

PLANNED COMMERCE DEVELOPMENT

CORAL CREEK SHOPS

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

**DATE: March 27, 2018
Amended May 10, 2018
July 2, 2018
September 26, 2018**

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EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
1	A - STREET MAP (FIVE MILE RADIUS) B - LOCATION MAP (AERIAL EXHIBIT) C - ZONING MAP (ONE-QUARTER MILE RADIUS) D - LAND USE MAP (ONE-QUARTER MILE RADIUS)
2	A – APPROVED SITE PLANS (OVERALL) B – PROPOSED SITE PLAN (OVERALL) C - PEDESTRIAN CIRCULATION PLAN (OVERALL)
3	P.C.D. PARCEL SITE PLAN
4	WATER DISTRIBUTION AND SEWER SYSTEM GIS AS-BUILTS
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SECTION A

PROJECT AND CONSULTANT INFORMATION

PROJECT INFORMATION:

Project Name: Coral Creek Shops P.C.D.

Project Location: The property is located within the City of Coconut Creek in Broward County, Florida, more particularly described as being situated on the southeast corner of State Road 7 (US 441) and Johnson Road. The site lies in Section 6, Township 48 South and Range 42 East. Refer to the Location and Street Map (Exhibits 1-A and 1-B).

Project Size: The property consists of six (6) separate parcels of land. Refer to the P.C.D. Parcel Plan (Exhibit 3). The following is the information for each parcel:

<u>Description</u>	<u>Net Acres</u>	<u>Parcel Tax ID Number</u>
Parcel A	11.63	4842-06-08-0010
Parcel B	0.84	4842-06-08-0011
Parcel C	0.81	TBD (portion of Parcel A) ¹
Parcel D	0.83	4842-06-08-0013
Parcel E	0.79	4842-06-08-0014
Parcel F	0.50	4842-06-01-0562

Project Description: Coral Creek Shops is an existing community commercial shopping center comprised of the main in-line commercial uses (Parcel A) and four outparcels (Parcels B, C, D and E). Parcel F is used for retention/drainage. Coral Creek Shops was originally approved and developed in the 1990s and is subject to an approved Site Plan which depicts the current inline and outparcel uses, access, parking, landscaping and internal circulations for the property. Permitted uses are those allowed in the Master Business List in Section 13-621 of the Land Development Code for properties zoned B-2 (Convenience Shopping District) and B-3 (Community Shopping District), as amended by the City of Coconut Creek.

¹ Parcel C is subject to a concurrent Site Plan application seeking approval of a Wendy’s restaurant. A separate folio will be created for this parcel upon approval of this development by the City.

SECTION B

OWNER/CONSULTANT INFORMATION

PROPERTY OWNER/DEVELOPER:

(PARCEL A)

RPT REALTY, L.P.
31500 Northwestern Highway
Suite 300
Farmington Hills, MI 48334
(248) 350-9900 Phone
(248) 350-9925 Fax
Contact: Dan Morris
Email: dmorris@rptrealty.com

PROPERTY OWNER:

(PARCEL C)

RPT REALTY, L.P.
31500 Northwestern Highway
Suite 300
Farmington Hills, MI 48334
(248) 350-9900 Phone
(248) 350-9925 Fax
Contact: Dan Morris
Email: dmorris@rptrealty.com

PROPERTY OWNER:

(PARCEL E)

JPMORGAN CHASE BANK, N.A.
c/o Industry Consulting Group, Inc.
P.O. Box 810490
Dallas, TX 75381
(201) 704-1927 Phone
Contact: Gregg Garden
Email: Gregg.Garden@chase.com

ATTORNEY/AGENT:

HOLLAND & KNIGHT LLP
515 East Las Olas, Suite 1200
Ft. Lauderdale, Florida 33301
(954) 525-1000 Phone
(954) 463-2030 Fax
Contact: Janna P. Lhota
Email: janna.lhota@hklaw.com

PROPERTY OWNER:

(PARCEL B)

RPT REALTY, L.P.
31500 Northwestern Highway
Suite 300
Farmington Hills, MI 48334
(248) 350-9900 Phone
(248) 350-9925 Fax
Contact: Dan Morris
Email: dmorris@rptrealty.com

PROPERTY OWNER:

(PARCEL D)

6600 NSR7 REALTY LLC
23311 Mirabella Circle North
Boca Raton, FL 33433
(954) 942-9774 ext. 204 Phone
(954) 942-9223 Fax
Contact: William Trick, Esq
Email: billtrick@northbrowardlaw.com

PROPERTY OWNER:

(PARCEL F)

RPT REALTY, L.P.
31500 Northwestern Highway
Suite 300
Farmington Hills, MI 48334
(248) 350-9900 Phone
(248) 350-9925 Fax
Contact: Dan Morris
Email: dmorris@rptrealty.com

APPLICANT:

RPT REALTY, L.P.
31500 Northwestern Highway
Suite 300
Farmington Hills, MI 48334
(248) 350-9900 Phone
(248) 350-9925 Fax
Contact: Dan Morris
Email: dmorris@rptrealty.com

SURVEYOR

PULICE LAND SURVEYORS, INC.
5381 Nob Hill Road
Sunrise, FL 33351
(954) 572-1777 Phone
(954) 572- 1778 Fax
Contact: John Pulice
Email: pls@pulicelandsurveyors.com

CIVIL ENGINEER:

THE GOOD GROUP
8744 Main Street, Ste. 201
Woodstock, GA 30188
(770) 874-9210 x322 Phone
Contact: Ron Engberg
Email: rengberg@thegoodgroup.com

SECTION C **P.C.D. CIRCULATION PLAN**

(1) VEHICULAR AND PEDESTRIAN CIRCULATION DESCRIPTION:

As noted previously, Coral Creek Shops was originally approved and developed in the early 1990s. The existing vehicular and pedestrian circulation serving the overall property is located on Parcel A and was approved and constructed as part of the initial development of the shopping center. (Exhibit 2-A) In connection with the proposed development of Parcel C, the Property Owner is proposing additional pedestrian connections as depicted on Exhibit 2-B and as shown on the Pedestrian Circulation Plan attached as Exhibit 2-C. No other changes are proposed to the vehicular or pedestrian circulation.

SECTION D **COMMERCIAL PROGRAM**

Coral Creek Shops consists of in-line (Parcel A) and free-standing commercial uses (Parcels B, C, D, and E). (Exhibit 3) Permitted uses are those allowed in the Master Business List in Section 13-621 of the Land Development Code for properties zoned B-2 (Convenience Shopping District) and B-3 (Community Shopping District), as amended by the City of Coconut Creek.

SECTION E **P.C.D. UTILITIES PROGRAM**

(1) WATER UTILITIES PROGRAM DESCRIPTION:

The potable water system for this property is operated and maintained by the City of Coconut Creek Utilities & Engineering Department. Required utility easements have already been dedicated for the existing water system serving the property. Please refer to Exhibit 4 for a copy of the GIS as-built drawing of the water distribution system constructed and serving the property.

(2) SEWER UTILITIES PROGRAM DESCRIPTION:

The sanitary sewer system for this property is operated and maintained by the City of Coconut Creek Utilities & Engineering Department. Required utility easements have already been dedicated for the existing sewer system serving the property. Please refer to Exhibit 4 for a copy of the GIS as-built drawing of the water distribution system constructed and serving the property.

(3) OTHER UTILITIES PROGRAM DESCRIPTION:

The public utility lines for FPL, AT&T and cable service are already installed and serving the property.

(4) CITY ENGINEERING DEPARTMENT REQUIREMENTS:

None at this time given as the utility system serving the Coral Creek P.C.D. has been constructed.

SECTION F P.C.D. DRAINAGE PLAN

(1) DRAINAGE PROGRAM DESCRIPTION:

The stormwater drainage system for the Coral Creek P.C.D. was constructed pursuant to a permit issued by the South Florida Water Management District Permit (Application No. 891127-12) and is located within the northwest basin of the Cocomar Water Control District. The attached Exhibit 5 shows the existing catch basins and drainage lines and the 0.5 acre dry detention area (Parcel F). Consistent with the existing permit, the discharge overflows into the nearby 2.0 acre lake. The surface water management system located within the Coral Creek P.C.D. is maintained and operated by the owner of Parcel A (Developer).

Refer to GIS Drainage System As-Builts (Exhibit 5).

(2) CITY ENGINEERING DEPARTMENT REQUIREMENTS:

None at this time given as the drainage system serving the Coral Creek P.C.D. has been constructed.

SECTION G P.C.D. SITE SPECIFIC DEVELOPMENT STANDARDS

As noted previously, Coral Creek Shops is an existing community commercial shopping center that was developed in the 1990s. As such, it is the intent of the Developer and the individual property owners that any site specific development standards, including any landscaping standards, shall be that which was previously approved by the City of Coconut Creek and developed on the property unless the City's Land Development Code requirements impose a lesser requirement. As such, the approved Site Plan(s) are attached

and any setbacks, landscape buffers, minimum lot size and other development standards shall be that which was approved and graphically depicted on the approved Site Plan, including any approved plans on record at the City, for that parcel to the extent these standards provide a lesser requirement than that currently provided by the City's Land Development Code.

(1) PARCEL A, B and F:

As qualified above, for all site specific development standards, please refer to the proposed Site Plan for Coral Creek Shops attached at Exhibit 2-B which includes the existing and previously approved improvements on Parcels A, B and F, together with additional pedestrian improvements proposed as part of the Coral Creek Shops P.C.D., together with any approved plans on record at the City.

Refer to Site Plan Drawings (Exhibit 2-B)

(2) PARCELS C, D and E:

As qualified above, for all site specific development standards, including landscaping standards, please refer to the proposed Site Plan for the Wendy's restaurant on Parcel C (Exhibit 6), the existing, approved Site Plan for the Gas Station located on Parcel (Exhibit 7) and the existing, approved Site Plan(s) for the Bank located on Parcel E (Exhibit 8), together with any approved plans on record with the City.

Refer to Site Plan Drawings (Exhibits 6, 7 and 8)

(3) SUMMARY OF PCD SPECIFIC DEVELOPMENT STANDARDS:

The following are additional site specific development standards being proposed as part of the PCD rezoning which are deviations from the standard City of Coconut Creek zoning code and not otherwise already included in the existing approved Site Plans noted above and attached to this document:

	Description	Required Per City Code	Proposed Site Specific Development Standard
1.	Number of Outparcels	Section 13-359(b)(2) – Three allowed	Four Outparcels
2.	Minimum Outparcel Size	Section 13-359(b)(3) – 1 acre (43,560 SF)	Parcel B – 0.84 acres/36,673 SF Parcel C – 0.81 acres/35,429 SF Parcel D – 0.83 acres/36,295 SF Parcel E – 0.79 acres/34,258 SF
3.	Distance Between Buildings	Section 13-359(b)(6) – 300'	Between Parcel B and C – 139'-10" Between Parcel C and D – 197'-10" Between Parcel D and E – 78'-9"
4.	Open Space	13-355(d)(8) – 20% open space	17.1% open space provided.

