

PLANNED COMMERCE DEVELOPMENT

CORAL CREEK SHOPS

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

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

Prepared By:

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TABLE OF CONTENTS

SECTION A	PROJECT AND CONSULTANT INFORMATION	1
SECTION B	OWNER/CONSULTANT INFORMATION	2
SECTION C	P.C.D. CIRCULATION PLAN	3
SECTION D	COMMERCIAL PROGRAM.....	3
SECTION E	P.C.D. UTILITIES PROGRAM.....	3
SECTION F	P.C.D. DRAINAGE PLAN.....	4
SECTION G	P.C.D. SITE SPECIFIC DEVELOPMENT STANDARDS.....	4
SECTION H	ZONING DESIGNATIONS.....	6
SECTION I	LAND USE INFORMATION	7
SECTION J	BOUNDARY AND LEGAL DESCRIPTION INFORMATION	7
SECTION K	LOCATION AND STREET INFORMATION.....	8
SECTION L	MAINTENANCE AREA INFORMATION	8
SECTION M	GREEN BUILDING CONSTRUCTION CRITERIA	8

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
5	DRAINAGE SYSTEM GIS AS-BUILTS
6	PROPOSED SITE PLAN FOR PARCEL C (WENDY’S DRIVE-THRU)
7	APPROVED SITE PLAN FOR PARCEL D (GAS STATION)
8	APPROVED SITE PLAN FOR PARCEL E (BANK)
9	P.C.D. BOUNDARY SURVEY
10	LEGAL DESCRIPTIONS

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)

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

PROPERTY OWNER:

(PARCEL C)

RAMCO-GERSHENSON PROPERTIES, L.P.
31500 Northwestern Highway
Suite 300
Farmington Hills, MI 48334
(248) 350-9900 Phone
(248) 350-9925 Fax
Contact: Dan Morris
Email: dmorris@rgpt.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)

RAMCO-GERSHENSON PROPERTIES, L.P.
31500 Northwestern Highway
Suite 300
Farmington Hills, MI 48334
(248) 350-9900 Phone
(248) 350-9925 Fax
Contact: Dan Morris
Email: dmorris@rgpt.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)

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

APPLICANT:

RAMCO-GERSHENSON PROPERTIES, L.P.
31500 Northwestern Highway
Suite 300
Farmington Hills, MI 48334
(248) 350-9900 Phone
(248) 350-9925 Fax
Contact: Dan Morris
Email: dmorris@rgpt.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 2-B) 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 D (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:

Current Parcels A/B/C/E/F B-3 Community Shopping District
 Parcel D B-2 Convenience Shopping District

Proposed All Parcels Planned Commercial Development (P.C.D.)

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**

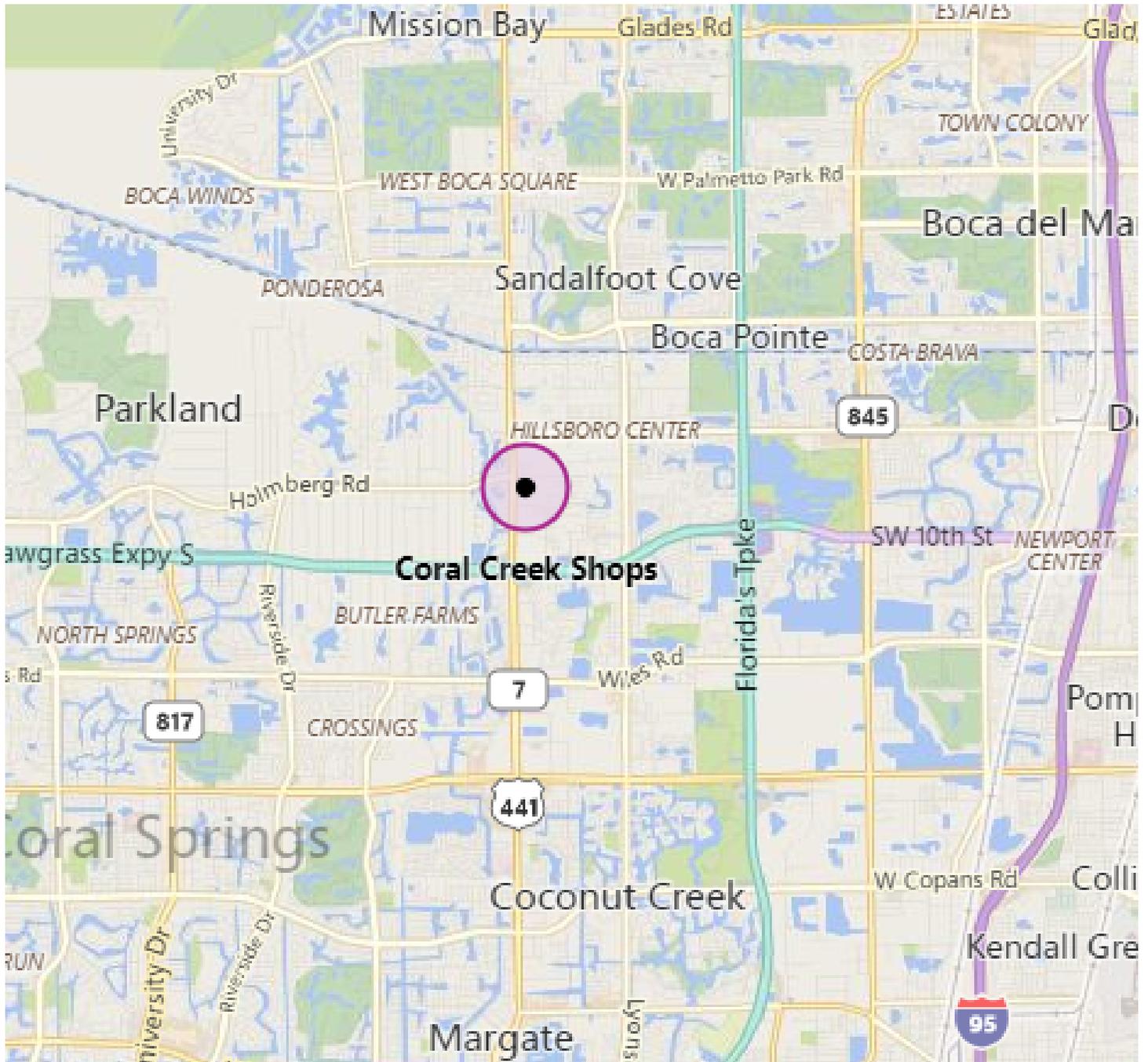
(1) GENERAL DESCRIPTION:

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 (specifically 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):

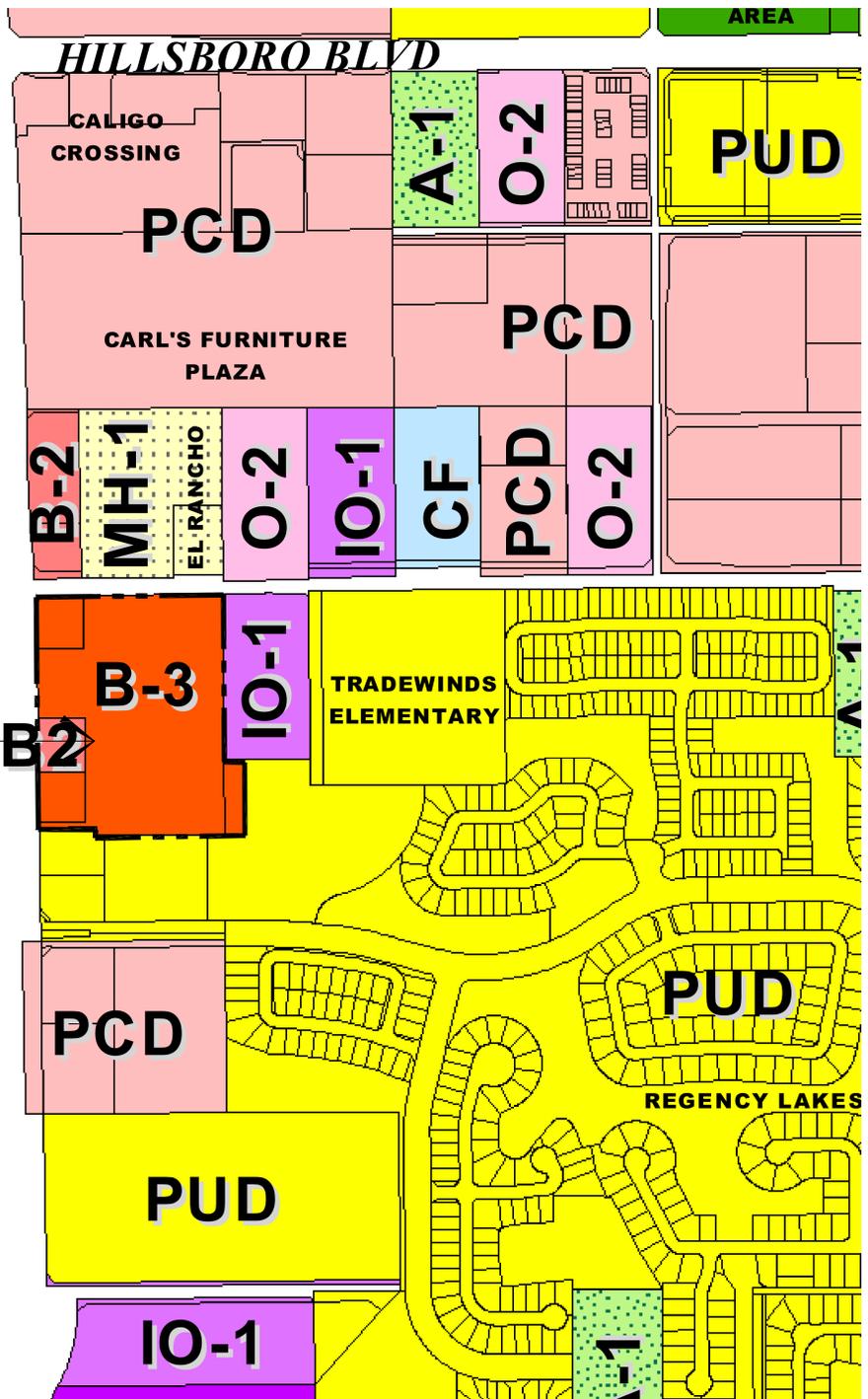
LAND DEVELOPMENT CODE SECTION 13-320 - Green Building Construction	
GREEN STANDARDS	DESCRIPTION
Section 13-320(b)(1)	
LEED Accredited Professional	LUIS VARGAS LEED COORDINATOR, VICTOR EVERINGHAM, LEED BD&C (As to Parcel C).
SUSTAINABLE SITE DEVELOPMENT - Section 13-320(b)(2)a	
Construction Pollution 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 on Parcel A, with 1 bicycle parking rack provided on Parcel C. Additionally, a bus stop shelter is provided within Parcel A north of the existing in-line shops on Johnson Road.
Minimizing heat island effect	Portions of the in-line shops located on Parcel A and the roof located on Parcel C is white, highly reflective.
WATER EFFICIENT - Section 13-320(b)(2)b	
Innovative water technologies	As to Parcel C, 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	As to Parcel C, low flow restroom fixtures provided. Further as to Parcel C, rain sensor/timer is provided for landscape irrigation. Both Parcel A and Parcel C - irrigation water source is a well.
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	No renewable energy initiatives are proposed on-site. Designated parking spaces will be incorporated within Parcel A for energy efficient vehicles.
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	As noted above, the property is developed.
Regional materials	As to Parcel C, regional materials will be used as much as possible.
Section 13-320(b)(3)	
Acknowledgement to maintain the green building components for the life of the building	As to the in-line shops, Ramco-Gersehenson Properties, L.P. as the current property owner 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 energy efficient 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 energy efficient vehicles.

