parcel 13:

VENTNOR RECREATION AREA – 484203-00-0290

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section 3, a distance of 2685.49 feet to the East one-quarter section corner; thence, North 01 degrees 12 minutes 39 seconds West, along said East section line, a distance of 1005.15 feet; thence, due West, a distance of 2684.69 feet to the Point of Beginning. Thence, South 88 degrees 19 minutes 56 seconds West, a distance of 297.63 feet; thence, North 23 degrees 47 minutes 53 seconds West, a distance of 43.37 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 120.00 feet; thence, South 88 degrees 46 minutes 38 seconds West, a distance of 40.00 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 317.00 feet; thence, North 88 degrees 46 minutes 38 seconds East, a distance of 93.34 feet; thence South 01 degrees 00 minutes 00 seconds East, a distance of 182.58 feet; thence South 31 degrees 00 minutes 00 seconds East, a distance of 158.24 feet; thence South 51 degrees 00 minutes 00 seconds East, a distance of 239.73 feet to the Point of Beginning.

Parcel 14:

OAKRIDGE RECREATION AREA – 484203-00-0236

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 1132.19 feet; thence, due West, a distance of 1792.51 feet to a point of the Southwesterly right of way line of Century Boulevard and the Point of Beginning; thence South 50 degrees 00 minutes 00 seconds West, a distance of 180.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 86.11 feet; thence, due West, a distance of 119.61 feet to a point on the East line of the "Nature Preserve"; thence, due North, along said East line, a distance of 100.00 feet; thence, due East, a distance of 277.68 feet to a point on a curve concave to the Northeast, having a radius of 550.00 feet; a central angle of 06 degrees 23 minutes 36 seconds, a chord bearing of South 34 degrees 58 minutes 48 seconds East and a chord distance of **61.34** feet; said curve being on the Southwesterly right of way line of Century Boulevard; thence, Southeasterly, along the arc of said curve, a distance of 61.37 feet to the end of said curve and the Point of Beginning.

Parcel 15:

NEWPORT RECREATION AREA – 484203-00-0340

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 288.42 feet; thence, due West, a distance of 2458.61 feet to the Point of Beginning; thence, South 82 degrees 48 minutes 15 seconds West, a distance of 203.11 feet; thence South 89 degrees 19 minutes 00 seconds West, a distance of 198.21 feet; thence, North 00 degrees 41 minutes 00 seconds West, a distance of 145.00 feet; thence, North 89 degrees 19 minutes 00 seconds East, a distance of 280.97 feet; thence, South 45 degrees 00 minutes 00 seconds East, a distance of 170.46 feet to the Point of Beginning.

EXHIBIT B

This exhibit was redacted from the instrument before submission for recording as it contains confidential and personal financial information.

EXHIBIT C-1

This exhibit was redacted from the instrument before submission for recording as it contains confidential and personal financial information

Prepared by and return to:
Michael Boutzoukas, Esq.
Becker & Poliakoff, P.A.
1511 N. Westshore Blvd., Ste. 1000
Tampa, FL 33607

SPECIAL WARRANTY DEED
[CORRECTIVE – SCRIVENER’S ERRORS]

THIS CORRECTIVE DEED, effective as of December 31, 2019, by **CVRF DEERFIELD, LIMITED, a Florida limited partnership**, whose mailing address is 117 W. 72nd Street, Suite 5W, New York, NY 10023-3204 as “GRANTOR,” and **CENCLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation**, now known as **CENCLUB RECREATION MANAGEMENT, INC., a Florida not-for-profit corporation** (by formal name change) whose mailing address is c/o Century Village East Clubhouse 2400 Century Blvd., Deerfield Beach, FL 33442, as “GRANTEE.”

(Whenever used herein, the terms “GRANTOR” and “GRANTEE” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

W I T N E S S E T H:

The GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE the following described real property, and rights and interest in real property located and situated in the County of Broward and State of Florida, to wit:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF (the “Property”).

This Deed is executed in connection with that certain option agreement, as described in that Option Contract for Sale and Purchase, attached as Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, as assigned and amended, of the public records of Broward County, Florida, (the “Agreement”), dated December 20, 1976 (“Option Agreement:”), as thereafter amended.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2020 and years subsequent thereto.
2. All matters of record in the Public Records of Broward County, including, without

This Corrective Deed is being executed to correct scrivener’s errors (typographical) in the legal description on the prior Special Warranty Deed recorded in Instrument #116264494, Broward County, Florida.

limitation, declarations, plats, covenants, conditions, reservations, restrictions, dedications and easements of record.

3. Zoning and/or other restrictions and prohibitions imposed by governmental authority.

4. Public utility easements of record.

5. Terms and conditions of the long-term recreational facilities leases, including but not limited to that certain Long Term Lease recorded in Official Records Book 6521, Page 167, and amendments recorded in Official Records Book 6065, Page 850, Official Records Book 8491, Page 483 and Official Records Book 9642, Page 1, as assigned by Century Village to CRVF Deerfield, Limited, a Florida limited partnership in Official Records Book 9987, Page 460, all of the Public Records of Broward County, Florida, as amended ("Long Term Lease") and all leases affecting the Property entered into prior to the Long Term Lease ("Long Term Leases").

6. Options to purchase the Property set forth in the Long Term Leases.

7. Subject to master management agreement providing for provisions of community facilities in accordance with such individual contracts between residents of Century Village, Deerfield Beach, Florida and the Master Management Firm defined therein and Century Village East, Inc.

8. Any franchise, concession or other agreements affecting said Property.

9. Terms and conditions of the Option Agreement for Sale and Purchase between Century Village East, Inc. and Cenclub Homeowners Association, Inc. contained in Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, Amendments recorded in Official Records Book 6881, Page 589, Official Records Book 7420, Page 539 and in Official Records Book 9977, Page 1 re-recorded in Official Records Book 9987, Page 399, and assigned to CVRF Deerfield, Limited, a Florida limited partnership recorded in Official Records Book 9987, Page 494, as affected by Agreement as to Option Exercise Date recorded in Official Records Book 30732, Page 990, all of the Public Records of Broward County, Florida ("Option Agreement").

9. That certain purchase money mortgage encumbering the Property, and executed contemporaneously herewith by GRANTEE in favor of GRANTOR and recorded in the Public Records of Broward County, Florida (the "Purchase Money Mortgage").

10. That certain declaration of restrictive covenants restricting the use of the Property to recreational purposes only for a period of ninety-nine (99) years executed contemporaneously herewith and recorded in the Public Records of Broward County, Florida.

11. GRANTEE hereby acknowledged and reaffirms each of the continuing covenants (each a "Continuing Covenant" and collectively referred to as the "Continuing Covenants") set forth in Section 28 of the Option Agreement except that, other than the Purchase Money Mortgage, there are no mortgage or like security instruments affecting the Property as described in Section 28(b), and Section 28(d) shall have no application after closing.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

The GRANTOR hereby specially warrants the title to the said real property, and will defend the same, against the lawful claims of all persons claiming by, through or under the said GRANTOR.

GRANTOR and GRANTEE covenant and agree that it is not the intention of the parties that a merger of title be effected by this conveyance, and the interest of Grantee as Landlord by assignment of the Long Term Leases under that certain Assignment and Assumption of Leases of even date herewith, which Long Term Leases shall remain in full force and effect and may be enforced upon by Grantee as provided for in each of said Leases so assigned as to all sublessees, users and occupants of the above-described property.