5.	Landscape Buffer	Section 13-33(g) – 35’ required	20.2’ front landscape buffer provided on Parcel C
6.	Setbacks/Yards	Section 13-355(d)(4) – 25’ required	20.2’ front landscape buffer provided on Parcel C; all other parcels setbacks as provided on the approved Site Plans as noted above.

SECTION H ZONING DESIGNATIONS

(1) ZONING INFORMATION:

The current and proposed zoning designations for the property:

<u>Current</u>	Parcels A/B/C/E/F Parcel D	B-3 Community Shopping District B-2 Convenience Shopping District
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<u>Proposed</u>	All Parcels	Planned Commercial Development (P.C.D.)
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The current zoning designations for the adjacent properties:

North	TD Bank El Rancho MHP	B-2 Convenience Shopping District MH-1 Mobile Home Park District
Northeast	Natural Wonders Landscaping	O-2 Local Office District
South	McDonalds Discovery Preschool Center	Planned Unit Development (PUD) Planned Unit Development (PUD)
Southeast	Lakeside Park	Planned Unit Development (PUD)
East	Vacant Lakeside Park	IO-1 Industrial Office District Planned Unit Development (PUD)
West	Sable Pass (residential)	City of Parkland

Refer to Zoning Map (Exhibit 1-C).

SECTION I LAND USE INFORMATION

(1) LAND USE DESIGNATIONS:

The underlying land use associated with the property is Industrial. The commercial use is permitted as the City determined, prior to March 1, 1989 that the underlying plat (Sawgrass

Park of Commerce – Commercial Section “B”) (045-MP-89) was a “major employment center” and as such, permits commercial uses.

The current land use designations for the adjacent properties:

North	Commercial and Low-Medium Residential (10) (LM10)
South	Industrial
West	City of Parkland, Florida - Residential
East	Low Residential (L5)

Refer to Land Use Map (Exhibit 1-D)

(2) LAND USE NARRATIVE:

Coral Creek Shops is located at the southwest corner of State Road 7 and Johnson Road in the City of Coconut Creek and was originally approved and constructed in the early 1990s. It is presently zoned B-3, Community Shopping Center District. The Shopping Center is anchored by Publix Supermarkets and includes a host of other tenant uses including GNC, Dunkin’ Donuts, among others. The Applicant seeks to amend the overall Site Plan for the Shopping Center to allow the development of an additional outparcel on a historically underutilized portion of the parking field serving the larger Shopping Center and which is no longer required with a 2,605 square foot, Wendy’s fast food restaurant with a related drive thru and outdoor seating. (Exhibit 6) The redevelopment of the property for an additional outparcel within the Shopping Center is consistent with other commercial developments in the area. In addition to providing an additional restaurant option to the area, the proposed use is anticipated to help to further activate and attract additional customers to the inline and other users within the Shopping Center. The proposed use is entirely compatible with the character of surrounding land uses.

SECTION J BOUNDARY AND LEGAL DESCRIPTION INFORMATION

(1) LEGAL DESCRIPTION:

The following represents the legal description for the overall P.C.D.:

ALL OF TRACT A, "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT 64, IN BLOCK 85 OF "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE RUN NORTH 00°56'45" WEST ALONG THE WEST LINE OF SAID SECTION 6, FOR 1949.72 FEET TO A POINT; THENCE RUN NORTH 89°03'16" EAST FOR 123.92 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD 7); THENCE RUN NORTH 89°36'20" EAST FOR 214.48 FEET TO A POINT; THENCE RUN SOUTH 00°23'40" EAST FOR 30.00 FEET TO A POINT; THENCE RUN NORTH 89°36'20" EAST FOR 494.46 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE RUN NORTH 00°24'45" WEST FOR 285.03 FEET TO A POINT; THENCE RUN NORTH 89°36'20" EAST FOR 76.41 FEET TO A POINT; THENCE RUN SOUTH 00°24'45" EAST FOR 285.03 FEET TO A POINT; THENCE RUN SOUTH 89°36'20" WEST FOR 76.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING A TOTAL OF 670,938 SQUARE FEET (15.4026 ACRES), MORE OR LESS.

Refer to P.C.D. Boundary Survey, P.C.D. Parcel Site Plan and Legal Description(s) (Exhibits 3, 9 and 10)

SECTION K **LOCATION AND STREET INFORMATION**

Refer to Location and Street Map (Exhibits 1-A and 1-B)

SECTION L **MAINTENANCE AREA INFORMATION**

(1) GENERAL DESCRIPTION:

All properties within P.C.D. are subject to an existing Cross Parking and Easement Agreement recorded at ORB 16765, Page 442 which provides for required cross access, parking, pedestrian connections and utility easements.

SECTION M **GREEN BUILDING CONSTRUCTION CRITERIA**

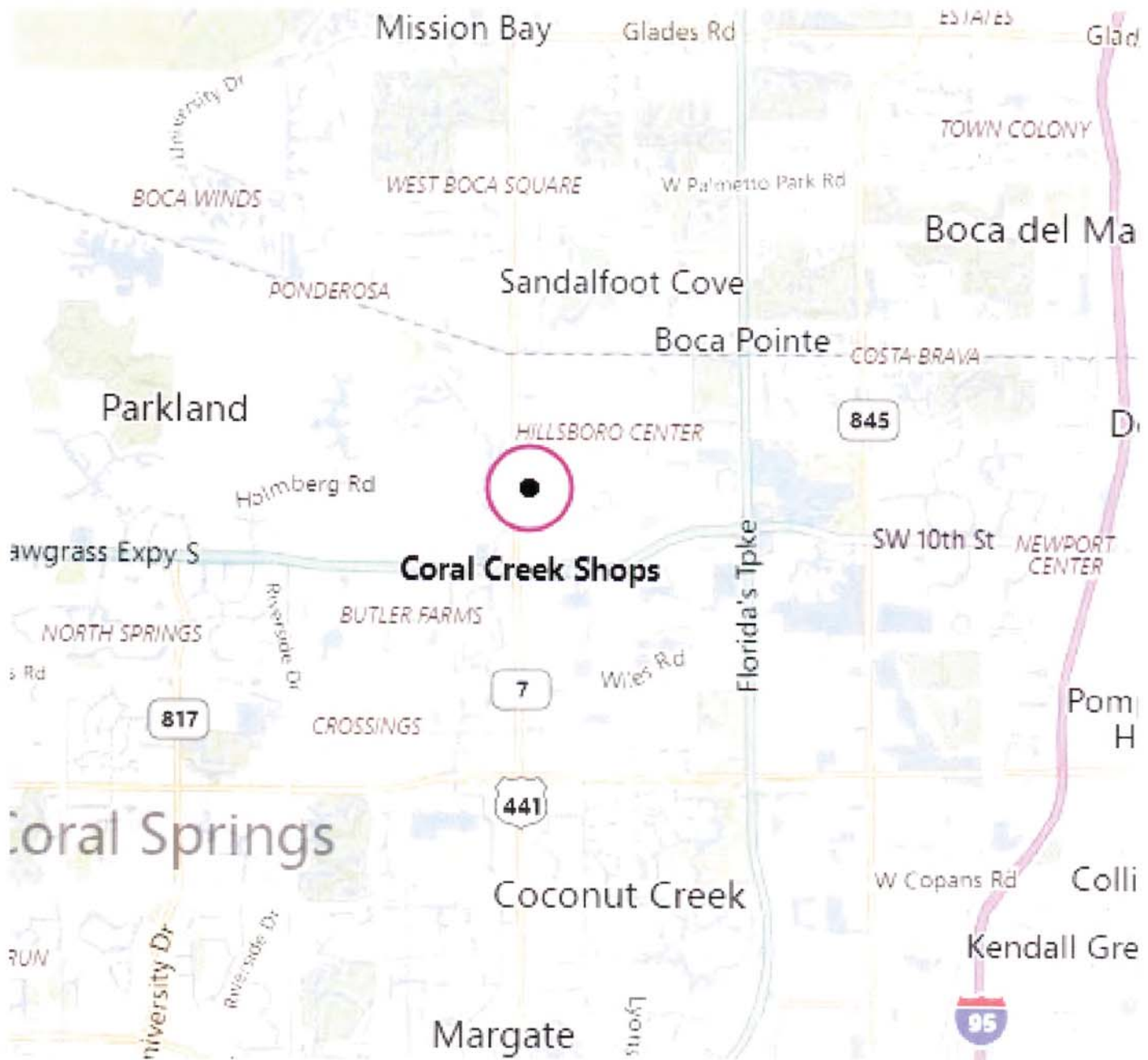
(1) GENERAL DESCRIPTION:

The existing commercial development within Coral Creek Shops was developed prior to the adoption of the green building construction by Section 13-1320 of the City of Coconut Creek. Notwithstanding, the following site and building design elements have been or will be incorporated into the overall Master Site Plan (Parcels A, B and F) as noted below and in connection with the development of Parcel C, which proposes a Wendy's Drive-thru (Exhibit 6):