STREET MAP



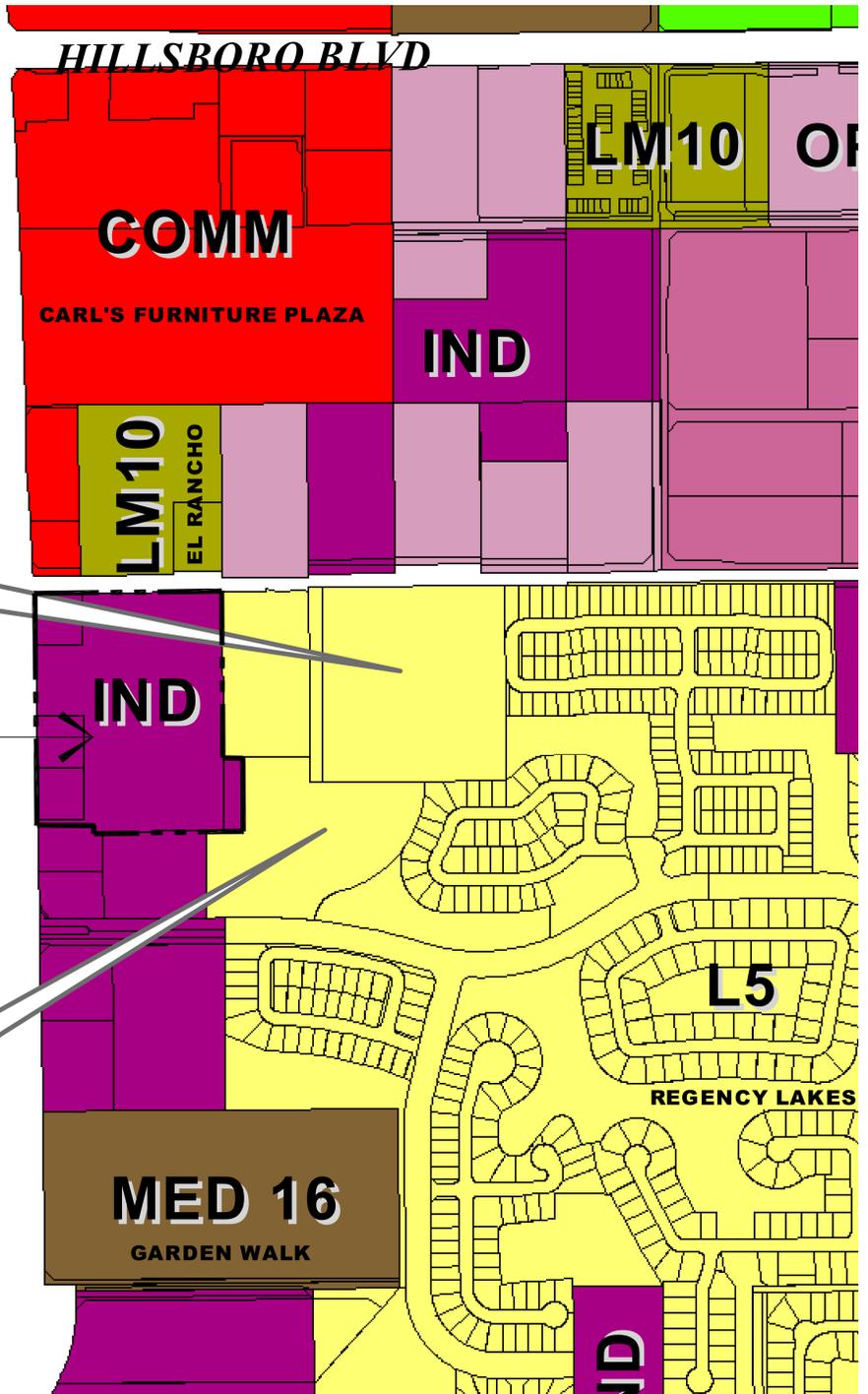
ZONING MAP



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



**Tradewinds
Elementary**

SITE

**Lakeside
Park**

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 6.0	Residential 6 DU/Ac
LOW-MED 8.0	Residential 8 DU/Ac
LOW-MED 10.0	Residential 10 DU/Ac
MED 16.0	Residential 16 DU/Ac
RAC	Regional Activity Center
COMM (C)	Commercial
IND	Industrial
OP	Office/Professional
EC	Employment Center
P&R	Parks & Recreation
CON	Conservation
COM REC	Commercial Recreation
COM FAC	Community Facilities
U	Utilities
T	Transportation (Major)
	Residential Irregular
CITY BOUNDARY	
UNINCORPORATED BROWARD COUNTY	
FLEX ZONE BOUNDARY	



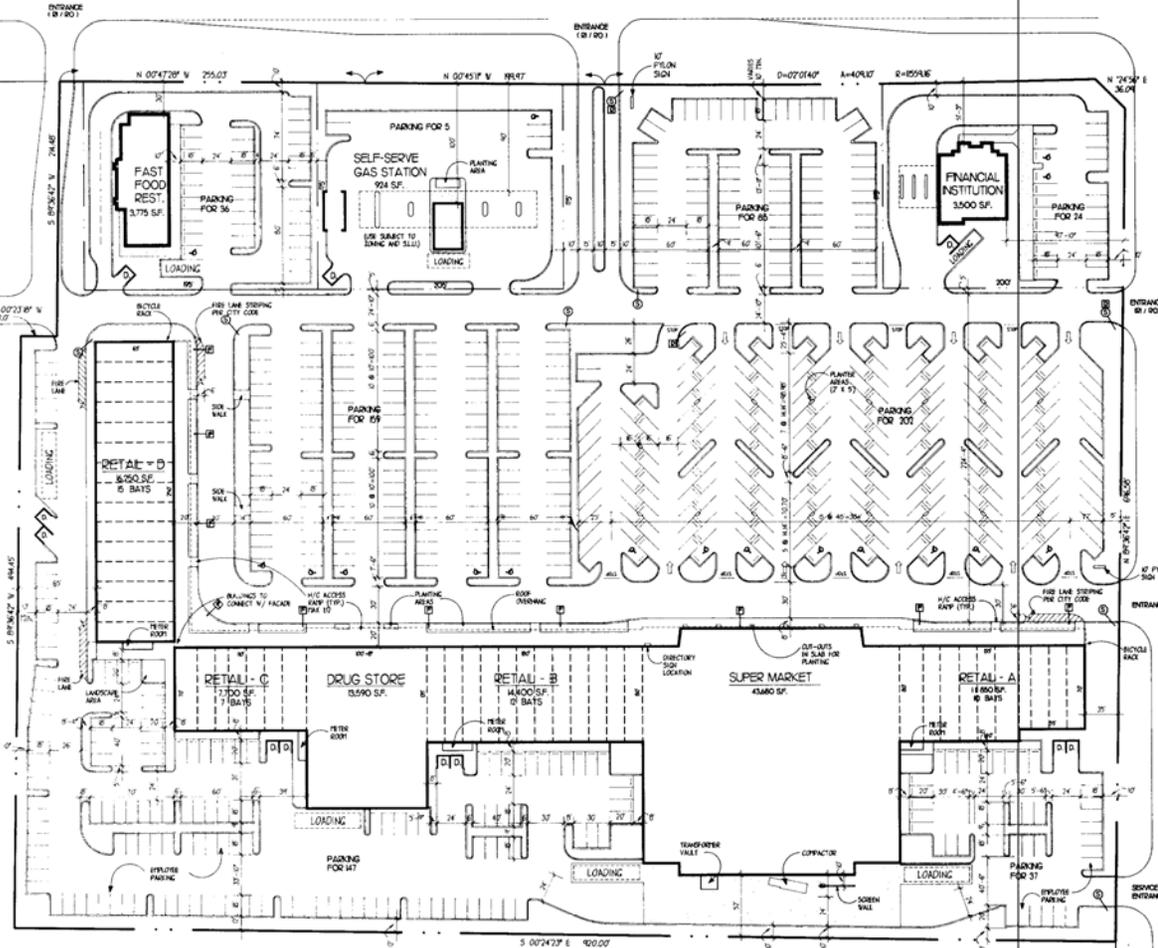
U.S. 441 (SR. 7)