GRANTEE, by acceptance and recordation of this Special Warranty Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the recorded Declaration of Condominium described above and all amendments and/or supplements thereto, which provisions and requirements are acknowledged by Grantee to be reasonable, fair, and all of which are incorporated herein by this reference.

[SIGNATURES AND EXHIBIT "A" TO FOLLOW]

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered
in the presence of

W. M. Gardener

Witness signature

K. Slade

Witness print name

Witness signature

Witness print name

CVRF DEERFIELD, LIMITED,
a Florida limited partnership

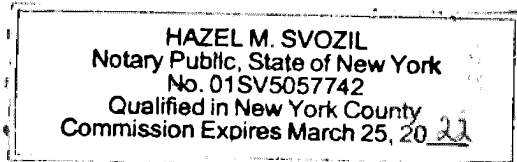
By: HOLROD REALTY HOLDING
CORPORATION, a New York
corporation, its General Partner

By: James A. Nicholson
James A. Nicholson, President

STATE OF NEW YORK

COUNTY OF NEW YORK

On this 24 day of August, 2021, before me, the undersigned notary public, appeared by means of ☒ physical presence or ☐ online notarization, James A. Nicholson, as president of Holrod Realty Holding Corporation, a New York corporation, the general partner of CVRF Deerfield, Limited, a Florida limited partnership, and who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument to be the individual whose name is subscribed to within.



Hazel M. Svozil
Notary Public

Printed Name: Hazel M. Svozil

[Seal]

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

"CLUBHOUSE AREA" - 484203-00-0153

A parcel of land in Sections 2 and 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being more specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15' 00" West, along the West line of said Section 2, a distance of 1980.75 feet to the Point of Beginning;

Thence, North 60 degrees 00' 00" East, a distance of 53.18 feet; thence, South 30 degrees 00' 00" East, a distance of 84.07 feet; thence, North 60 degrees 00' 00" East, a distance of 229.78 feet; thence, North 15 degrees 00' 00" West, a distance of 165.00 feet; thence, North 12 degrees 25' 42" East, a distance of 223.77 feet; thence, North 44 degrees 00' 00" East, a distance of 200.00 feet; thence, North 64 degrees 32' 51" East, a distance of 125.00 feet; thence, North 03 degrees 10' 00" West, a distance of 115.32 feet; thence, North 36 degrees 00' 00" East, a distance of 202.96 feet to a point on the Southerly right of way line of Century Boulevard; said right of way line being a curve concave to the North, having a delta angle of 29 degrees 52' 47", a radius of 1550.00 feet, a chord distance of 799.20 feet and whose center bears North 0 degrees 37' 46" West; thence, along the arc of said curve, a distance of 808.32 feet; thence, North 29 degrees 15' 01" East, a distance of 10.00 feet; thence, North 58 degrees 50' 23" West, a distance of 299.88 feet; thence, **North 60 degrees 45' 00" West, a distance of 200.11 feet**; thence, South 29 degrees 15' 00" West, a distance of 490.82 feet; thence, South 57 degrees 46' 20" East, a distance of 290.00 feet; thence, South 45 degrees 22' 44" East, a distance of 262.34 feet; thence, due South, a distance of 345.00 feet; thence, South 56 degrees 50' 33" East, a distance of 89.88 feet; thence, South 30 degrees 00' 00" East, a distance of 329.76 feet; thence North 60 degrees 00' 00" East, a distance of 128.30 feet to the Point of Beginning.

Parcel 2:

LEGAL DESCRIPTION FOR TENNIS COURTS - 484202-00-0037

A parcel of land in the West one-half of Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

Commence at the intersection of the East line of the West one-half of said Section 2, with the Southerly right of way line of State Road No. 810, (a 100 foot road right of way);

Thence, bear South 01 degrees 14' 29" East, along the East line of said West one-half of Section 2, a distance of 1415.00 feet.

Thence, South 89 degrees 01' 04" West, a distance of 309.33 feet to the Point of Beginning;

Thence, continue South 89 degrees 01' 04" West, a distance of 100.00 feet; thence, North 00 degrees 58' 56" West, a distance of 118.50 feet; thence, North 89 degrees 01' 04" East, a distance of 100.00 feet; thence, South 00 degrees 58' 56" East, a distance of 118.50 feet to the Point of Beginning.

Parcel 3:

LEGAL DESCRIPTION FOR LYNDBURST RECREATION AREA NORTH - 484203-00-0238

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 2636.99 feet;

Thence, due West, a distance of 1582.85 feet to the Point of Beginning.

Thence, South 11 degrees 40' 00" West, a distance of 115.50 feet; thence, North 78 degrees 20' 00" West, a distance of 35.00 feet; thence, South 11 degrees 40' 00" West, a distance of 35.00 feet; thence, North 78 degrees 20' 00" West, a distance of 128.46 feet to a point on the East right of way line of Century Boulevard South; thence, North 19 degrees 45' 00" West, along said right of way line, a distance of 147.39 feet;

Thence, North 70 degrees 15' 00" East, a distance of 140.17 feet; thence, South 56 degrees 30' 00" East, a distance of 130.00 feet to the Point of Beginning.

Parcel 4:

LEGAL DESCRIPTION FOR LYNDBURST RECREATION AREA SOUTH – 484203-00-0142

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 1217.05 feet to a point on a curve concave to the South, having a radius of 1690.00 feet, a central angle of 07 degrees 07' 01", **a chord bearing of North 83 degrees 48' 59" West** and a chord distance of 209.79 feet; said curve being the North right of way line of Century Boulevard South and said point being the Point of Beginning.

Thence, Westerly, along the arc of said curve, a distance of 209.92 feet to the end of said curve; thence, due North, a distance of 149.87 feet; thence, due East, a distance of 169.49 feet; thence, due South, a distance of 42.19 feet; thence, South 47 degrees 15' 00" East, a distance of 50.37 feet to a point on the East line of said Section 3, thence, South 01 degrees 15' 00" East, along said section line, a distance of 96.11 feet to a point on the North right of way line of Century Boulevard South and the Point of Beginning.

Parcel 5:

GRANTHAM RECREATION AREA – 484202-00-0243

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1659.59 feet; Thence, due East, a distance of 680.84 feet to the Point of Beginning; Thence, continue due East, a distance of 74.49 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 150 degrees 00 minutes 00 seconds and a chord bearing of South 15 degrees 00 minutes 00 seconds East; Thence, Southerly, along the arc of said curve, a distance of 146.61 feet to the Point of Tangency; Thence, South 60 degrees 00 minutes 00 seconds West, a distance of 55.50 feet to a point of curvature of a curve to the right, having a radius of 65.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing of North 75 degrees 00 minutes 00 seconds West; Thence, Westerly, along the arc of said curve, a distance of 102.10 feet to the Point of Tangency; Thence, North 30 degrees 00 minutes 00 seconds West; a distance of 28.24 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 120 degrees 00 minutes 00 seconds and a chord bearing of North 30 degrees 00 minutes 00 seconds East; Thence, Northerly, along the arc of said curve, a distance of 117.29 feet to the Point of Beginning.