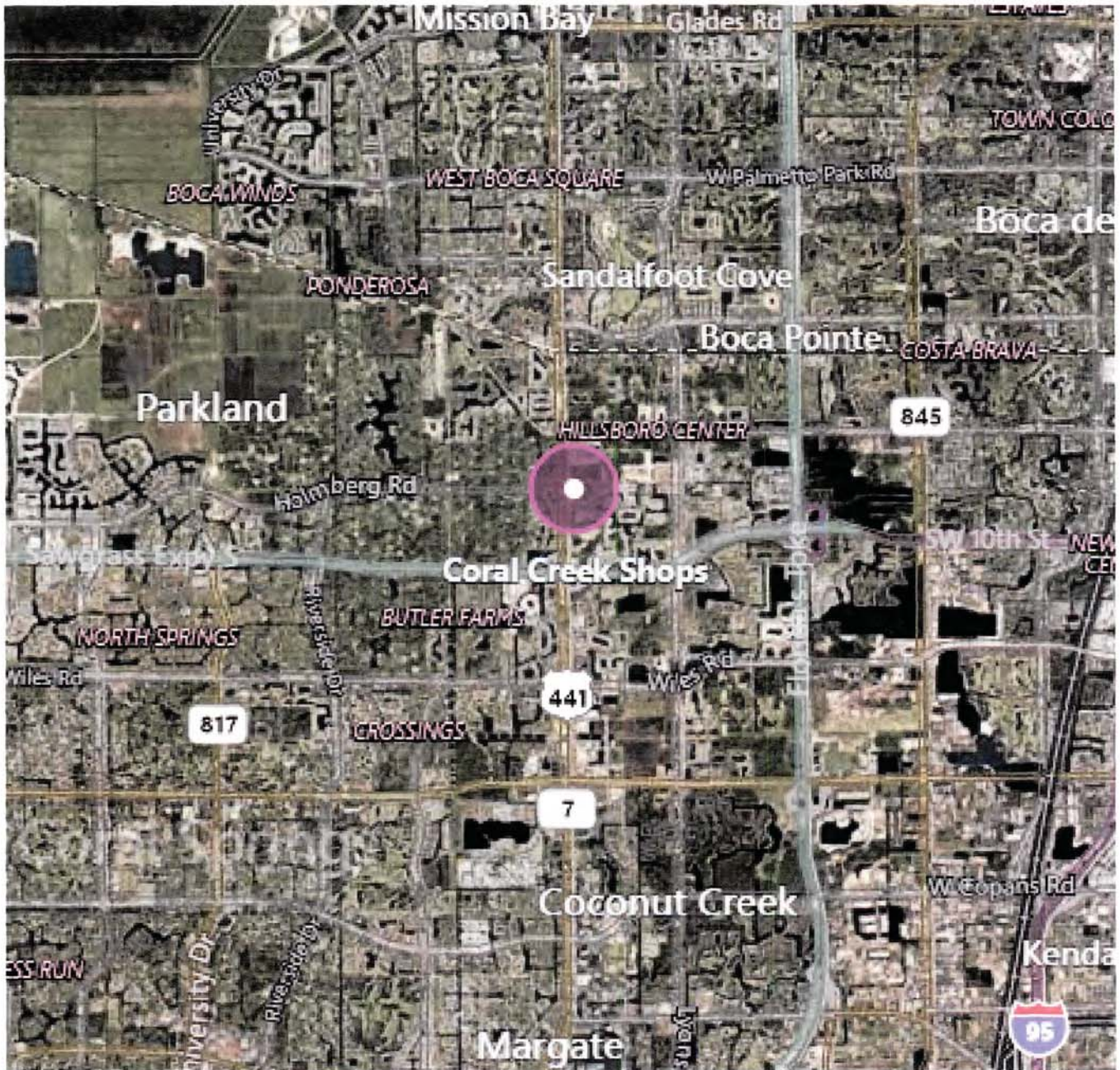
LAND DEVELOPMENT CODE SECTION 13-320 - Green Building Construction	
GREEN STANDARDS	DESCRIPTION
Section 13-320(b)(1)	
LEED Accredited Professional	LUIS VARGAS LEED COORDINATOR, VICTOR EVERINGHAM, LEED BD&C (As to Parcel C)
SUSTAINABLE SITE DEVELOPMENT - Section 13-320(b)(2)a	
Construction Pollution Prevention	As to Parcel C, a wind screen to be provided - Site will be watered to minimize dust during construction. Filter fabric provided at catch basin inlets.
Construction site materials recycling	As to Parcel C, Contractor shall dispose of 75% minimum of all appropriate construction material with qualified C & D recycling facility. Verification will be required.
Stormwater management	As to Parcel C, Utilizing exfiltration trench and reducing the amount of asphalt on the current site to reduce stormwater runoff from this parcel.
Alternative transportation	A minimum of 2 bicycle racks are provided within the in-line shops located on the Property, with 1 bicycle parking rack provided on Parcel C.
Minimizing heat island effect	Both the in-line shops located on the Property and the roof located on Parcel C is white, highly reflective.
WATER EFFICIENT - Section 13-320(b)(2)b	
Innovative water technologies	Water source & methods comply with Florida friendly Landscape Nine Principles. Low flow restroom fixtures. At least 80% of landscape is drought. tolerant. Native plants are provided needing less irrigation.
Water efficient	Rain sensor/timer is provided for landscape irrigation. Irrigation water source is a well. Low flow restroom fixtures provided.
ENERGY EFFICIENCY - Section 13-320(b)(2)c	
Minimum energy performance	LED lights are installed in the parking lot on Parcel A and B. Parcel C proposes high efficiency building lighting with LED fixtures and site parking lot lighting will be high efficiency LED fixtures.
On-site renewable energy	N/A
INDOOR ENVIRONMENTAL QUALITY	
Indoor air quality	As to Parcel C, Interior to be low VOC products.
MATERIALS & RECYCLING - Section 13-320(b)(2)d	
Recycling of demolition waste	As to Parcel C, Contractor shall dispose of 75% minimum of all appropriate construction material with qualified C & D recycling facility. Verification will be required.
Storage & collection of recyclables post occupancy	As to Parcel C, recycling dumpster provided for operator to use & all cardboards from delivery will be recycled.
Building re-use	N/A
Regional materials	As to Parcel C, Regional materials will be used as much as possible.
13-320(b)(3)	
Acknowledgement to maintain the green building components for the life of the building	As to the in-line shops, RPT Realty, L.P. As to Parcel C, JAE Restaurant Group LLC.

GREEN ACTION ITEMS	
ACTION ITEMS	DESCRIPTION
Action 1.6 - Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic and environmental value.	As to Parcel A, owner has already implemented certain green initiatives such as LED lighting, bicycle racks, irrigation wells, comingled recycling containers and white reflective roofing within portions of the in-line shopping center. Parcel A will also include designated parking spaces for low emission vehicles. A new pedestrian path connecting the inline uses to Parcel C and to the proposed new FDOT sidewalk along S.R. 7/U.S. 441. Parcel C incorporates a number of green initiatives throughout their site including Florida friendly Landscape Nine Principles, green screen on the east elevation, low flow restroom fixtures, drought tolerant landscaping, LED fixtures and lighting.
Action 2.1 - Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public & private land by 2020.	As noted above, the remainder of the Property is existing development and has significant and mature tree canopy. As to Parcel C, all landscaping material required by Code is being provided.
Action 2.2 - Achieve 40% greenroof coverage for new construction in MainStreet. Project area & 10% greenroof coverage for new construction for areas outside of MainStreet (i.e. high albedo paint on roof).	Portions of the in-line buildings on Parcel A and the roof proposed as part of the Parcel C development include a white roof membrane.
Action 5.1 - Increase recycling throughout the City by 25% BY 2014 & 50% BY 2020.	There presently exist comingled recycling containers on Parcel A. As to Parcel C, an enclosure for recycling is provided.
Action 5.3 - Require all construction & demolition debris to divert 75% of waste from landfills.	As to Parcel C, disposal of construction material will be coordinated with Republic Services
Action 6.2 - Bicycle parking on site	A minimum of 2 bicycle racks are provided within the in-line shops on Parcel A, with 1 bicycle parking rack provided on Parcel C.
Action 6.4 - Alternative vehicle parking.	Designated parking spaces will be incorporated within Parcel A for low emission vehicles.