NEW BUTLER ROAD

JOHNSON ROAD

NOT A PART

NOT A PART



PROJECT DATA

SITE DATA

NET SITE AREA	14,903 ACRES
	64,975 SF.

BUILDING DATA

SHOPPING CENTER	
SUPERMARKET	43,800
SALES	28,800 SF.
BOOK AREAS	14,800 SF.
DRUGSTORE	4,500
RETAIL	48,200
RESTAURANTS	2,000
BUILDING SUPPORT (PETER ROOFS)	700
SUB TOTAL	108,070 SF.
OUT PARCELS	
FINANCIAL	3,500
SELF-SERVE STATION	904
RESTAURANT	3,775
TOTAL SITE	116,364 SF.

PARKING AND LOADING DATA

PARKING REQUIRED	
SHOPPING CENTER REQUIRED	90.0 SPACES
SUPERMARKET SALES (1/150 SF.)	74.4 SPACES
SUPERMARKET BOOK (1/200 SF.)	67.8 SPACES
DRUG STORE (1/200 SF.)	22.5 SPACES
RETAIL (1/200 SF. + 1/800)	281.0 SPACES
RESTAURANTS (1/60 SF.)	33.3 SPACES
SUB TOTAL	647.9 SPACES
OUT PARCEL REQUIRED	
FINANCIAL (1/200 SF.)	17.5 SPACES
SELF-SERVE (1/200 SF.)	4.6 SPACES
RESTAURANT (1/700 SF.)	37.8 SPACES
SUB TOTAL	59.9 SPACES
TOTAL REQUIRED (SITE)	697.8 SPACES
PARKING PROVIDED	
REGULAR SPACES	667 SPACES
HANDICAP SPACES	6 SPACES
TOTAL PROVIDED	673 SPACES
LOADING PROVIDED	
	4 SPACES

SITE COVERAGE DATA

BUILDING AREA	108,070 SF.	6.7 %
WALKS	5,000	2.3
LANDSCAPE	47,500	30.0
PAVING	478,500	66.0
TOTALS	649,070 SF.	100 %

SITE PLAN LEGEND

[]	DUMPSTER ENCLOSURE
+	FIRE HYDRANT
□	PURPLE PAINTED LIGHTING FIXTURES
△	WALL MOUNTED LIGHTING FIXTURE
○	CATCH BASIN
→	DRAINAGE FLOW
○	REGULAR PARKING SPACE (10' X 20')
□	HANDICAP PARKING SPACE (12' X 20')
○	PAVEMENT SYMBOL TO BE PAINTED BLUE
—	CONCRETE CURBING (TYPICAL)

TRAFFIC SIGNAGE & STRIPING

→	PAINTED DIRECTIONAL ARROW
—	PAINTED STOP & YIELD
—	STOP SIGN (WOOD POST 1/2 D.B.T. SIGN)
—	FIRE LANE SIGNS
—	RIGHT TURN ONLY SIGNS
—	FIRE LANE STRIPING
→	INDICATES TRAFFIC DIRECTION (SEE PLAN REVIEW INFORMATION)
—	HANDICAP SIGNS PER CITY ORDINANCE

SITE PLAN

F = 50'-0"

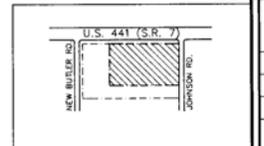


NOTES:

- ADJACENT ZONING IS B-4.
- DEVELOPER IS GERALD M. HIGDON, 241 SHANLEY DRIVE, CORAL GABLES, FL. (305) 666-2140.
- ARCHITECT AND AGENT IS WAYNE E. VENSEL, 5500 PRODUCE AVE., CORAL GABLES, FL. (305) 667-6100.
- LANDSCAPE ARCHITECT IS RICHARD TIBBELL, 600 N.E. 33 STREET, POMPANO BEACH, FL. (305) 942-4944.
- CIVIL ENGINEER IS CORNELIUS TECH, 50 EAST SADDLE ROAD, POMPANO BEACH, FL. (305) 785-8400.
- REFER TO ENGINEERING DRAWINGS FOR HYDRANT LOCATIONS.