Parcel 6:

ASHBY RECREATION AREA – 484202-00-0231

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1562.73 feet; Thence, due East, a distance of 1640.26 feet to the Point of Beginning; Thence, North 55 degrees 00 minutes 00 seconds East, a distance of 184.77 feet; Thence, South 66 degrees 38 minutes 41 seconds East, a distance of 41.86 feet to a point on a curve concave to the Northwest having a radius of 1010.00 feet; a central angle of 18 degrees 24 minutes 01 seconds, a chord bearing of South 32 degrees 33 minutes 20 seconds West and a chord distance of **322.96** feet; said curve being the West right of way line of Century Boulevard South; Thence, Southwesterly, along the arc of said curve, a distance of 324.36 feet to the end of said curve; Thence, North 05 degrees 00 minutes 00 seconds West, a distance of 183.53 feet to the Point of Beginning.

Parcel 7:

DURHAM RECREATION AREA - 484203-00-0152

A parcel of land located in Section 3, Township 48 South, Range 42 East, Broward County, Florida, described as follows:

From the Southeast corner of Section 3, proceed North 01 degrees 15 minutes 00 seconds West, a distance of 2685.49 feet, along the East line of said Section 3, to the East one-quarter corner; thence North 01 degrees 12 minutes 39 seconds West, along the East line of said Section 3, a distance of **1467.53 feet**; thence due West, a distance of 30.52 feet to the Point of Beginning; thence, due South, a distance of 31.19 feet; thence South 79 degrees 22 minutes 45 seconds West, a distance of 174.42 feet to a point of curvature of a curve to the left, (curve Data: Delta Angle 30 degrees 00 minutes 00 seconds, Radius = 186.60 feet; Chord Bearing = South 64 degrees 22 minutes 45 seconds West; Chord Distance = 96.59 feet); thence, along the arc of the curve, a distance of 97.70 feet; thence South 49 degrees 22 minutes 45 seconds West, a distance of 50.00 feet; thence North 40 degrees 37 minutes 15 seconds West, a distance of 59.39 feet to a Point of Curvature of a curve to the left, (Curve Data: Delta Angle = 37 degrees 59 minutes 00 seconds; Radius = 132.52 feet; Chord Bearing = North 59 degrees 36 minutes 45 seconds West; Chord Distance = 86.25 feet); thence, along the arc of the curve, a distance of 87.85 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 39.99 feet; thence, South 78 degrees 14 minutes 20 seconds East, a distance of 36.00 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 17.50 feet; thence, due East, a distance of 362.59 feet to the Point of Beginning.

Parcel 8:

UPMINSTER RECREATION AREA – 484202-00-0035

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of Section 2, bears North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West quarter section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West line, a distance of 679.45 feet; thence, due East, a distance of 1751.67 feet to a point on a curve concave to the Northwest, having a radius of 920.00 feet, a central angle of 13 degrees 34 minutes 08 seconds, a chord bearing of North 32 degrees 48 minutes 24 seconds East and a chord distance of 188.59 feet; said curve being the East right of way line of Century Boulevard South and the Point of Beginning; thence, Northeasterly, along the arc of said curve, a distance of 188.92 feet to the end of said curve; thence, North 89 degrees 01 minutes 04 seconds East, a distance of 100.00 feet; thence, due South, a distance of 66.32 feet; thence, due West, a distance of 50.00 feet; thence, due South, a distance of 175.00 feet; thence, due West, a distance of 94.85 feet; thence North 35 degrees 15 minutes 00 seconds West, a distance of 99.30 feet to the Point of Beginning.

Parcel 9:

MARKHAM RECREATION AREA – 484203-00-0237

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section, a distance of 1335.97 feet; thence due West, a distance of 1396.95 feet to the Point of Beginning; thence South 15 degrees 40 minutes 00 seconds West, a distance of 179.13 feet; thence, South 22 degrees 40 minutes 00 seconds East, a distance of 154.01 feet; thence South 03 degrees 50 minutes 26 seconds West, a distance of 18.16 feet to a point on a curve concave to the North, having a radius of 470.00, a central angle of 54 degrees 46 minutes 28 seconds, a chord bearing of North 58 degrees 46 minutes 17 seconds West and a chord distance of 432.40 feet; said curve being the North right of way line of Century Boulevard South, Thence, Northwesterly, along the arc of said curve, a distance of 449.32 feet to the end of said curve; thence, South 86 degrees 50 minutes 00 seconds East, a distance of 238.97 feet; thence, North 15 degrees 40 minutes 00 seconds East, a distance of 150.00 feet; thence, South 74 degrees 20 minutes 00 seconds East, a distance of 84.00 feet to the Point of Beginning.

Parcel 10:

BERKSHIRE RECREATION AREA – 484202-00-0038

A parcel of land located in Section 2, Township 48 South, Range 42 East, Broward County, Florida, said parcel of land being more specifically described as follows:

From the Southwest corner of Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West one-quarter corner; Thence, North 89 degrees 40 minutes 07 seconds East, a distance of 1245.51 feet to the Point of Beginning; Thence, due East, a distance of 305.63 feet; thence, due South, a distance of 125.61 feet; thence, South 59 degrees 01 minutes 04 seconds West, a distance of 176.48 feet; thence, North 60 degrees 58 minutes 56 seconds West, a distance of 176.48 feet; thence, due North, a distance of 130.85 feet to the Point of Beginning.

Parcel 11:

RICHMOND RECREATION AREA – 484202-00-0242

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section , a distance of 1568.55 feet; thence, due East, a distance of 1879.59 feet to the Point of Beginning; thence, South 60 degrees 00 minutes 00 seconds East, a distance of 287.00 feet; thence, South 35 degrees 00 minutes 00 seconds West, a distance of 123.13 feet; thence South 05 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 51.11 feet to a point on the North right-of-way line of East Drive; thence, North 16 degrees 32 minutes 00 seconds West, along said right-of-way line, a distance of 176.70 feet to a point of curvature of a curve to the left, having a radius of 194.25 feet, a central angle of 35 degrees 55 minutes 09 seconds, a chord bearing of North 34 degrees 29 minutes 35 seconds West, and a chord distance of 119.79 feet; said curve being said right-of-way line; thence, Northwesterly, along the arc of said curve, a distance of 121.78 feet to the point of tangency; thence; North 52 degrees 27 minutes 09 seconds West, along said right-of-way line, a distance of 105.18 feet to the Easterly right-of-way line of Century Boulevard South; said right-of-way line being a curve concave to the West, having a radius of 1090.00 feet; a central angle of 09 degrees 05 minutes 03 seconds, a chord bearing of North 30 degrees 54 minutes 04 seconds East and a chord distance of 172.64 feet; thence, Northeasterly, along the arc of said curve, a distance of 172.82 feet to the Point of Beginning.

Parcel 12:

WESTBURY RECREATION AREA – 484202-00-0162

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 2685.49 feet to the West quarter Section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West section line, a distance of 1645.84 feet; thence, due East, a distance of 1341.54 feet to the Point of Beginning; thence, due North, a distance of 107.00 feet; thence, due East, a distance of 36.00 feet; thence, due North, a distance of 41.00 feet; thence, due East, a distance of 130.00 feet; thence, due South, a distance of 112.00 feet; thence, due West, a distance of 36.00 feet; thence, due South, a distance of 72.00 feet; thence, due West, a distance of 90.00 feet; thence, due North, a distance of 36.00 feet; thence, due West, a distance of 40.00 feet to the Point of Beginning.