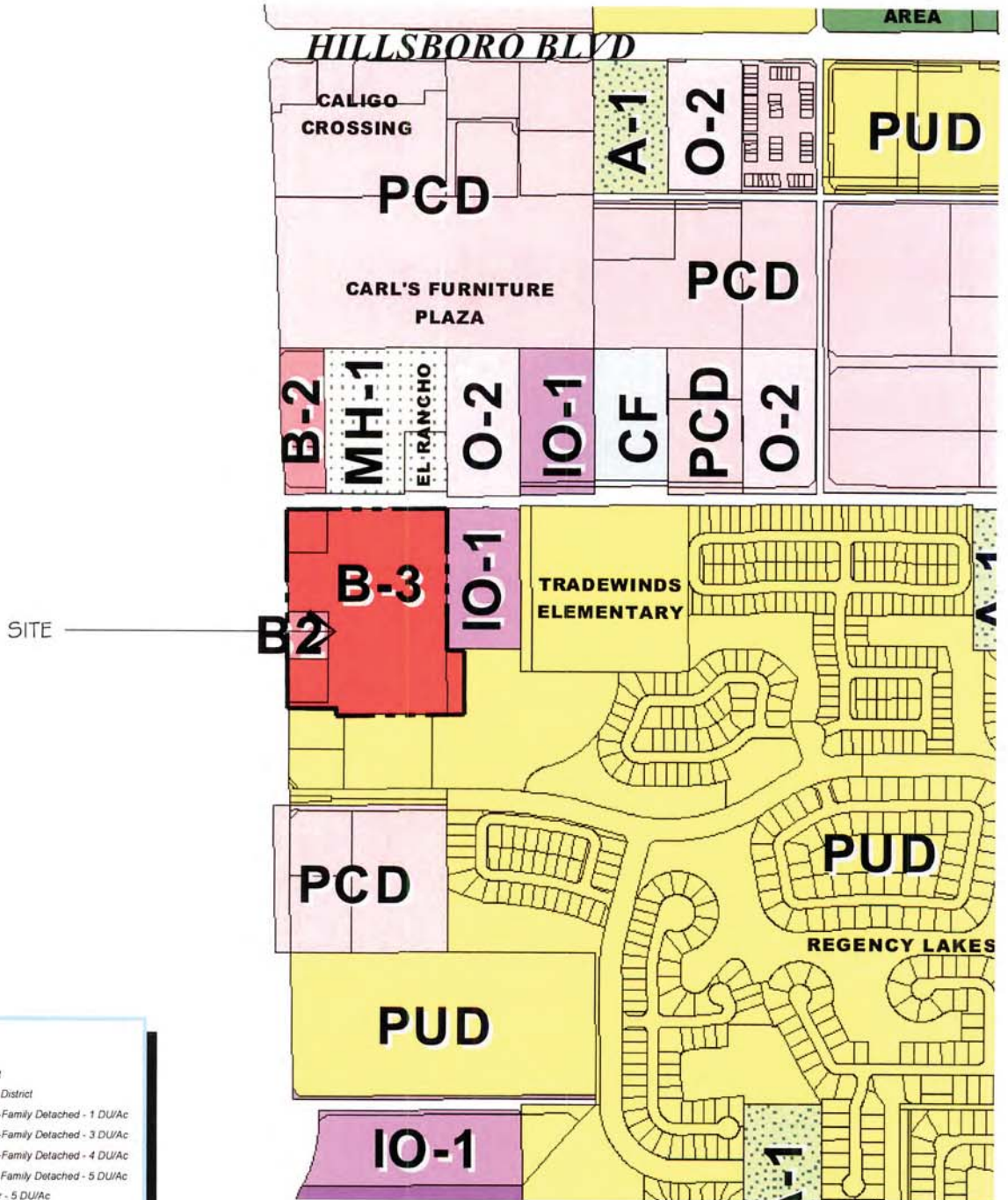
STREET MAP



LOCATION MAP



ZONING MAP

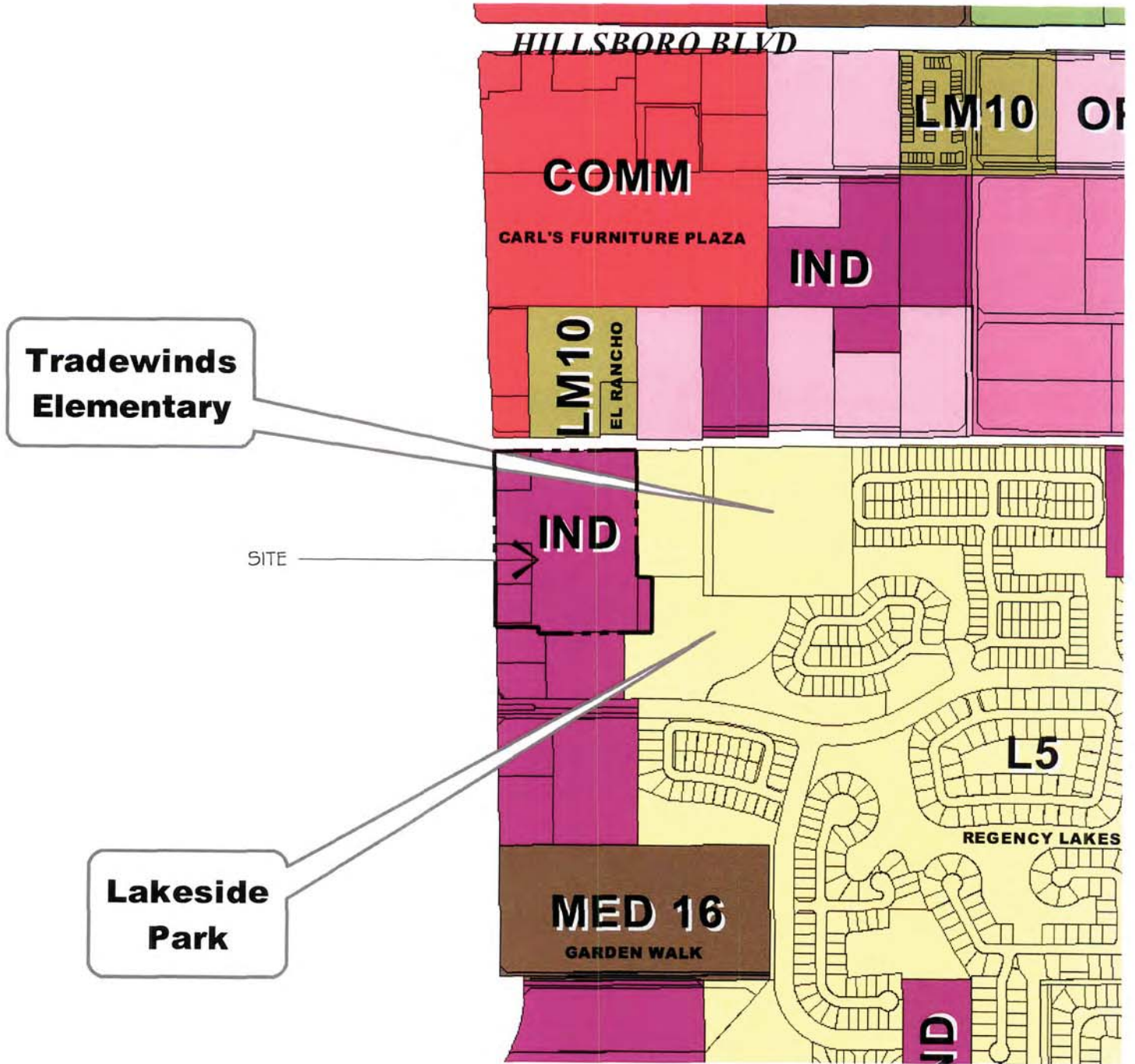


Legend	
ZONING	
	A - 1 Agricultural District
	A - E Agricultural Estate District
	RS - 1 Residential Single-Family Detached - 1 DU/Ac
	RS - 3 Residential Single-Family Detached - 3 DU/Ac
	RS - 4 Residential Single-Family Detached - 4 DU/Ac
	RS - 5 Residential Single-Family Detached - 5 DU/Ac
	RC - 5 Residential Cluster - 5 DU/Ac
	RC - 8 Residential Attached - 8 DU/Ac
	RM - 10 Residential Multiple-Family - 10 DU/Ac
	PUD Planned Unit Development
	MH - 1 Mobile Home Park
	O - 2 Local Office
	O - 3 Regional Office
	B - 2 Convenience Shopping
	B - 3 Community Shopping
	B - 4 Regional Shopping
	PMDD Planned Mainstreet Development District
	PCD Planned Commerce District
	IO - 1 Industrial Office
	IM - 1 Industrial Manufacturing
	GC Golf Course District
	CF Community Facility District
	P Parks and Recreation District
	PRESERVE Preserve
	ROAD Road
	SZ - 1 Special Zoning Overlay Area No. 1
	SU Special Utility Overlay Area



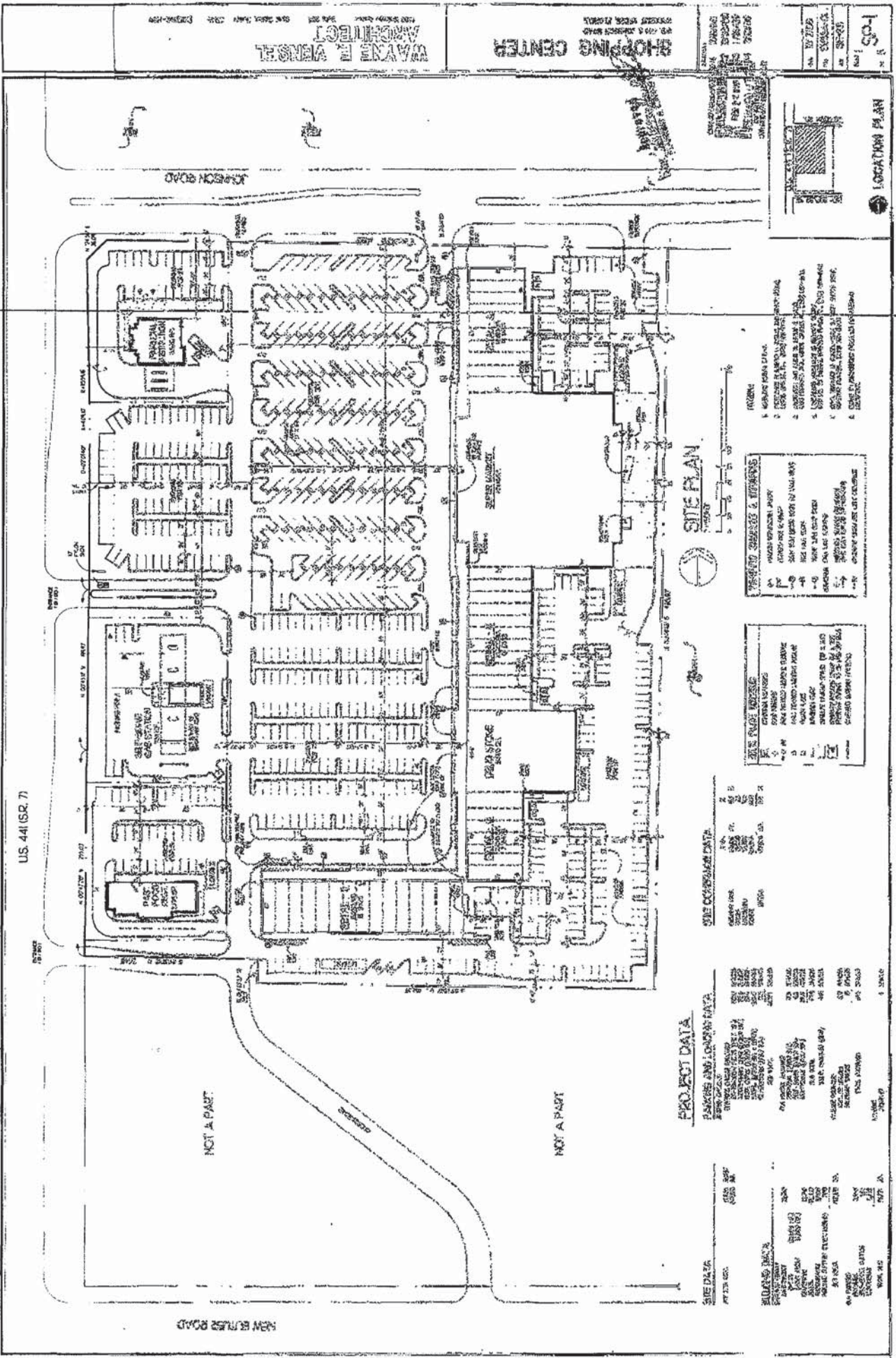
LAND USE MAP

Exhibit 1-D



Legend	
LAND USE	
	EST 1.0 Residential Estate 1 DU/Ac
	LOW 3.0 Residential 3 DU/Ac
	LOW 5.0 Residential 5 DU/Ac
	LOW 8.0 Residential 8 DU/Ac
	LOW-MED 8.0 Residential 8 DU/Ac
	LOW-MED 10.0 Residential 10 DU/Ac
	LOW-MED 15.0 Residential 15 DU/Ac
	MED 15.0 Residential 15 DU/Ac
	RAC Regional Activity Center
	COMM (C) Commercial
	IND Industrial
	OP Office/Professional
	EC Employment Center
	PAR Parks & Recreation
	CON Conservation
	COM REC Commercial Recreation
	COM FAC Community Facilities
	U Utilities
	T Transportation (Major)
	Residential Irregular
	CITY BOUNDARY
	UNINCORPORATED HOWARD COUNTY
	FLEX ZONE BOUNDARY





WAYNE F. VENSEL
ARCHITECT

SHOPPING CENTER

NO. 101	NO. 102	NO. 103	NO. 104
NO. 105	NO. 106	NO. 107	NO. 108
NO. 109	NO. 110	NO. 111	NO. 112
NO. 113	NO. 114	NO. 115	NO. 116

LOCATION PLAN

- NOTES**
1. GENERAL PLAN LAYOUT.
 2. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 3. SEE CIVIL ENGINEER'S PLAN FOR UTILITY LOCATIONS.
 4. SEE MECHANICAL ENGINEER'S PLAN FOR MECHANICAL ROOMS.
 5. SEE ELECTRICAL ENGINEER'S PLAN FOR ELECTRICAL ROOMS.
 6. SEE SANITARY ENGINEER'S PLAN FOR SANITARY ROOMS.
 7. SEE LANDSCAPE ARCHITECT'S PLAN FOR LANDSCAPE DETAILS.
 8. SEE STRUCTURAL ENGINEER'S PLAN FOR STRUCTURAL DETAILS.
 9. SEE FOUNDATION ENGINEER'S PLAN FOR FOUNDATION DETAILS.
 10. SEE ROOFING ENGINEER'S PLAN FOR ROOFING DETAILS.