Approved
DATE 3/6/89 BY [Signature]
PLANNING & ZONING

CITY OF GOCCEENUT CREEK
FEB 22 1989
DEPARTMENT OF
COMMUNITY DEVELOPMENT



LOCATION PLAN

WAYNE E. VENSEL
ARCHITECT
1520 Midway Avenue
Suite 235
Coral Gables, Florida 33146
(305) 662-1890

SHOPPING CENTER
U.S. 441 & JOHNSON ROAD
CORAL GABLES, FLORIDA

REVISIONS

#1	12/19/88
#2	12/28/88
#3	1/26/89
#4	2/22/89

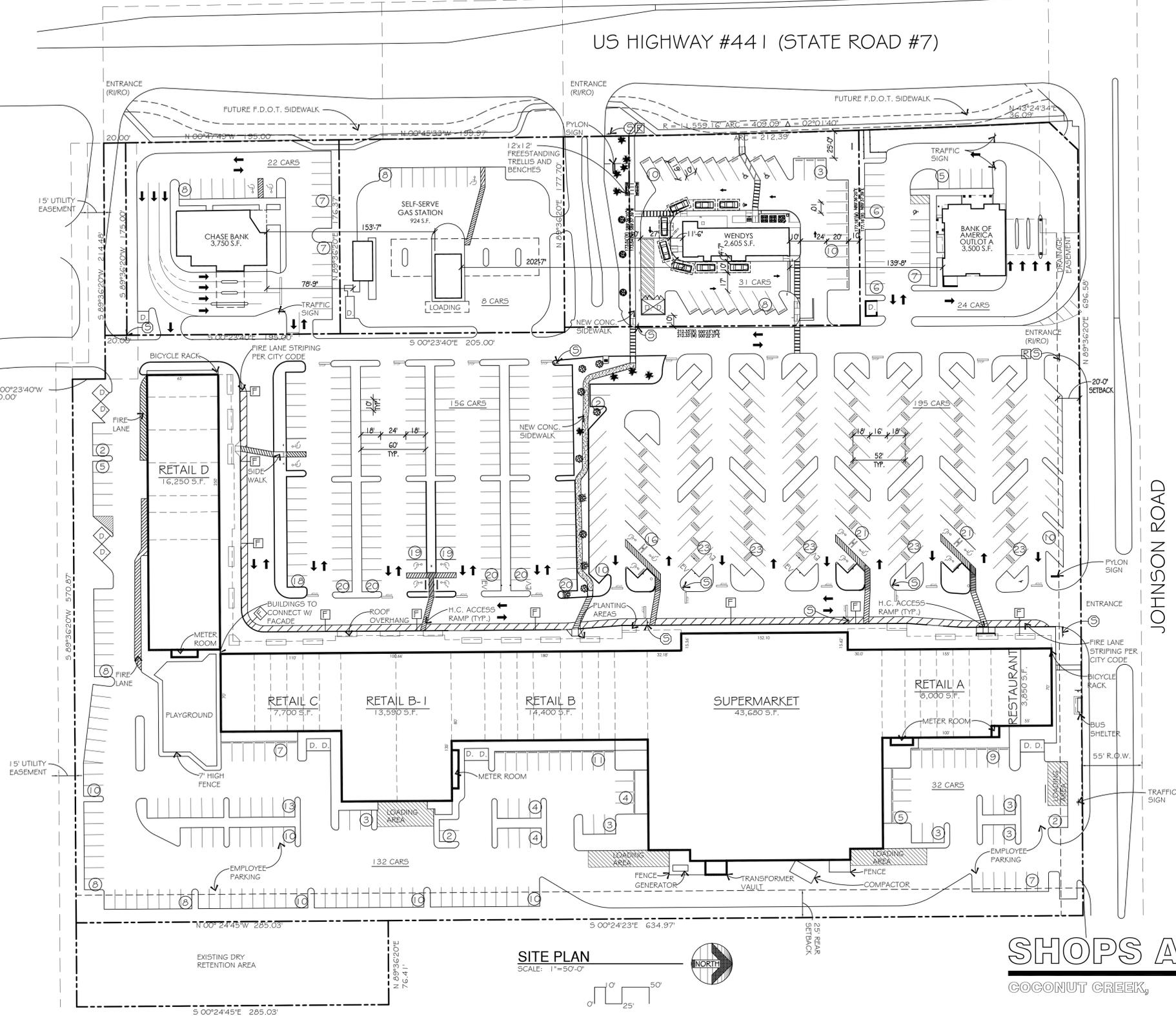
Date 12/7/88
File SE33A-01
Job SE-33
Sheet SP-1
of 5

NEW BUTLER ROAD

ACCESS ROAD

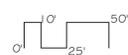
US HIGHWAY #441 (STATE ROAD #7)

JOHNSON ROAD



SITE PLAN

SCALE: 1"=50'-0"



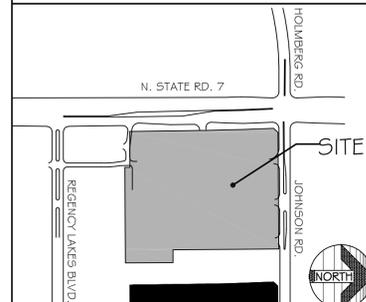
SITE PLAN LEGEND

- DUMPSTER ENCLOSURE (10X20)
- REGULAR PARKING SPACE (10X20)
- HANDICAP PARKING SPACE (12X20) PAVEMENT SYMBOL TO BE PAINTED BLUE

TRAFFIC SIGNAGE & STRIPING

- PAINTED DIRECTIONAL ARROW
- PAINTED BAR & "STOP"
- STOP SIGN
- FIRE LANE SIGNS
- "RIGHT TURN ONLY" SIGNS
- FIRE LANE STRIPING
- INDICATES TRAFFIC DIRECTION (FOR PLAN REVIEW INFORMATION)
- EV DESIGNATED PARKING SPACE FOR ALTERNATIVE FUEL OR HYBRID VEHICLES WITH SIGN ON SIGN POST