Parcel 13:

VENTNOR RECREATION AREA – 484203-00-0290

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section 3, a distance of 2685.49 feet to the East one-quarter section corner; thence, North 01 degrees 12 minutes 39 seconds West, along said East section line, a distance of 1005.15 feet; thence, due West, a distance of 2684.69 feet to the Point of Beginning. Thence, South 88 degrees 19 minutes 56 seconds West, a distance of 297.63 feet; thence, North 23 degrees 47 minutes 53 seconds West, a distance of 43.37 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 120.00 feet; thence, South 88 degrees 46 minutes 38 seconds West, a distance of 40.00 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 317.00 feet; thence, North 88 degrees 46 minutes 38 seconds East, a distance of 93.34 feet; thence South 01 degrees 00 minutes 00 seconds East, a distance of 182.58 feet; thence South 31 degrees 00 minutes 00 seconds East, a distance of 158.24 feet; thence South 51 degrees 00 minutes 00 seconds East, a distance of 239.73 feet to the Point of Beginning.

Parcel 14:

OAKRIDGE RECREATION AREA – 484203-00-0236

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 1132.19 feet; thence, due West, a distance of 1792.51 feet to a point of the Southwesterly right of way line of Century Boulevard and the Point of Beginning; thence South 50 degrees 00 minutes 00 seconds West, a distance of 180.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 86.11 feet; thence, due West, a distance of 119.61 feet to a point on the East line of the "Nature Preserve"; thence, due North, along said East line, a distance of 100.00 feet; thence, due East, a distance of 277.68 feet to a point on a curve concave to the Northeast, having a radius of 550.00 feet; a central angle of 06 degrees 23 minutes 36 seconds, a chord bearing of South 34 degrees 58 minutes 48 seconds East and a chord distance of 61.34 feet; said curve being on the Southwesterly right of way line of Century Boulevard; thence, Southeasterly, along the arc of said curve, a distance of 61.37 feet to the end of said curve and the Point of Beginning.

Parcel 15:

NEWPORT RECREATION AREA – 484203-00-0340

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 288.42 feet; thence, due West, a distance of 2458.61 feet to the Point of Beginning; thence, South 82 degrees 48 minutes 15 seconds West, a distance of 203.11 feet; thence South 89 degrees 19 minutes 00 seconds West, a distance of 198.21 feet; thence, North 00 degrees 41 minutes 00 seconds West, a distance of 145.00 feet; thence, North 89 degrees 19 minutes 00 seconds East, a distance of 280.97 feet; thence, South 45 degrees 00 minutes 00 seconds East, a distance of 170.46 feet to the Point of Beginning.

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This Instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 484203-00-0238

SATISFACTION OF
NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Marty Kiar, in his official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

CENCLUB HOMEOWNERS ASSN INC

CVRF DEERFIELD
2400 CENTURY BLVD
DEERFIELD BEACH FL 33442

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County (Instrument # 117558713) CURED the defect that caused the Notice of Insufficiency of Deed to be recorded in the official records of Broward County (Instrument # 116388535). Accordingly, said property transfer will be properly entered into the official tax roll of Broward County. Done this 7th day of October, 2021, in Fort Lauderdale, Broward County, Florida.

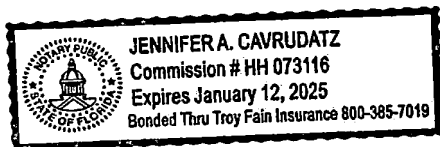
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston
Patti Huston, Deputy Appraiser
954-357-6846

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to or affirmed and signed before me in person on October 7, 2021 by Patti Huston, a Deputy Appraiser, who is personally known to me.

[Seal]



Jennifer A. Cavarudatz
NOTARY PUBLIC

Instr# 117558713 , Page 1 of 11, Recorded 09/02/2021 at 01:17 PM
Broward County Commission
Deed Doc Stamps: \$0.70

Prepared by and return to:
Michael Boutzoukas, Esq.
Becker & Poliakoff, P.A.
1511 N. Westshore Blvd., Ste. 1000
Tampa, FL 33607

SPECIAL WARRANTY DEED
[CORRECTIVE – SCRIVENER'S ERRORS]

THIS CORRECTIVE DEED, effective as of December 31, 2019, by CVRF DEERFIELD, LIMITED, a Florida limited partnership, whose mailing address is 117 W. 72nd Street, Suite 5W, New York, NY 10023-3204 as "GRANTOR," and CENCLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, now known as CENCLUB RECREATION MANAGEMENT, INC., a Florida not-for-profit corporation (by formal name change) whose mailing address is c/o Century Village East Clubhouse 2400 Century Blvd., Deerfield Beach, FL 33442, as "GRANTEE."

(Whenever used herein, the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

The GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE the following described real property, and rights and interest in real property located and situated in the County of Broward and State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (the "Property").

This Deed is executed in connection with that certain option agreement, as described in that Option Contract for Sale and Purchase, attached as Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, as assigned and amended, of the public records of Broward County, Florida, (the "Agreement"), dated December 20, 1976 ("Option Agreement:"), as thereafter amended.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2020 and years subsequent thereto.
2. All matters of record in the Public Records of Broward County, including, without

This Corrective Deed is being executed to correct scrivener's errors (typographical) in the legal description on the prior Special Warranty Deed recorded in Instrument #116264494, Broward County, Florida.

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limitation, declarations, plats, covenants, conditions, reservations, restrictions, dedications and easements of record.

3. Zoning and/or other restrictions and prohibitions imposed by governmental authority.

4. Public utility easements of record.

5. Terms and conditions of the long-term recreational facilities leases, including but not limited to that certain Long Term Lease recorded in Official Records Book 6521, Page 167, and amendments recorded in Official Records Book 6065, Page 850, Official Records Book 8491, Page 483 and Official Records Book 9642, Page 1, as assigned by Century Village to CRVF Deerfield, Limited, a Florida limited partnership in Official Records Book 9987, Page 460, all of the Public Records of Broward County, Florida, as amended ("Long Term Lease") and all leases affecting the Property entered into prior to the Long Term Lease ("Long Term Leases").

6. Options to purchase the Property set forth in the Long Term Leases.

7. Subject to master management agreement providing for provisions of community facilities in accordance with such individual contracts between residents of Century Village, Deerfield Beach, Florida and the Master Management Firm defined therein and Century Village East, Inc.

8. Any franchise, concession or other agreements affecting said Property.

9. Terms and conditions of the Option Agreement for Sale and Purchase between Century Village East, Inc. and Cencub Homeowners Association, Inc. contained in Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, Amendments recorded in Official Records Book 6881, Page 589, Official Records Book 7420, Page 539 and in Official Records Book 9977, Page 1 re-recorded in Official Records Book 9987, Page 399, and assigned to CVRF Deerfield, Limited, a Florida limited partnership recorded in Official Records Book 9987, Page 494, as affected by Agreement as to Option Exercise Date recorded in Official Records Book 30732, Page 990, all of the Public Records of Broward County, Florida ("Option Agreement").

9. That certain purchase money mortgage encumbering the Property, and executed contemporaneously herewith by GRANTEE in favor of GRANTOR and recorded in the Public Records of Broward County, Florida (the "Purchase Money Mortgage").

10. That certain declaration of restrictive covenants restricting the use of the Property to recreational purposes only for a period of ninety-nine (99) years executed contemporaneously herewith and recorded in the Public Records of Broward County, Florida.