- VEHICLE SYMBOLS & DIMENSIONS**
- | | | | |
|---|----------|--------|-------|
| 1 | MINI VAN | 18' 0" | 6' 0" |
| 2 | SEDAN | 16' 0" | 5' 6" |
| 3 | SUV | 18' 0" | 6' 6" |
| 4 | PICKUP | 18' 0" | 6' 0" |
| 5 | TRUCK | 20' 0" | 8' 0" |
| 6 | BUS | 28' 0" | 8' 0" |

- TRAFFIC VOLUME ADJUSTMENT**
- | | | |
|----|-------|------|
| 1 | 100% | 1.00 |
| 2 | 200% | 1.20 |
| 3 | 300% | 1.30 |
| 4 | 400% | 1.40 |
| 5 | 500% | 1.50 |
| 6 | 600% | 1.60 |
| 7 | 700% | 1.70 |
| 8 | 800% | 1.80 |
| 9 | 900% | 1.90 |
| 10 | 1000% | 2.00 |

TRAFFIC DATA

ADJUSTED	1000	1000
ADJUSTED	1000	1000
ADJUSTED	1000	1000
ADJUSTED	1000	1000
ADJUSTED	1000	1000

PROJECT DATA

PROJECT NO. 101
DATE 10/1/77
SCALE 1/8" = 1'-0"

SITE DATA

AREA 100,000 SQ. FT.
PERMITS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120

ENGINEER'S DATA

DATE 10/1/77
SCALE 1/8" = 1'-0"

US 44 (SR. 7)

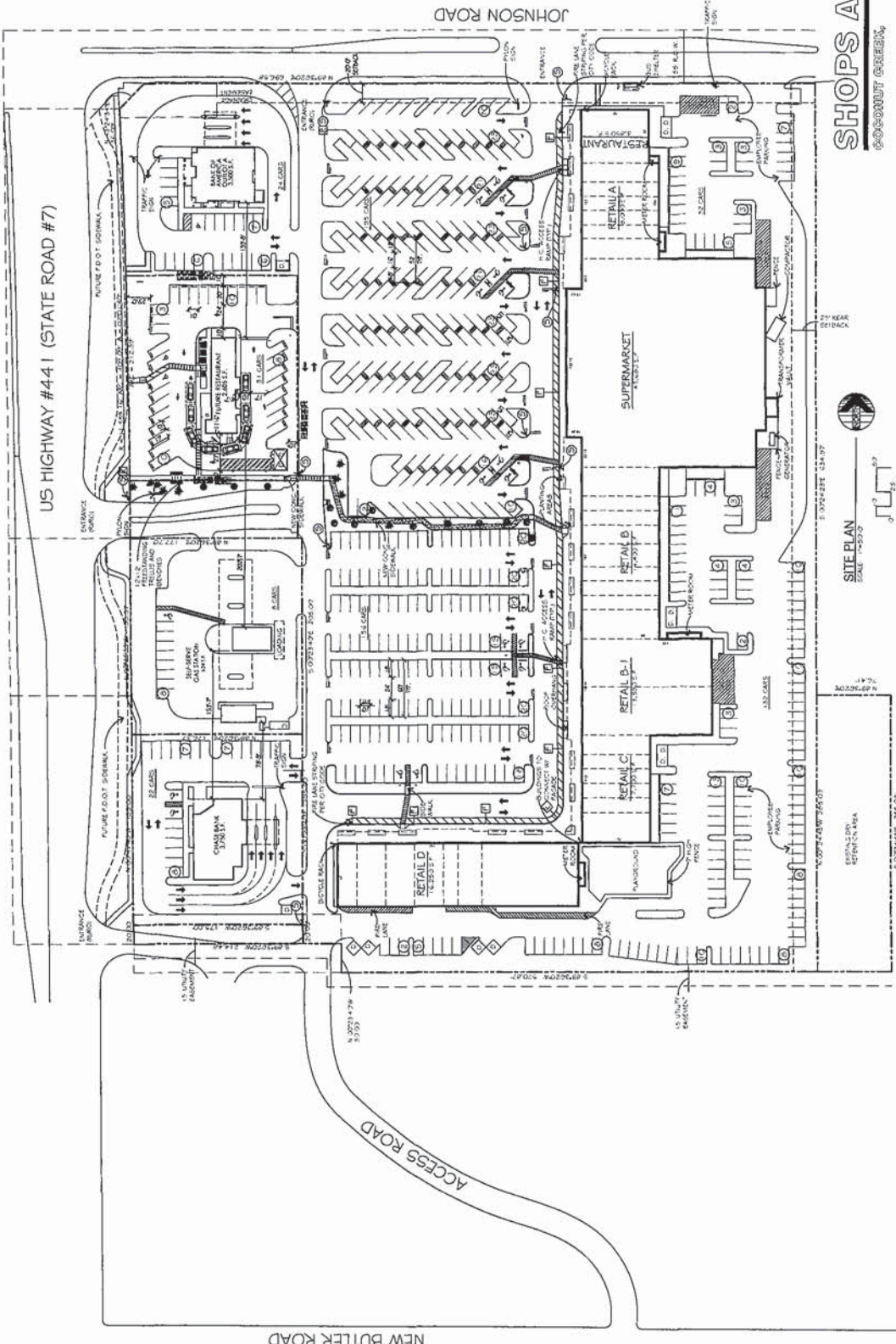
NOT A PART

NOT A PART

NEW BRUNSWICK ROAD

JOHNSON ROAD

PROJECT DATA	
SITE DATA	14,903 ACRES 649,175 S.F.
BUILDING DATA	
SHOPPING CENTER	43,680 S.F.
SUPERMARKET	
(SALES 20,000 S.F.)	59,840 S.F.
(WORK AREA 14,000 S.F.)	3,850 S.F.
RESTAURANTS	700 S.F.
BUILDING SUPPORT	
(METER ROOMS)	108,170 S.F.
OUT PARCELS	
MUNICIPAL	7,250 S.F.
SELF-SERVE STATION	954 S.F.
FUTURE RESTAURANT	2,605 S.F.
SUB TOTAL	10,779 S.F.
TOTAL BUILDING AREA	118,949 S.F.
PARKING AND LOADING DATA	
PARKING REQUIRED	
1 SPACE PER 225 S.F. OF BUILDING AREA	529 SPACES
TOTAL REQUIRED (118,949/225)	
PARKING PROVIDED	579 SPACES
REGULAR SPACES	21 SPACES
HANDICAP SPACES	
TOTAL PROVIDED	600 SPACES
LOADING PROVIDED	4 SPACES
SITE COVERAGE DATA	
AREA	%
BUILDING AREA	108,170 S.F. 17.7%
WALLS	16,280 S.F. 2.7%
LANDSCAPE	65,164 S.F. 14.4%
PAVING	399,771 S.F. 65.2%
TOTALS	612,329 S.F. 100%



SHOPS AT CORAL CREEK
COCONUT CREEK, FLORIDA

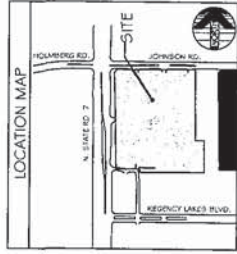
RAMCO GERSHENSON
PROPERTIES TRUST

WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
1000 W. WASHINGTON BLVD. 200
MIAMI, FLORIDA 33135
PHONE 305 487 1100
PROJECT NO. 487



PRELIMINARY
NOT FOR CONSTRUCTION
REVISED 02.2018
DATE 02.2018
PROJECT NO. 487

C:\D:\ENG\BSP4-CORAL_CREEK\ASSET\BSP4-PLAN-10_3_18.DWG



- SITE PLAN LEGEND**
- [] DRIVEWAY ENCLOSURE
 - [] REGULAR PARKING SPACE
 - [] HANDICAP PARKING SPACE
 - [] 15' X 20' PAINTED SYMBOL, TO BE PAINTED BLUE
- TRAFFIC SIGNAGE & STRIPING**
- ▶ PAINTED DIRECTIONAL ARROW
 - ▶ PAINTED BANK 4' X 50'
 - STOP SIGN
 - FILE LINE SIGN
 - 'RIGHT TURN ONLY' SIGN
 - FILE LINE STRIPING
 - INDICATES STRIPING LOCATION FOR PLAN REVIEW - INFORMATION
 - REGULATED PARKING SPACE WITH 15' X 20' SYMBOL
 - LEV

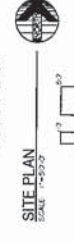
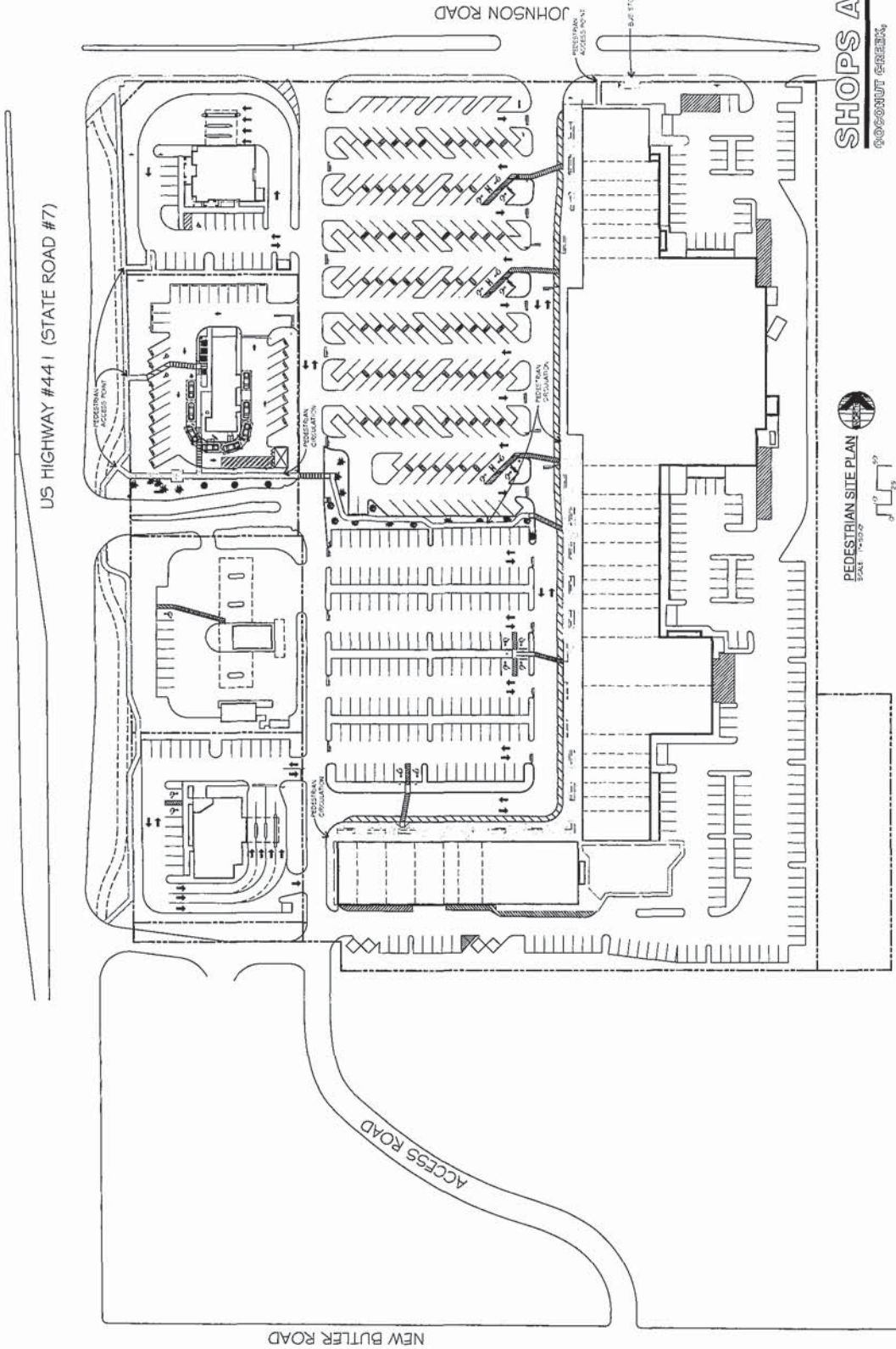
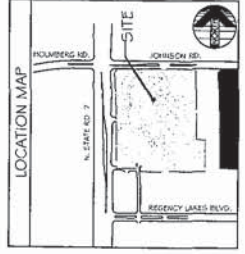