LOCATION MAP



PROJECT DATA

SITE DATA	
NET SITE AREA	14.903 ACRES 649,175 S.F.
BUILDING DATA	
SHOPPING CENTER	
SUPERMARKET (SALES-28,800 S.F.) (WORK AREA-14,880 S.F.)	43,680 S.F.
RETAIL	59,940 S.F.
RESTAURANTS	3,850 S.F.
BUILDING SUPPORT (METER ROOMS)	700 S.F.
SUBTOTAL	108,170 S.F.
OUT PARCELS	
FINANCIAL	7,250 S.F.
SELF-SERVE STATION	924 S.F.
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	
TOTAL REQUIRED (118,949/225)	529 SPACES
PARKING PROVIDED	
REGULAR SPACES	579 SPACES
HANDICAP SPACES	21 SPACES
TOTAL PROVIDED	600 SPACES
LOADING PROVIDED	4 SPACES
SITE COVERAGE DATA	
	AREA %
BUILDING AREA	108,170 S.F. 17.7%
WALKS	16,280 S.F. 2.7%
LANDSCAPE	88,164 S.F. 14.4%
PAVING	399,715 S.F. 65.2%
TOTALS	612,329 S.F. 100%



SHOPS AT CORAL CREEK

COCONUT CREEK, FLORIDA

RAMCO GERSHENSON PROPERTIES TRUST
31500 NORTHWESTERN HIGHWAY, SUITE 300
 FARMINGTON HILLS, MICHIGAN 48334
 PHONE: 248.350.9900 FAX: 248.350.9925



WAH YEE ASSOCIATES ARCHITECTS & PLANNERS
 42400 GRAND RIVER AVENUE, SUITE 300
 NOVI, MICHIGAN 48375
 PHONE: 248.489.9160
 PROJECT NO. 4889

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 PRELIMINARY
 NOT FOR CONSTRUCTION

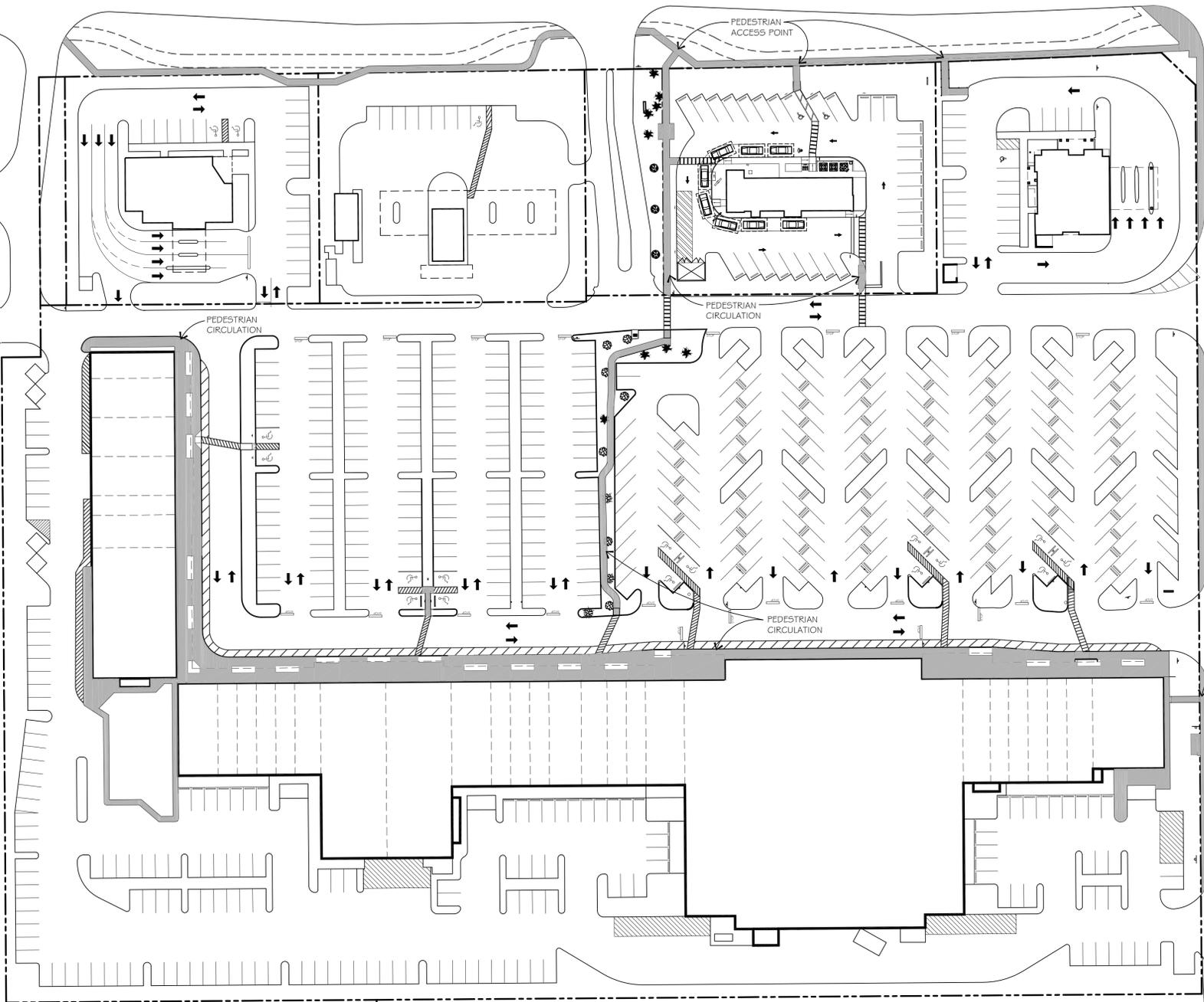
SP-1

US HIGHWAY #441 (STATE ROAD #7)

NEW BUTLER ROAD

ACCESS ROAD

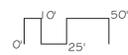
JOHNSON ROAD



PEDESTRIAN ACCESS POINT
BUS STOP



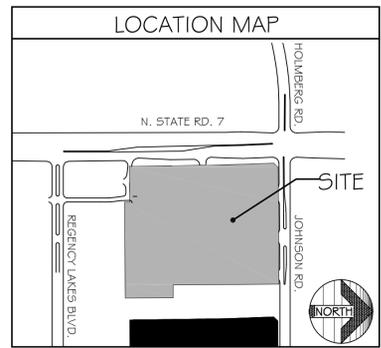
PEDESTRIAN SITE PLAN
SCALE: 1"=50'-0"