11. GRANTEE hereby acknowledged and reaffirms each of the continuing covenants (each a "Continuing Covenant" and collectively referred to as the "Continuing Covenants") set forth in Section 28 of the Option Agreement except that, other than the Purchase Money Mortgage, there are no mortgage or like security instruments affecting the Property as described in Section 28(b), and Section 28(d) shall have no application after closing.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

The GRANTOR hereby specially warrants the title to the said real property, and will defend the same, against the lawful claims of all persons claiming by, through or under the said GRANTOR.

GRANTOR and GRANTEE covenant and agree that it is not the intention of the parties that a merger of title be effected by this conveyance, and the interest of Grantee as Landlord by assignment of the Long Term Leases under that certain Assignment and Assumption of Leases of even date herewith, which Long Term Leases shall remain in full force and effect and may be enforced upon by Grantee as provided for in each of said Leases so assigned as to all sublessees, users and occupants of the above-described property.

GRANTEE, by acceptance and recordation of this Special Warranty Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the recorded Declaration of Condominium described above and all amendments and/or supplements thereto, which provisions and requirements are acknowledged by Grantee to be reasonable, fair, and all of which are incorporated herein by this reference.

[SIGNATURES AND EXHIBIT "A" TO FOLLOW]

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IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered
in the presence of

Winnie Gardner

Witness signature

R. Slade

Witness print name

Witness signature

Witness print name

CVRF DEERFIELD, LIMITED,
a Florida limited partnership

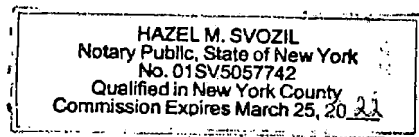
By: HOLROD REALTY HOLDING
CORPORATION, a New York
corporation, its General Partner

By: [Signature]
James A. Nicholson, President

STATE OF NEW YORK

COUNTY OF NEW YORK

On this 24 day of August, 2021, before me, the undersigned notary public, appeared by means of ☒ physical presence or ☐ online notarization, James A. Nicholson, as president of Holrod Realty Holding Corporation, a New York corporation, the general partner of CVRF Deerfield, Limited, a Florida limited partnership, and who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument to be the individual whose name is subscribed to within.



Hazel M. Svozil
Notary Public

Printed Name: Hazel M. Svozil

[Seal]

EXHIBIT "A"
LEGAL DESCRIPTION

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Parcel 1:

"CLUBHOUSE AREA" - 484203-00-0153

A parcel of land in Sections 2 and 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being more specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15' 00" West, along the West line of said Section 2, a distance of 1980.75 feet to the Point of Beginning;

Thence, North 60 degrees 00' 00" East, a distance of 53.18 feet; thence, South 30 degrees 00' 00" East, a distance of 84.07 feet; thence, North 60 degrees 00' 00" East, a distance of 229.78 feet; thence, North 15 degrees 00' 00" West, a distance of 165.00 feet; thence, North 12 degrees 25' 42" East, a distance of 223.77 feet; thence, North 44 degrees 00' 00" East, a distance of 200.00 feet; thence, North 64 degrees 32' 51" East, a distance of 125.00 feet; thence, North 03 degrees 10' 00" West, a distance of 115.32 feet; thence, North 36 degrees 00' 00" East, a distance of 202.96 feet to a point on the Southerly right of way line of Century Boulevard; said right of way line being a curve concave to the North, having a delta angle of 29 degrees 52' 47", a radius of 1550.00 feet, a chord distance of 799.20 feet and whose center bears North 0 degrees 37' 46" West; thence, along the arc of said curve, a distance of 808.32 feet; thence, North 29 degrees 15' 01" East, a distance of 10.00 feet; thence, North 58 degrees 50' 23" West, a distance of 299.88 feet; thence, North 60 degrees 45' 00" West, a distance of 200.11 feet; thence, South 29 degrees 15' 00" West, a distance of 490.82 feet; thence, South 57 degrees 46' 20" East, a distance of 290.00 feet; thence, South 45 degrees 22' 44" East, a distance of 262.34 feet; thence, due South, a distance of 345.00 feet; thence, South 56 degrees 50' 33" East, a distance of 89.88 feet; thence, South 30 degrees 00' 00" East, a distance of 329.76 feet; thence North 60 degrees 00' 00" East, a distance of 128.30 feet to the Point of Beginning.

Parcel 2:

LEGAL DESCRIPTION FOR TENNIS COURTS - 484202-00-0037

A parcel of land in the West one-half of Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

Commence at the intersection of the East line of the West one-half of said Section 2, with the Southerly right of way line of State Road No. 810, (a 100 foot road right of way);

Thence, bear South 01 degrees 14' 29" East, along the East line of said West one-half of Section 2, a distance of 1415.00 feet.

Thence, South 89 degrees 01' 04" West, a distance of 309.33 feet to the Point of Beginning;

Thence, continue South 89 degrees 01' 04" West, a distance of 100.00 feet; thence, North 00 degrees 58' 56" West, a distance of 118.50 feet; thence, North 89 degrees 01' 04" East, a distance of 100.00 feet; thence, South 00 degrees 58' 56" East, a distance of 118.50 feet to the Point of Beginning.

Parcel 3:

LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA NORTH - 484203-00-0238

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

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From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 2636.99 feet;

Thence, due West, a distance of 1582.85 feet to the Point of Beginning.

Thence, South 11 degrees 40' 00" West, a distance of 115.50 feet; thence, North 78 degrees 20' 00" West, a distance of 35.00 feet; thence, South 11 degrees 40' 00" West, a distance of 35.00 feet; thence, North 78 degrees 20' 00" West, a distance of 128.46 feet to a point on the East right of way line of Century Boulevard South; thence, North 19 degrees 45' 00" West, along said right of way line, a distance of 147.39 feet;

Thence, North 70 degrees 15' 00" East, a distance of 140.17 feet; thence, South 56 degrees 30' 00" East, a distance of 130.00 feet to the Point of Beginning.

Parcel 4:

LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA SOUTH – 484203-00-0142

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 1217.05 feet to a point on a curve concave to the South, having a radius of 1690.00 feet, a central angle of 07 degrees 07' 01", a **chord bearing of North 83 degrees 48' 59" West** and a chord distance of 209.79 feet; said curve being the North right of way line of Century Boulevard South and said point being the Point of Beginning.

Thence, Westerly, along the arc of said curve, a distance of 209.92 feet to the end of said curve; thence, due North, a distance of 149.87 feet; thence, due East, a distance of 169.49 feet; thence, due South, a distance of 42.19 feet; thence, South 47 degrees 15' 00" East, a distance of 50.37 feet to a point on the East line of said Section 3, thence, South 01 degrees 15' 00" East, along said section line, a distance of 96.11 feet to a point on the North right of way line of Century Boulevard South and the Point of Beginning.