Exhibit 2-C



PEDESTRIAN SITE PLAN
FOR PROPOSAL

SHOPS AT CORAL CREEK
COCONUT CREEK, FLORIDA



RAMCO GERSHENSON
PROPERTIES TRUST
1000 GRAND DUNE AVENUE, SUITE 200
MIAMI BEACH, FLORIDA 33139
PHONE: 305.441.1100



WAN YEE ASSOCIATES
ARCHITECTS & PLANNERS
1000 GRAND DUNE AVENUE, SUITE 200
MIAMI BEACH, FLORIDA 33139
PHONE: 305.441.1100
PROJECT NO. 4881

JUL 31, 2018
AUG 23, 2018

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT HAS REVIEWED AND APPROVED THIS PLAN FOR PRELIMINARY DESIGN PURPOSES ONLY. THE CLIENT HAS REVIEWED AND APPROVED THIS PLAN FOR PRELIMINARY DESIGN PURPOSES ONLY. THE CLIENT HAS REVIEWED AND APPROVED THIS PLAN FOR PRELIMINARY DESIGN PURPOSES ONLY.

PRELIMINARY
NOT FOR CONSTRUCTION

CAD DWG 2018-04-04-CORAL_CREEK_SHOPS_AT_CORAL_CREEK.dwg

P.C.D. PARCEL SITE PLAN

JOHNSON ROAD

US HIGHWAY #441
(STATE STREET #7)

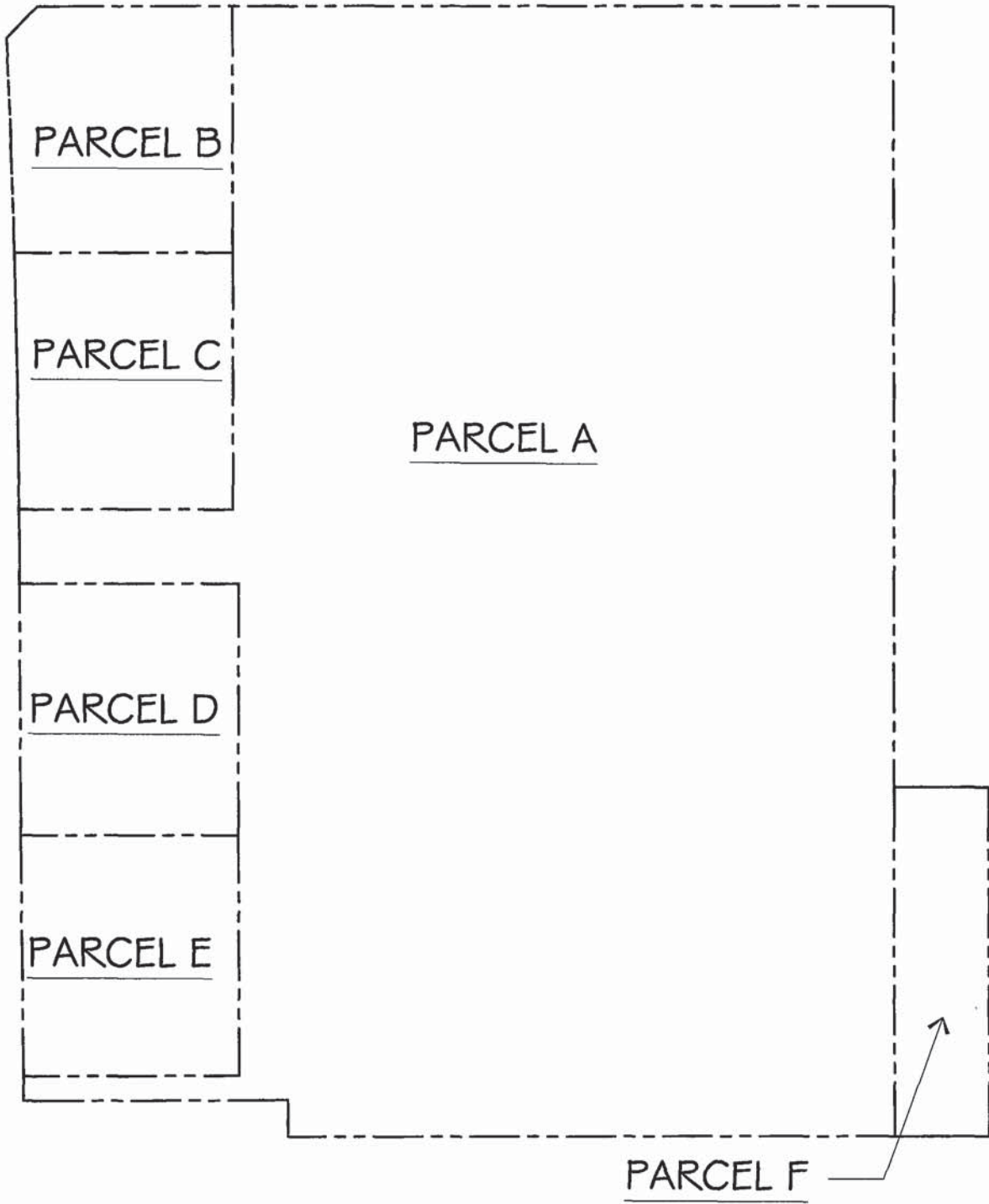


Exhibit 4



Map Tool Options
The current cursor mode is set to 'Zoom In'. Clicking on the map directly will zoom in on the map centered at the point clicked. Dragging on the map will create a 'Zoom Window' which will be used to approximate the new extent of the map.

Exhibit 5



Map Tool Options
The current cursor mode is set to 'Zoom In'. Clicking on the map directly will zoom in on the map centered at the point clicked. Dragging on the map will create a 'Zoom Window' which will be used to approximate the new extent of the map.

SELF-SERVICE GAS STATION WITH-RANGE
SPECIAL LAND USE CONDITIONS

1. ALL STRUCTURES MUST MEET THE REQUIREMENTS OF THE COMPACT CODE AND SUBSEQUENT AMENDMENTS.
2. THE DEVELOPER MUST PROVIDE AS A LEGAL PORTION OF THE PROPOSED CENTER, FULL CARS SHOULD BE RESTRICTED TO A 24' WIDTH AND 12' DEPTH, WITH A MINIMUM OF 12' BETWEEN VEHICLES.
3. THE DEVELOPER MUST PROVIDE OF ADEQUATE LIGHTING AND SECURITY MEASURES TO PROTECT THE PROPERTY AND THE PUBLIC FROM THEFT AND VANDALISM.
4. THE USE OF SIGNAGE SHALL BE DISCOURAGED UNLESS THE SIGNAGE IS NECESSARY TO IDENTIFY THE BUSINESS OR TO PROVIDE DIRECTION TO THE BUSINESS.
5. THE DEVELOPER SHALL PROVIDE ADEQUATE LIGHTING TO THE PROPERTY AND THE PUBLIC FROM THEFT AND VANDALISM.

CONFORMANCE OF CONTRACTOR WILL BE DEPENDENT UPON THE EXISTING OR THE PROPOSED ZONING AND SPECIAL LAND USE CONDITIONS OF THE CITY OF CORAL GABLES AND THE CITY OF MIAMI.

PROJECT DATA

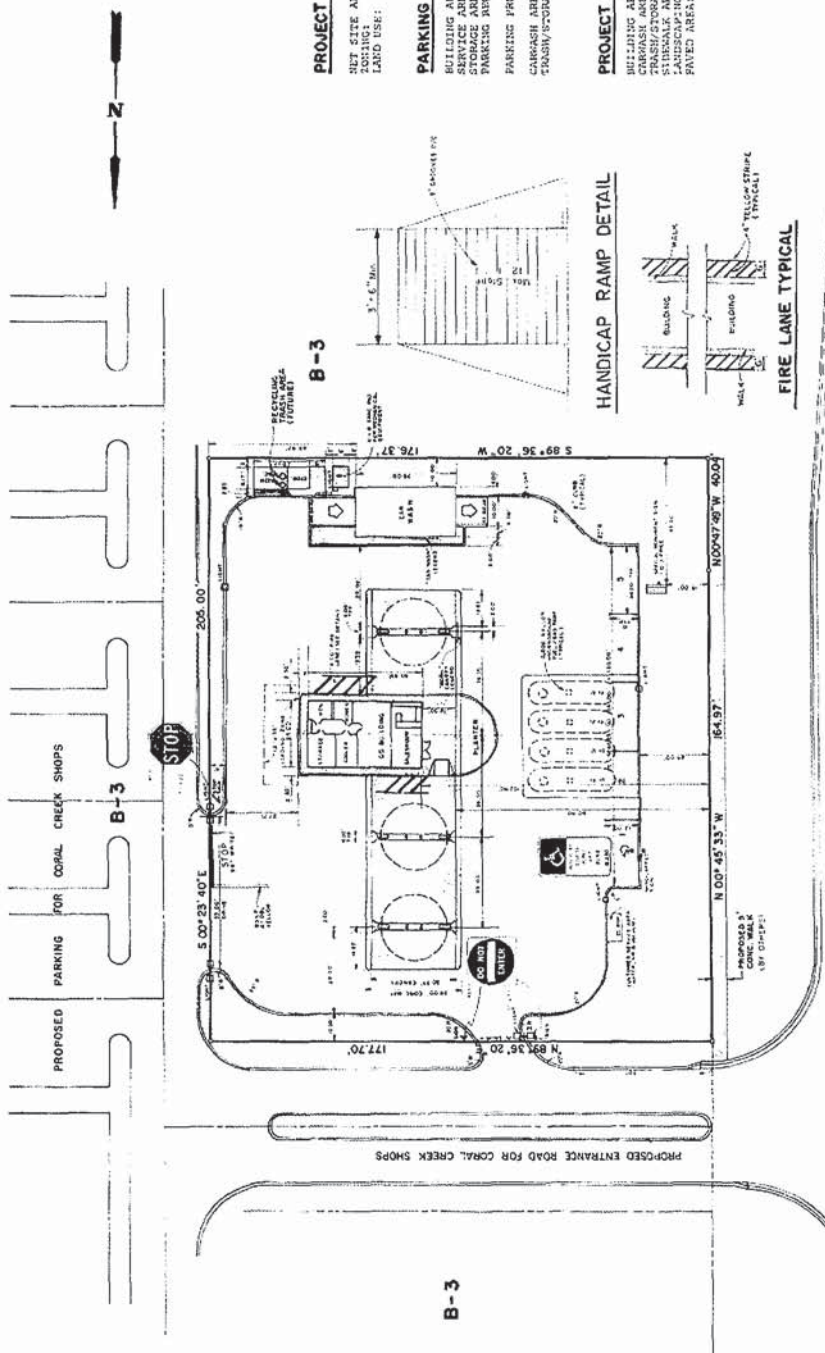
NET SITE AREA: 16,294 S.F. - 0.373 AC.
ZONING: B-2
LAND USE: COMMERCIAL - SPECIAL LAND USE