Parcel 5:

GRANTHAM RECREATION AREA – 484202-00-0243

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1659.59 feet; Thence, due East, a distance of 680.84 feet to the Point of Beginning; Thence, continue due East, a distance of 74.49 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 150 degrees 00 minutes 00 seconds and a chord bearing of South 15 degrees 00 minutes 00 seconds East; Thence, Southerly, along the arc of said curve, a distance of 146.61 feet to the Point of Tangency; Thence, South 60 degrees 00 minutes 00 seconds West, a distance of 55.50 feet to a point of curvature of a curve to the right, having a radius of 65.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing of North 75 degrees 00 minutes 00 seconds West; Thence, Westerly, along the arc of said curve, a distance of 102.10 feet to the Point of Tangency; Thence, North 30 degrees 00 minutes 00 seconds West; a distance of 28.24 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 120 degrees 00 minutes 00 seconds and a chord bearing of North 30 degrees 00 minutes 00 seconds East; Thence, Northerly, along the arc of said curve, a distance of 117.29 feet to the Point of Beginning.

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Parcel 6:

ASHBY RECREATION AREA – 484202-00-0231

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1562.73 feet; Thence, due East, a distance of 1640.26 feet to the Point of Beginning; Thence, North 55 degrees 00 minutes 00 seconds East, a distance of 184.77 feet; Thence, South 66 degrees 38 minutes 41 seconds East, a distance of 41.86 feet to a point on a curve concave to the Northwest having a radius of 1010.00 feet; a central angle of 18 degrees 24 minutes 01 seconds, a chord bearing of South 32 degrees 33 minutes 20 seconds West and a chord distance of 322.96 feet; said curve being the West right of way line of Century Boulevard South; Thence, Southwesterly, along the arc of said curve, a distance of 324.36 feet to the end of said curve; Thence, North 05 degrees 00 minutes 00 seconds West, a distance of 183.53 feet to the Point of Beginning.

Parcel 7:

DURHAM RECREATION AREA - 484203-00-0152

A parcel of land located in Section 3, Township 48 South, Range 42 East, Broward County, Florida, described as follows:

From the Southeast corner of Section 3, proceed North 01 degrees 15 minutes 00 seconds West, a distance of 2685.49 feet, along the East line of said Section 3, to the East one-quarter corner; thence North 01 degrees 12 minutes 39 seconds West, along the East line of said Section 3, a distance of 1467.53 feet; thence due West, a distance of 30.52 feet to the Point of Beginning; thence, due South, a distance of 31.19 feet; thence South 79 degrees 22 minutes 45 seconds West, a distance of 174.42 feet to a point of curvature of a curve to the left, (curve Data: Delta Angle 30 degrees 00 minutes 00 seconds, Radius = 186.60 feet; Chord Bearing = South 64 degrees 22 minutes 45 seconds West; Chord Distance = 96.59 feet); thence, along the arc of the curve, a distance of 97.70 feet; thence South 49 degrees 22 minutes 45 seconds West, a distance of 50.00 feet; thence North 40 degrees 37 minutes 15 seconds West, a distance of 59.39 feet to a Point of Curvature of a curve to the left, (Curve Data: Delta Angle = 37 degrees 59 minutes 00 seconds; Radius = 132.52 feet; Chord Bearing = North 59 degrees 36 minutes 45 seconds West; Chord Distance = 86.25 feet); thence, along the arc of the curve, a distance of 87.85 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 39.99 feet; thence, South 78 degrees 14 minutes 20 seconds East, a distance of 36.00 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 17.50 feet; thence, due East, a distance of 362.59 feet to the Point of Beginning.

Parcel 8:

UPMINSTER RECREATION AREA – 484202-00-0035

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of Section 2, bears North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West quarter section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West line, a distance of 679.45 feet; thence, due East, a distance of 1751.67 feet to a point on a curve concave to the Northwest, having a radius of 920.00 feet, a central angle of 13 degrees 34 minutes 08 seconds, a chord bearing of North 32 degrees 48 minutes 24 seconds East and a chord distance of 188.59 feet; said curve being the East right of way line of Century Boulevard South and the Point of Beginning; thence, Northeasterly, along the arc of said curve, a distance of 188.92 feet to the end of said curve; thence, North 89 degrees 01 minutes 04 seconds East, a distance of 100.00 feet; thence, due South, a distance of 66.32 feet; thence, due West, a distance of 50.00 feet; thence, due South, a distance of 175.00 feet; thence, due West, a distance of 94.85 feet; thence North 35 degrees 15 minutes 00 seconds West, a distance of 99.30 feet to the Point of Beginning.

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Parcel 9:

MARKHAM RECREATION AREA – 484203-00-0237

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section, a distance of 1335.97 feet; thence due West, a distance of 1396.95 feet to the Point of Beginning; thence South 15 degrees 40 minutes 00 seconds West, a distance of 179.13 feet; thence, South 22 degrees 40 minutes 00 seconds East, a distance of 154.01 feet; thence South 03 degrees 50 minutes 26 seconds West, a distance of 18.16 feet to a point on a curve concave to the North, having a radius of 470.00, a central angle of 54 degrees 46 minutes 28 seconds, a chord bearing of North 58 degrees 46 minutes 17 seconds West and a chord distance of 432.40 feet; said curve being the North right of way line of Century Boulevard South, Thence, Northwesterly, along the arc of said curve, a distance of 449.32 feet to the end of said curve; thence, South 86 degrees 50 minutes 00 seconds East, a distance of 238.97 feet; thence, North 15 degrees 40 minutes 00 seconds East, a distance of 150.00 feet; thence, South 74 degrees 20 minutes 00 seconds East, a distance of 84.00 feet to the Point of Beginning.

Parcel 10:

BERKSHIRE RECREATION AREA – 484202-00-0038

A parcel of land located in Section 2, Township 48 South, Range 42 East, Broward County, Florida, said parcel of land being more specifically described as follows:

From the Southwest corner of Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West one-quarter corner; Thence, North 89 degrees 40 minutes 07 seconds East, a distance of 1245.51 feet to the Point of Beginning; Thence, due East, a distance of 305.63 feet; thence, due South, a distance of 125.61 feet; thence, South 59 degrees 01 minutes 04 seconds West, a distance of 176.48 feet; thence, North 60 degrees 58 minutes 56 seconds West, a distance of 176.48 feet; thence, due North, a distance of 130.85 feet to the Point of Beginning.

Parcel 11:

RICHMOND RECREATION AREA – 484202-00-0242

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 1568.55 feet; thence, due East, a distance of 1879.59 feet to the Point of Beginning; thence, South 60 degrees 00 minutes 00 seconds East, a distance of 287.00 feet; thence, South 35 degrees 00 minutes 00 seconds West, a distance of 123.13 feet; thence South 05 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 51.11 feet to a point on the North right-of-way line of East Drive; thence, North 16 degrees 32 minutes 00 seconds West, along said right-of-way line, a distance of 176.70 feet to a point of curvature of a curve to the left, having a radius of 194.25 feet, a central angle of 35 degrees 55 minutes 09 seconds, a chord bearing of North 34 degrees 29 minutes 35 seconds West, and a chord distance of 119.79 feet; said curve being said right-of-way line; thence, Northwesterly, along the arc of said curve, a distance of 121.78 feet to the point of tangency; thence, North 52 degrees 27 minutes 09 seconds West, along said right-of-way line, a distance of 105.18 feet to the Easterly right-of-way line of Century Boulevard South; said right-of-way line being a curve concave to the West, having a radius of 1090.00 feet; a central angle of 09 degrees 05 minutes 03 seconds, a chord bearing of North 30 degrees 54 minutes 04 seconds East and a chord distance of 172.64 feet; thence, Northeasterly, along the arc of said curve, a distance of 172.82 feet to the Point of Beginning.

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Parcel 12:

WESTBURY RECREATION AREA -- 484202-00-0162

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 2685.49 feet to the West quarter Section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West section line, a distance of 1645.84 feet; thence, due East, a distance of 1341.54 feet to the Point of Beginning; thence, due North, a distance of 107.00 feet; thence, due East, a distance of 36.00 feet; thence, due North, a distance of 41.00 feet; thence, due East, a distance of 130.00 feet; thence, due South, a distance of 112.00 feet; thence, due West, a distance of 36.00 feet; thence, due South, a distance of 72.00 feet; thence, due West, a distance of 90.00 feet; thence, due North, a distance of 36.00 feet; thence, due West, a distance of 40.00 feet to the Point of Beginning.

Parcel 13:

VENTNOR RECREATION AREA -- 484203-00-0290

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section 3, a distance of 2685.49 feet to the East one-quarter section corner; thence, North 01 degrees 12 minutes 39 seconds West, along said East section line, a distance of 1005.15 feet; thence, due West, a distance of 2684.69 feet to the Point of Beginning. Thence, South 88 degrees 19 minutes 56 seconds West, a distance of 297.63 feet; thence, North 23 degrees 47 minutes 53 seconds West, a distance of 43.37 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 120.00 feet; thence, South 88 degrees 46 minutes 38 seconds West, a distance of 40.00 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 317.00 feet; thence, North 88 degrees 46 minutes 38 seconds East, a distance of 93.34 feet; thence South 01 degrees 00 minutes 00 seconds East, a distance of 182.58 feet; thence South 31 degrees 00 minutes 00 seconds East, a distance of 158.24 feet; thence South 51 degrees 00 minutes 00 seconds East, a distance of 239.73 feet to the Point of Beginning.

Parcel 14:

OAKRIDGE RECREATION AREA -- 484203-00-0236

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 1132.19 feet; thence, due West, a distance of 1792.51 feet to a point of the Southwesterly right of way line of Century Boulevard and the Point of Beginning; thence South 50 degrees 00 minutes 00 seconds West, a distance of 180.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 86.11 feet; thence, due West, a distance of 119.61 feet to a point on the East line of the "Nature Preserve"; thence, due North, along said East line, a distance of 100.00 feet; thence, due East, a distance of 277.68 feet to a point on a curve concave to the Northeast, having a radius of 550.00 feet; a central angle of 06 degrees 23 minutes 36 seconds, a chord bearing of South 34 degrees 58 minutes 48 seconds East and a chord distance of 61.34 feet; said curve being on the Southwesterly right of way line of Century Boulevard; thence, Southeasterly, along the arc of said curve, a distance of 61.37 feet to the end of said curve and the Point of Beginning.

Instr# 117558713 , Page 11 of 11, End of Document

Parcel 15:

NEWPORT RECREATION AREA – 484203-00-0340

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 288.42 feet; thence, due West, a distance of 2458.61 feet to the Point of Beginning; thence, South 82 degrees 48 minutes 15 seconds West, a distance of 203.11 feet; thence South 89 degrees 19 minutes 00 seconds West, a distance of 198.21 feet; thence, North 00 degrees 41 minutes 00 seconds West, a distance of 145.00 feet; thence, North 89 degrees 19 minutes 00 seconds East, a distance of 280.97 feet; thence, South 45 degrees 00 minutes 00 seconds East, a distance of 170.46 feet to the Point of Beginning.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: July 1st, 2022

PROPERTY ID # 484202-CJ-0170 (TD # 48817)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

EUGENE RIEGLER
305 FARNHAM M
DEERFIELD BEACH, FL 33442

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 305 FARNHAM M DEERFIELD BEACH, FL 33442 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by July 29, 2022\$2,818.61

Or

* Estimated Amount due if paid by August 16, 2022\$2,853.82

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: July 1st, 2022
PROPERTY ID # 484202-CJ-0170 (TD # 48817)

WARNING

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BENSON MUCCI & WEISS PL, REGISTERED AGENT O/B/O CENCLUB RECREATION
MANAGEMENT, INC. C/O BRIAN ABELOW, ESQ.
5561 NORTH UNIVERSITY DRIVE - STE. 102
CORAL SPRINGS, FL 33067

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BEACH, FL 33442 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: July 1st, 2022
PROPERTY ID # 484202-CJ-0170 (TD # 48817)

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COMPANY, INC.
5561 NORTH UNIVERSITY DRIVE 102
CORAL SPRINGS, FL 33067

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: July 1st, 2022
PROPERTY ID # 484202-CJ-0170 (TD # 48817)

WARNING

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CENCLUB HOMEOWNERS ASSOCIATION, INC. NOW KNOWN AS CENCLUB
RECREATION MANAGEMENT, INC. C/O CENTURY VILLAGE EAST CLUBHOUSE
2400 CENTURY BLVD.
DEERFIELD BEACH, FL 33442

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 305 FARNHAM M DEERFIELD BEACH, FL 33442 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: July 1st, 2022

PROPERTY ID # 484202-CJ-0170 (TD # 48817)

WARNING

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CENCLUB RECREATION MANAGEMENT, INC. C/O CENTURY VILLAGE EAST
CLUBHOUSE ATTN: RITA PICKAR
2400 CENTURY BLVD
DEERFIELD BEACH, FL 33442

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: July 1st, 2022

PROPERTY ID # 484202-CJ-0170 (TD # 48817)

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CVE MASTER MANAGEMENT COMPANY, INC.
3501 WEST DRIVE
DEERFIELD BEACH, FL 33442-2085

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: July 1st, 2022
PROPERTY ID # 484202-CJ-0170 (TD # 48817)

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EAST COAST MANAGEMENT & MAINTENANCE, REGISTERED AGENT O/B/O FARNHAM
"M" CONDOMINIUM ASSOCIATION, INC.
410 S. MILLITARY TRAIL
DEERFIELD BEACH, FL 33442

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 305 FARNHAM M DEERFIELD BEACH, FL 33442 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: July 1st, 2022

PROPERTY ID # 484202-CJ-0170 (TD # 48817)

WARNING

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MARK F LEVY, REGISTERED AGENT O/B/O CEN-DEER COMMUNITIES, INC.
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 305 FARNHAM M DEERFIELD BEACH, FL 33442 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: July 1st, 2022

PROPERTY ID # 484202-CJ-0170 (TD # 48817)

WARNING

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CEN-DEER COMMUNITIES INC
1601 FORUM PL STE 500
WEST PALM BEACH, FL 33401-8103

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CITY OF DEERFIELD BEACH
150 NE 2ND AVE
DEERFIELD BEACH, FL 33441-3506

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FARNHAM "M" CONDOMINIUM ASSOCIATION, INC
410 S MILITARY TRL
DEERFIELD BEACH, FL 33442-3009

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AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by July 29, 2022\$2,818.61

Or

* Estimated Amount due if paid by August 16, 2022\$2,853.82

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: July 1st, 2022

PROPERTY ID # 484202-CJ-0170 (TD # 48817)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

RIEGLER, EUGENE EST
305 FARNHAM M
DEERFIELD BEACH, FL 33442-2946

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 305 FARNHAM M DEERFIELD BEACH, FL 33442 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

7017 1450 0000 5210 4432

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City

TD 48817 AUGUST 2022 WARNING
EUGENE RIEGLER
305 FARNHAM M
DEERFIELD BEACH, FL 33442

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 1450 000 5210 4449

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postmark
Here

Post
\$

Total

\$

Sen

Street

City

TD 48817 AUGUST 2022 WARNING

BENSON MUCCI & WEISS PL, REG AGENT O/B/O

CENCLUB REC MGMT, INC. C/O BRIAN ABELOW,

ESQ.