PARKING DATA

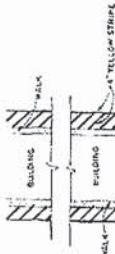
BUILDING AREA: 972 S.F.
SERVICE AREA: 400 S.F.
STORAGE AREA: 372 S.F.
PARKING PROVIDED: 5 SPACES
PARKING PROVIDED: 4 RECTANGULAR SPACES (10' X 24' PARALLEL), 1 HANDICAP SPACE (12' X 24' PARALLEL), 5 CURB CUT SPACES, 5 TANGENT STORAGE AREAS

PROJECT COVERAGE DATA

REPAIRING AREA: 672 S.F. - 2.45%
CURB CUT AREA: 200 S.F. - 0.73%
TRASH/STORAGE AREA: 368 S.F. - 1.33%
SIDEWALK AREA: 837 S.F. - 3.11%
PAVED AREA: 24,555 S.F. - 89.42%



HANDICAP RAMP DETAIL



FIRE LANE TYPICAL

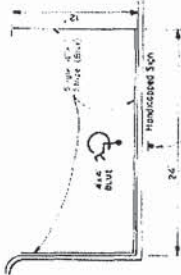


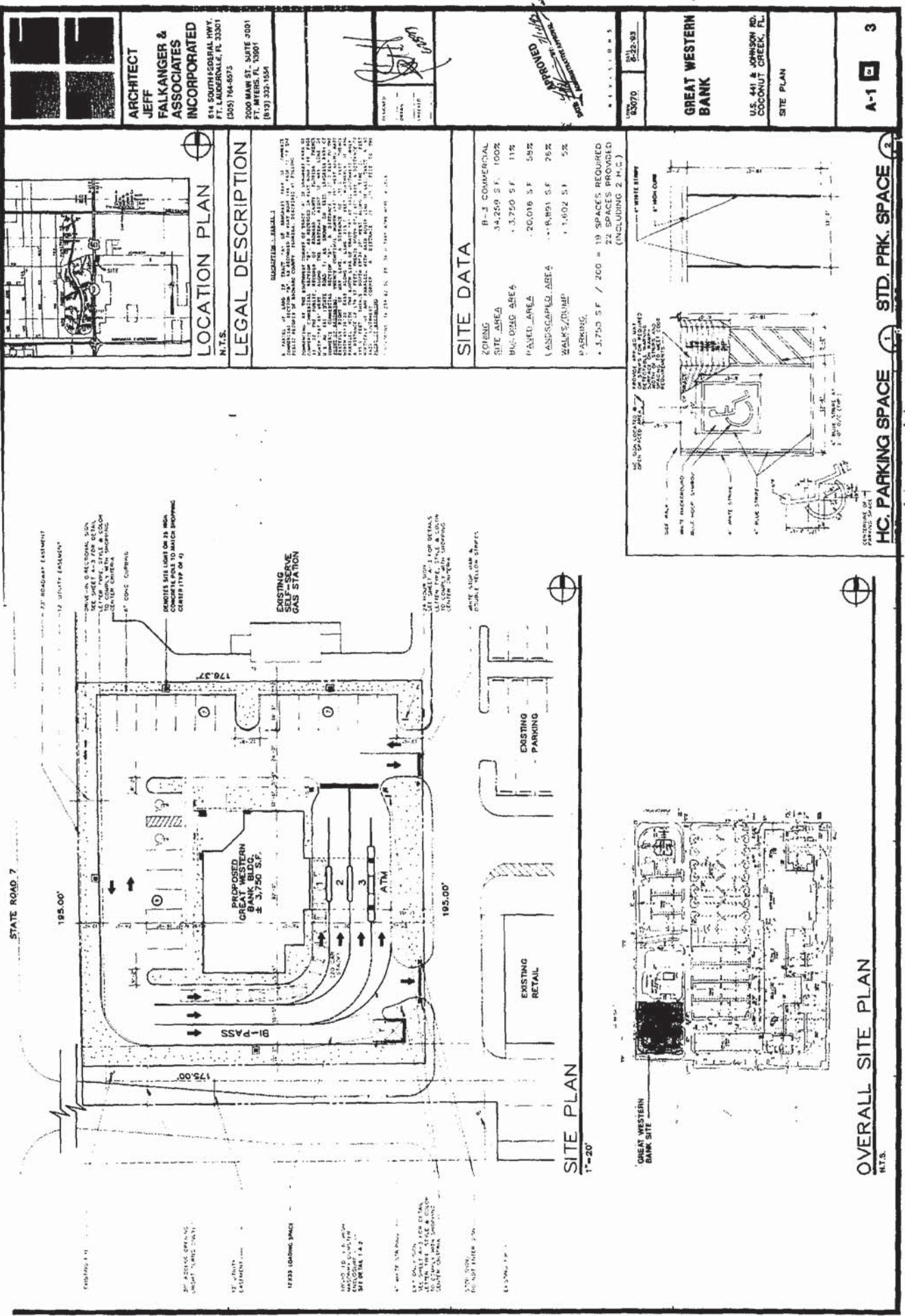
U.S. NO. 441 (STATE ROAD NO. 7)

REGULAR PARKING DETAIL



HANDICAP PARKING DETAIL





ARCHITECT
JEFF FALKANGER & ASSOCIATES INCORPORATED
 814 SOUTH FEDERAL HWY.
 FT. LAUDERDALE, FL 33301
 (305) 764-8973

2000 MAIN ST., SUITE 1001
 FT. WORTH, TX 76101
 (817) 331-1054

[Handwritten signature]



NO. 83070
 8-22-93

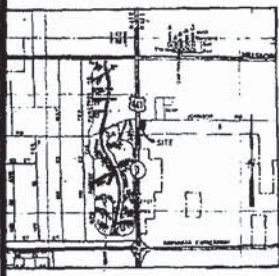
GREAT WESTERN BANK

U.S. 441 & JOHNSON RD.
 COCONUT CREEK, FL.

SITE PLAN

A-1 3

LOCATION PLAN

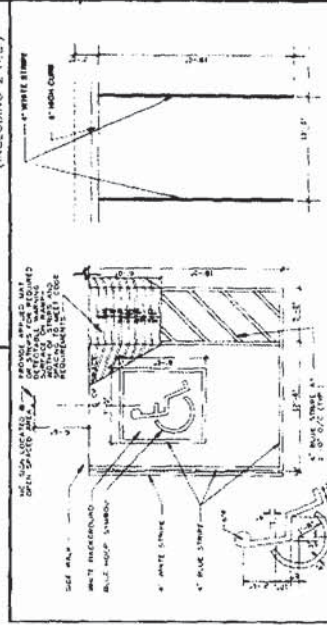


LEGAL DESCRIPTION

SECTION 1, BLOCK 1
 1/4 SECTION 1, T. 28 N., R. 18 W., S. 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SITE DATA

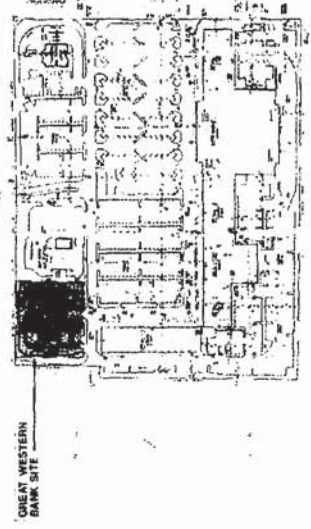
ZONING	R-1 COMMERCIAL
SITE AREA	34,289 S.F. 100%
BUS-DRIVE AREA	3,750 S.F. 11%
PAVED AREA	20,018 S.F. 58%
ASPHALT AREA	11,891 S.F. 35%
WALKWAY/DRIVE	1,402 S.F. 5%
PARKING	
	• 3,700 S.F. / 260 = 19 SPACES REQUIRED
	22 SPACES PROVIDED (INCLUDING 2 H.C.)



HC PARKING SPACE 1
STD. PRK. SPACE 2

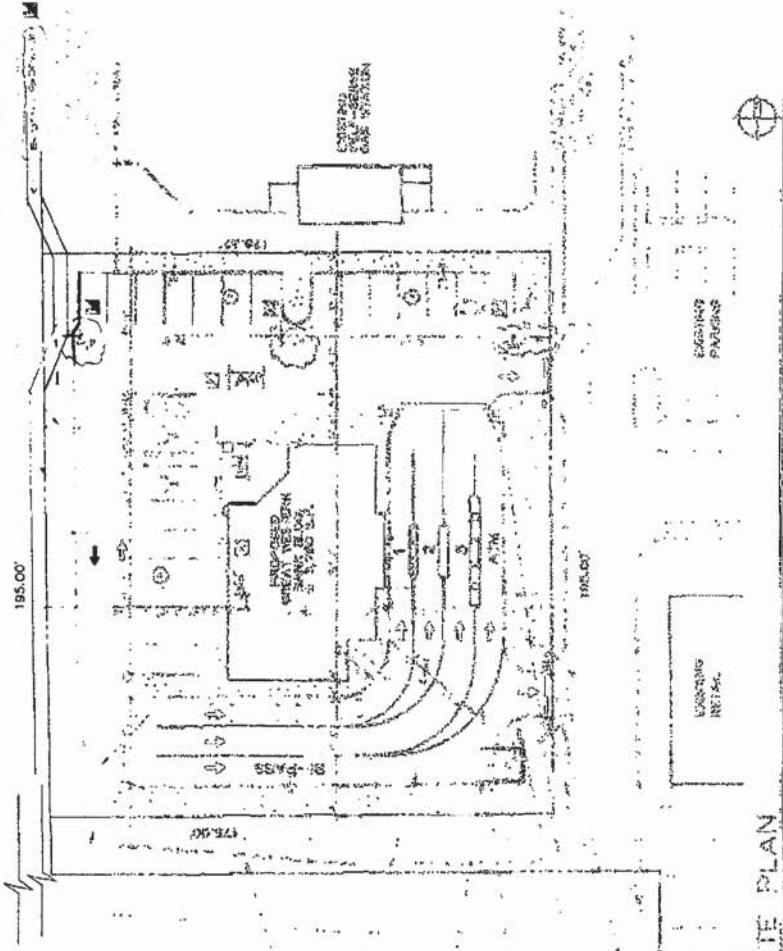
SITE PLAN
 1"=20'

OVERALL SITE PLAN
 N.T.S.