5561 N UNIVERSITY DR STE.102

CORAL SPRINGS, FL 33067

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Post

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Total

TD 48817 AUGUST 2022 WARNING

\$

Seni

BENSON MUCCI & WEISS PL, REG AGENT O/B/O CVE

Street

MASTER MGMT COMPANY, INC.

City, State, ZIP+4

5561 N UNIVERSITY DRIVE 102

CORAL SPRINGS, FL 33067

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 1450 0000 5210 4463

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total

TD 48817 AUGUST 2022 WARNING

\$

Sent

CENCLUB HOMEOWNERS ASSOC, INC. NOW
KNOWN AS CENCLUB REC MGMT, INC. C/O CEN

Street

VILLAGE E CLUBHOUSE

2400 CENTURY BLVD.

City

DEERFIELD BEACH, FL 33442

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 1450 0000 5210 4470

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City

TD 48817 AUGUST 2022 WARNING
CENCLUB REC MGMT, INC. C/O CENTURY VILLAGE
EAST CLUBHOUSE ATTN: RITA PICKAR
2400 CENTURY BLVD
DEERFIELD BEACH, FL 33442

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 1450 0000 5210 4487

U.S. Postal Service[™]

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

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☐ Return Receipt (electronic)

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☐ Certified Mail Restricted Delivery

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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Postage

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Total Po

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Sent To

Street a

City, St.

TD 48817 AUGUST 2022 WARNING

CVE MASTER MANAGEMENT

COMPANY, INC.

3501 WEST DRIVE

DEERFIELD BEACH, FL 33442-2085

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here

7017 1450 0000 5210 4494

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total P

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Sent To

Street

City, St

TD 48817 AUGUST 2022 WARNING
EAST COAST MGMT & MAINT, REG AGENT
O/B/O FARNHAM "M" CONDO ASSOC, INC.
410 S. MILLITARY TRAIL
DEERFIELD BEACH, FL 33442

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 1450 0000 5210 4500

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Postage

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Total Po

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Sent To

Street at

City, Sta

TD 48817 AUGUST 2022 WARNING
MARK F LEVY, REGISTERED AGENT O/B/O
CEN-DEER COMMUNITIES, INC.
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 1450 0000 5210 4517

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Seni

Stre

City,

TD 48817 AUGUST 2022 WARNING
CEN-DEER COMMUNITIES INC
1601 FORUM PL STE 500
WEST PALM BEACH, FL 33401-8103

7017 1450 0000 5210 4524

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Postage

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Total

\$

Sent

Street

City

TD 48817 AUGUST 2022 WARNING
CITY OF DEERFIELD BEACH
150 NE 2ND AVE
DEERFIELD BEACH, FL 33441-3506

7017 1450 0000 5210 4531

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Postage

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Total Price

\$

Sent To

Street and

City, State

TD 48817 AUGUST 2022 WARNING
FARNHAM "M" CONDOMINIUM
ASSOCIATION, INC
410 S MILITARY TRL
DEERFIELD BEACH, FL 33442-3009

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 1450 0000 5210 4548

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, State

TD 48817 AUGUST 2022 WARNING
RIEGLER, EUGENE EST
305 FARNHAM M
DEERFIELD BEACH, FL 33442-2946

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TO 4817 AUGUST 2022 WARNING
EUGENE RIEGLER
305 FARNHAM M
DEERFIELD BEACH, FL 33442



9590 9402 7338 2028 4082 92

2. Article Number (Transfer from service label)

7017 1450 0000 5210 4432

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

C19

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

Mail
Mail Restricted Delivery
(500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 48817 AUGUST 2022 WARNING
CVE MASTER MANAGEMENT
COMPANY, INC.
3501 WEST DRIVE
DEERFIELD BEACH, FL 33442-2085



9590 9402 7338 2028 4083 53

2. Article Number (Transfer from service label)

7017 1450 0000 5210 4487

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Kira Hays*☐ Agent
☒ Addressee

B. Received by (Printed Name)

Kira Hays

C. Date of Delivery

7/5/22

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restrict Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

fail
fail Restricted Delivery
(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 48817 AUGUST 2022 WARNING
CITY OF DEERFIELD BEACH
150 NE 2ND AVE
DEERFIELD BEACH, FL 33441-3506



9590 9402 7338 2028 4082 61

2. Article Number (Transfer from service label)

7017 1450 0000 5210 4524

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

K. Litchfield
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 48817 AUGUST 2022 WARNING
FARNHAM "M" CONDOMINIUM
ASSOCIATION, INC
410 S MILITARY TRL
DEERFIELD BEACH, FL 33442-3009



9590 9402 7338 2028 4082 09

2. Article Number (Transfer from service label)

7017 1450 0000 5210 4531

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Registered MailMail Restricted Delivery
(00)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 48817 AUGUST 2022 WARNING
EAST COAST MGMT & MAINT, REG AGENT
O/B/O FARNHAM "M" CONDO ASSOC, INC.
410 S. MILITARY TRAIL
DEERFIELD BEACH, FL 33442



9590 9402 7338 2028 4083 46

2. Article Number (Transfer from service label)

7017 1450 0000 5210 4494

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/5

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation®
- ☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 48817 AUGUST 2022 WARNING
CEN-DEER COMMUNITIES INC
1601 FORUM PL STE 500
WEST PALM BEACH, FL 33401-8103



9590 9402 7338 2028 4083 22

2. Article Number (Transfer from service label)

7017 1450 0000 5210 4517

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Sam Hagan* ☒ Agent
☐ Addressee

B. Received by (Printed Name)

JA

C. Date of Delivery

7/5/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 48817 AUGUST 2022 WARNING
MARK F LEVY, REGISTERED AGENT O/B/O
CEN-DEER COMMUNITIES, INC.
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401



9590 9402 7338 2028 4083 39

2. Article Number (Transfer from service label)

7017 1450 0000 5210 4500

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Sharon H* ☒ Agent
☐ Addressee

B. Received by (Printed Name)

Sharon H

C. Date of Delivery

7/15/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|---|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery (over \$500) | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

TD 48817 AUGUST 2022 WARNING
CENCLUB REC MGMT, INC. C/O CENTURY VILLAGE
EAST CLUBHOUSE ATTN: RITA PICKAR
2400 CENTURY BLVD
DEERFIELD BEACH, FL 33442



9590 9402 7338 2028 4083 60

Article Number (Transfer from service label)

7017 1450 0000 5210 4470

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation® |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

Mail
Mail Restricted Delivery
(0)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 48817 AUGUST 2022 WARNING
 CENCLUB HOMEOWNERS ASSOC, INC. NOW
 KNOWN AS CENCLUB REC MGMT, INC. C/O CEN
 VILLAGE E CLUBHOUSE
 2400 CENTURY BLVD.
 DEERFIELD BEACH, FL 33442



9590 9402 7338 2028 4083 77

Number (Transfer from service label)

017 1450 0000 5210 4463

orm 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *D. Vaudin* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restrict Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation† |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Mail Restricted Delivery | |

Domestic Return Receipt