STATE ROAD 7

195.00'



SITE PLAN

1/11/88

ARCHITECT
 JOHN
 HALLGREN &
 ASSOCIATES
 INCORPORATED

211 NORTH BIRCH AVE.
 SUITE 100
 TAMPA, FL 33601
 (813) 277-8200

2) TRASH ENCL. DOOR 1/8" = 1'-0"

TRASH ENCL. DOOR

TRASH ENCL. DOOR

1/8" = 1'-0"

SCALE 1/8" = 1'-0"

OWNER
 WESTERN
 BANK
 OF FLORIDA
 BANKING

1500 WESTERN BANK
 OF FLORIDA
 BANKING
 TAMPA, FL 33601
 (813) 277-8200

A2 - 1
 5 OF 15

TRASH ENCLOSURE
 WHEEL STOP
 1/8" = 1'-0"

TRASH ENCL. WALL
 1/8" = 1'-0"

TRASH ENCLOSURE
 FLOOR PLAN
 1/8" = 1'-0"

HANDWRITTEN / STANDARD PARKING SPACE
 N.T.S.

2) TRASH ENCL. DOOR 1/8" = 1'-0"

TRASH ENCL. DOOR

1/8" = 1'-0"

Exhibit 10

OVERALL SITE:

ALL OF TRACT A, "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT 64, IN BLOCK 85 OF "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE RUN NORTH 00°56'45" WEST ALONG THE WEST LINE OF SAID SECTION 6, FOR 1949.72 FEET TO A POINT; THENCE RUN NORTH 89°03'16" EAST FOR 123.92 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD 7); THENCE RUN NORTH 89°36'20" EAST FOR 214.48 FEET TO A POINT; THENCE RUN SOUTH 00°23'40" EAST FOR 30.00 FEET TO A POINT; THENCE RUN NORTH 89°36'20" EAST FOR 494.46 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE RUN NORTH 00°24'45" WEST FOR 285.03 FEET TO A POINT; THENCE RUN NORTH 89°36'20" EAST FOR 76.41 FEET TO A POINT; THENCE RUN SOUTH 00°24'45" EAST FOR 285.03 FEET TO A POINT; THENCE RUN SOUTH 89°36'20" WEST FOR 76.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING A TOTAL OF 670,938 SQUARE FEET (15.4026 ACRES), MORE OR LESS.

PARCEL A:

ALL OF TRACT A, "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

A PORTION OF TRACT "A", "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 43°24'34" EAST ALONG THE NORTHWEST BOUNDARY OF SAID TRACT A 36.09 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF JOHNSON ROAD; THENCE NORTH 89°36'20" EAST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 162.79 FEET; THENCE SOUTH 00°23'35" EAST 200.00 FEET; THENCE SOUTH 89°36'15" WEST 181.81 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A", ALSO BEING THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 7), BEING A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 88°04'33" WEST; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, ALONG SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 11,559.16 FEET, A CENTRAL ANGLE OF 00°51'46", FOR AN ARC DISTANCE OF 174.06 FEET TO THE POINT OF BEGINNING.

AND LESS:

A PORTION OF TRACT "A", "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE WESTERLY NORTHWEST CORNER OF SAID TRACT "A", SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 7) AS SHOWN ON SAID PLAT AND ON THE ARC OF A CURVE CONCAVE WESTERLY, TO WHICH A RADIAL LINE BEARS NORTH 87°12'47" EAST; THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE, ON THE WESTERLY LINE OF SAID TRACT "A" AND ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,559.16 FEET, A CENTRAL ANGLE OF 0°51'46", FOR AN ARC DISTANCE OF 174.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'15" EAST ON A NON-RADIAL LINE 177.16 FEET; THENCE SOUTH 00°25'33" EAST 202.33 FEET; THENCE SOUTH 89°36'15" WEST ON A LINE NON-RADIAL TO THE FOLLOWING DESCRIBED CURVE 173.64 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 7), SAID WESTERLY LINE OF TRACT "A" AND A POINT ON SAID CURVE CONCAVE WESTERLY, TO WHICH A RADIAL LINE BEARS NORTH 89°04'44" EAST; THENCE NORTHERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A

RADIUS OF 11,559.16 FEET, A CENTRAL ANGLE OF 1°00'11", FOR AN ARC DISTANCE OF 202.37 FEET TO THE POINT OF BEGINNING.

AND LESS:

THAT PARCEL OF LAND SET FORTH IN THAT SPECIAL WARRANTY DEED FROM CORAL CREEK JOINT VENTURE, A TEXAS GENERAL PARTNERSHIP TO EXXON MOBIL CORPORATION, A NEW JERSEY CORPORATION, DATED MAY 7, 2001, RECORDED MAY 10, 2001 IN OFFICIAL RECORDS BOOK 31581, PAGE 873, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN TRACT "A" OF "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A" OF "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 0°47'49" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. NO. 441 (STATE ROAD 7) AS SHOWN ON SAID "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°47'49" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.04 FEET; THENCE NORTH 00°45'33" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, DISTANCE OF 164.97 FEET; THENCE NORTH 89°36'20" EAST ALONG A LINE 420.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF TRACT "A" AT SAID SOUTHWEST CORNER, A DISTANCE OF 177.70 FEET; THENCE SOUTH 0°23'40" EAST, A DISTANCE OF 205.0 FEET; THENCE SOUTH 89°36'20" WEST ALONG A LINE 215.0 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SAID TRACT "A" AT SAID SOUTHWEST CORNER, A DISTANCE OF 176.37 FEET TO THE POINT OF BEGINNING.

AND LESS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 00°47'49" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF US. NO. 441 (STATE ROAD 7), AS SHOWN ON SAID "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°47'49" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 195.0 FEET; THENCE NORTH 89°36'20" EAST ALONG A LINE 215.0 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF TRACT "A" AT SAID SOUTHWEST CORNER, A DISTANCE OF 176.37 FEET; THENCE SOUTH 0°23'40" EAST A DISTANCE OF 195.0 FEET; THENCE SOUTH 89°36'20" WEST ALONG A LINE 20.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SAID TRACT "A" AT SAID SOUTHWEST CORNER, A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 506,503 SQUARE FEET (11.6277 ACRES), MORE OR LESS.

PARCEL B:

A PORTION OF TRACT "A", "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 43°24'34" EAST ALONG THE NORTHWEST BOUNDARY OF SAID TRACT A 36.09 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF JOHNSON ROAD; THENCE NORTH 89°36'20" EAST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 162.79 FEET; THENCE SOUTH 00°23'35" EAST 200.00 FEET; THENCE SOUTH 89°36'15" WEST 181.81 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A", ALSO BEING THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 7), BEING A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 88°04'33" WEST; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, ALONG SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 11,559.16 FEET, A CENTRAL ANGLE OF 00°51'46", FOR AN ARC DISTANCE OF 174.06 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 36,673 SQUARE FEET (0.8419 ACRES), MORE OR LESS.

PARCEL C:

A PORTION OF TRACT "A", "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE WESTERLY NORTHWEST CORNER OF SAID TRACT "A", SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 7) AS SHOWN ON SAID PLAT AND ON THE ARC OF A CURVE CONCAVE WESTERLY, TO WHICH A RADIAL LINE BEARS NORTH 87°12'47" EAST; THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE, ON THE WESTERLY LINE OF SAID TRACT "A" AND ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,559.16 FEET, A CENTRAL ANGLE OF 0°51'46", FOR AN ARC DISTANCE OF 174.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'15" EAST ON A NON-RADIAL LINE 177.16 FEET; THENCE SOUTH 00°25'33" EAST 202.33 FEET; THENCE SOUTH 89°36'15" WEST ON A LINE NON-RADIAL TO THE FOLLOWING DESCRIBED CURVE 173.64 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 7), SAID WESTERLY LINE OF TRACT "A" AND A POINT ON SAID CURVE CONCAVE WESTERLY, TO WHICH A RADIAL LINE BEARS NORTH 89°04'44" EAST; THENCE NORTHERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 11,559.16 FEET, A CENTRAL ANGLE OF 1°00'11", FOR AN ARC DISTANCE OF 202.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 35,429 SQUARE FEET (0.8133 ACRES), MORE OR LESS.

PARCEL D:

THAT PARCEL OF LAND SET FORTH IN THAT SPECIAL WARRANTY DEED FROM CORAL CREEK JOINT VENTURE, A TEXAS GENERAL PARTNERSHIP TO EXXON MOBIL CORPORATION, A NEW JERSEY CORPORATION, DATED MAY 7, 2001, RECORDED MAY 10, 2001 IN OFFICIAL RECORDS BOOK 31581, PAGE 873, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN TRACT "A" OF "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A" OF "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 0°47'49" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. NO. 441 (STATE ROAD 7) AS SHOWN ON SAID "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°47'49" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.04 FEET; THENCE NORTH 00°45'33" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, DISTANCE OF 164.97 FEET; THENCE NORTH 89°36'20" EAST ALONG A LINE 420.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF TRACT "A" AT SAID SOUTHWEST CORNER, A DISTANCE OF 177.70 FEET; THENCE SOUTH 0°23'40" EAST, A DISTANCE OF 205.0 FEET; THENCE SOUTH 89°36'20" WEST ALONG A LINE 215.0 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SAID TRACT "A" AT SAID SOUTHWEST CORNER, A DISTANCE OF 176.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 36,295 SQUARE FEET (0.8332 ACRES), MORE OR LESS.

PARCEL E:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 00°47'49" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF US. NO. 441 (STATE ROAD 7), AS SHOWN ON SAID "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°47'49" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 195.0 FEET; THENCE NORTH 89°36'20" EAST ALONG A LINE 215.0 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF TRACT "A" AT SAID SOUTHWEST CORNER, A DISTANCE OF 176.37 FEET; THENCE SOUTH 0°23'40" EAST A DISTANCE OF 195.0 FEET; THENCE SOUTH 89°36'20" WEST ALONG A LINE 20.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SAID TRACT "A" AT SAID SOUTHWEST CORNER, A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 34,258 SQUARE FEET (0.7865 ACRES), MORE OR LESS.

PARCEL F:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT 64, IN BLOCK 85 OF "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE RUN NORTH 00°56'45" WEST ALONG THE WEST LINE OF SAID SECTION 6, FOR 1949.72 FEET TO A POINT; THENCE RUN NORTH 89°03'16" EAST FOR 123.92 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD 7); THENCE RUN NORTH 89°36'20" EAST FOR 214.48 FEET TO A POINT; THENCE RUN SOUTH 00°23'40" EAST FOR 30.00 FEET TO A POINT; THENCE RUN NORTH 89°36'20" EAST FOR 494.46 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE RUN NORTH 00°24'45" WEST FOR 285.03 FEET TO A POINT; THENCE RUN NORTH 89°36'20" EAST FOR 76.41 FEET TO A POINT; THENCE RUN SOUTH 00°24'45" EAST FOR 285.03 FEET TO A POINT; THENCE RUN SOUTH 89°36'20" WEST FOR 76.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 21,779 SQUARE FEET (0.5000 ACRES), MORE OR LESS.