SHOPS AT CORAL CREEK

COCONUT CREEK,

FLORIDA



RAMCO GERSHENSON
PROPERTIES TRUST

31100 NORTHWESTSHORE HIGHWAY, SUITE 300
FARMINGTON HILLS, MICHIGAN 48334
PHONE: 248.350.9900 FAX: 248.350.9925



WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS

42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE: 248.489.9160
PROJECT NO. 4889

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July 30, 2018

PRELIMINARY
NOT FOR CONSTRUCTION

SP-5

P.C.D. PARCEL SITE PLAN

JOHNSON ROAD

US HIGHWAY #441
(STATE STREET #7)

PARCEL B

PARCEL C

PARCEL A

PARCEL D

PARCEL E

PARCEL F





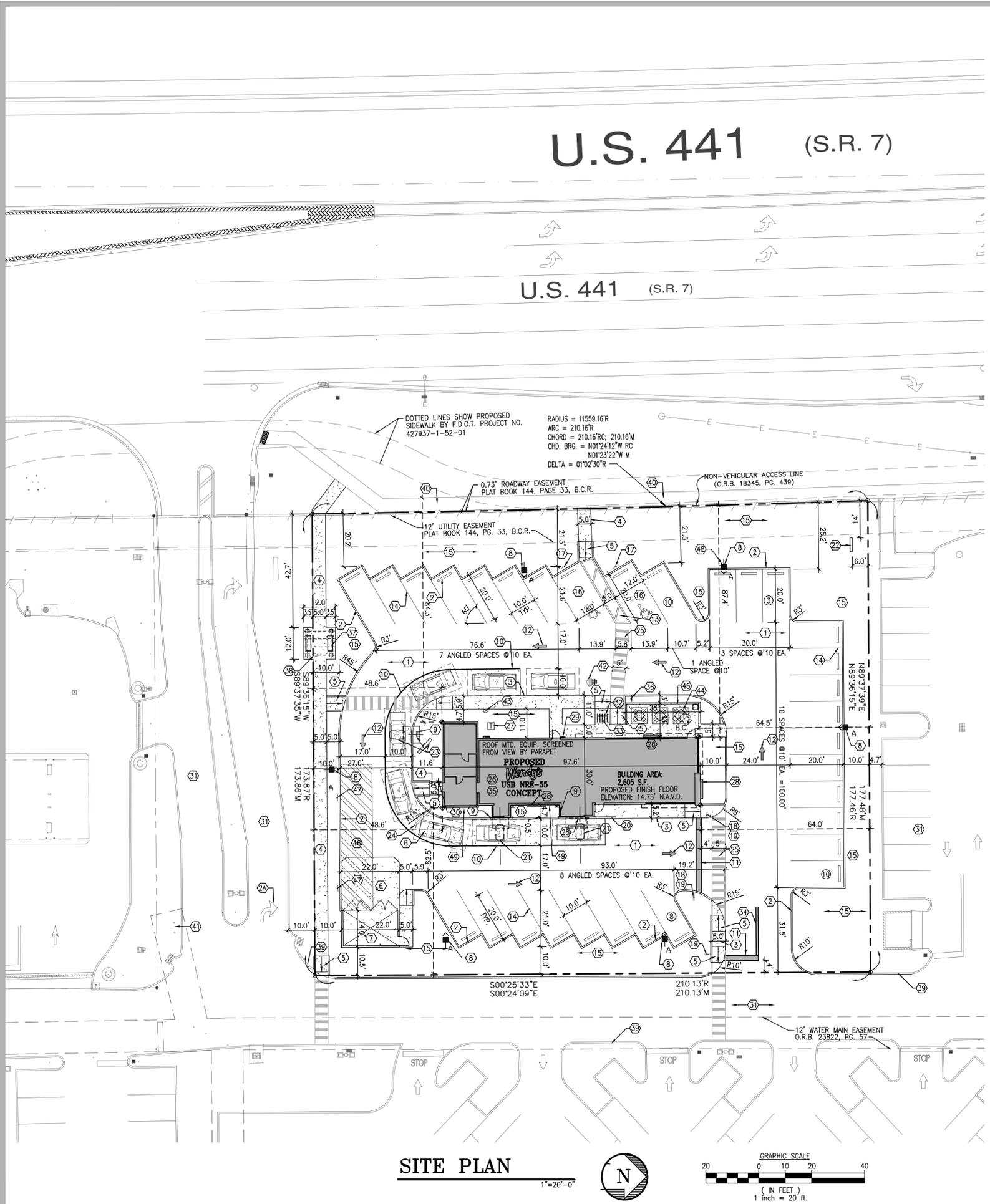
Map Tool Options

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.



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.



SITE PLAN
1"=20'-0"

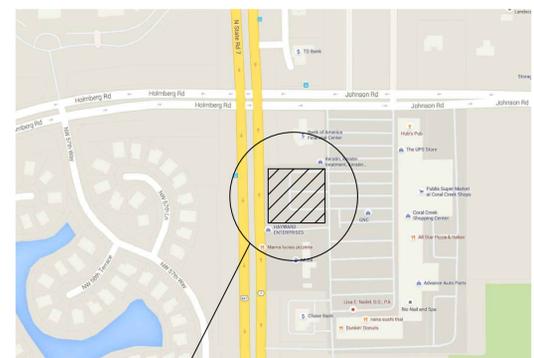


CONSTRUCTION NOTES:

- ① ASPHALT PAVEMENT AS PER DETAIL.
- ② 6" P.C.C. TYPE 'D' CURB AS PER DETAIL
- ②A EXISTING PAVEMENT MARKINGS
- ③ P.C.C. CURB EDGE SIDEWALK AS PER DETAIL
- ④ P.C.C. CONCRETE SIDEWALK AS PER DETAIL
- ⑤ P.C.C. HANDICAP RAMP - MAX SLOPE 1:12.
- ⑥ 6" THICK P.C.C. PAD W/ 6"x6" -10/10 W.W.M. OVER CRUSHED AGGREGATE OR GRAVEL BASE. CONSTRUCTION JOINTS AT 10 FEET ON CENTER. (COLOR BLACK)
- ⑦ TRASH ENCLOSURE AS PER DETAIL.
- ⑧ LED PARKING LIGHT AS PER SITE LIGHTING (PH-1)
- ⑨ STEEL BOLLARD AS PER DETAIL.
- ⑩ 215-LF 6" YELLOW. (THERMOPLASTIC)
- ⑪ 24" STOP BAR WHITE. (THERMOPLASTIC)
- ⑫ TRAFFIC ARROWS PAINTED WHITE.
- ⑬ 6" WHITE STRIPES AT 60" (PER FDOT INDEX No. 17346)
- ⑭ 4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
- ⑮ LANDSCAPE AREA
- ⑯ HANDICAP PARKING AS PER DETAIL.
- ⑰ HANDICAP SIGN 7'-0" A.F.F.
- ⑱ STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1)
- ⑲ STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (30"x30")
- ⑳ RAILING PAINTED BLACK
- ㉑ SENSOR LOOP AT D/T WINDOW
- ㉒ MONUMENT SIGN
- ㉓ MENU BOARD AND SENSOR LOOP W/ SPEAKER PEDESTAL
- ㉔ CLEARANCE BAR
- ㉕ PEDESTRIAN CROSSING PER F.D.O.T. INDEX No. 17346
- ㉖ PROPOSED BUILDING
- ㉗ TRANSFORMER PAD (COORDINATE LOCATION WITH FPL)
- ㉘ BUILDING SIGN
- ㉙ PROVIDE BUILDING ADDRESS "1234" WITH NUMERALS 9 INCHES HIGH. REFER TO BUILDING ELEVATION
- ㉚ PROVIDE BUILDING ADDRESS AND BUSINESS NAME ON SERVICE DOOR. REFER TO BUILDING ELEVATION ALL LETTERS TO BE CONSISTENT IN STYLE (4" HIGH)
- ㉛ EXISTING PAVEMENT
- ㉜ 'BICYCLE PARKING' SIGN
- ㉝ BICYCLE RACK BY HUNTCO-MODEL BR3 OR APPROVED EQUAL FINISH: POWDER COATED BLACK (SEE DETAIL ON SHEET SP-3)
- ㉞ 25 L.F. - 4" DOUBLE YELLOW
- ㉟ ALL ROOF MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SCREENED FROM VIEW BY PARAPET
- ㊱ PEDESTRIAN CROSSING SIGN
- ㊲ CW86 CREEKVIEW BENCH WITH BASE (SILVER) BY KEYSTONE RIDGE DESIGNS
- ㊳ 12"x12' FREE STANDING TRELLIS
- ㊴ EXIST. CURB
- ㊵ EXIST. SIDEWALK
- ㊶ EXIST. FIRE HYDRANT
- ㊷ PAVEMENT MARKINGS
- ㊸ PREVIEW MENU BOARD
- ㊹ PATIO FENCE (3' HEIGHT, MIN.)
- ㊺ PATIO FENCE (3' HEIGHT, MIN.)
- ㊻ 12"x55' LOADING ZONE
- ㊼ "NO PARKING SIGN"
- ㊽ "HYBRID PARKING ONLY" SIGN.
- ㊾ GREEN WALL, REFER TO BUILDING ELEVATIONS

NOTES

1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS/MUTCD.
2. ALL MARKINGS EXCEPT PARKING SPACE LINES SHALL BE THERMOPLASTIC AND 6" WIDE.
3. ALL SIGNS BY SEPARATE PERMIT.
4. ALL RADII AND DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT.
5. THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AS ESTABLISHED FROM N.G.S. CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.) "MIAMI WAAS 1 CORS ARP", "MIAMI TNT CORS ARP" AND "WEST PALM CORS ARP" USING THE ONLINE POSITIONING USER SERVICE (D.P.U.S.) ON APRIL 26, 2016. TO CONVERT ELEVATIONS TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929), ADD 1.55 FEET.
6. ALL SIDEWALKS SHALL BE A MIN. OF 5 FEET IN WIDTH.



LOCATION PLAN
N.T.S.

LEGAL DESCRIPTION

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 177.46 FEET; THENCE SOUTH 00°25'33" EAST 210.13 FEET; THENCE SOUTH 89°36'15" WEST ON A LINE NON-RADIAL TO THE FOLLOWING DESCRIBED CURVE 173.87 FEET TO THE INTERSECTION WITH THE AFORESAID 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°07'03" 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°02'30", FOR AN ARC DISTANCE OF 210.16 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 36,846 SQUARE FEET (0.8459 ACRES), MORE OR LESS.

**ZONING: B-3 COMMUNITY SHOPPING DISTRICT
LAND USE: COMMERCIAL
BUILDING HEIGHT: 26-9 1/2"
SITE ANALYSIS**

	EXISTING	PROPOSED
TOTAL LAND AREA:	36,846.00 SQ. FT. (0.846± ACRES)	36,846.00 SQ. FT. (0.846± ACRES)
TOTAL BUILDING COVERAGE:	-	2,605.00 SQ. FT. (7.07 %)
TOTAL LANDSCAPED AREA:	8,056.38 SQ. FT. (21.87 %)	12,914.80 SQ. FT. (35.05 %)
TOTAL PAVED AREA & WALKS:	28,789.62 SQ. FT. (78.13 %)	21,326.20 SQ. FT. (57.88 %)
PERVIOUS AREA:	8,056.38 SQ. FT. (21.87 %) (0.185± ACRES)	12,914.80 SQ. FT. (35.05 %) (0.296± ACRES)
IMPERVIOUS AREA:	28,789.62 SQ. FT. (78.13 %) (0.661± ACRES)	23,931.20 SQ. FT. (64.95 %) (0.549± ACRES)

PARKING ANALYSIS

TOTAL PARKING SPACES REQUIRED: (1/150 SF OF CUST. SERVICE AREA - 951/150=7) (1/300 SF OF NON-CUST. SERVICE AREA - 917/300=4) (1/150 SF OF PATIOAREA - 364/150=3)	14 SPACES
HANDICAP SPACES REQUIRED:	1 SPACES
HANDICAP SPACES PROVIDED:	2 SPACES
TOTAL PARKING SPACES PROVIDED: (INCLUDING HANDICAP IN OUT PARCEL)	31 SPACES

SITE NUMBER:	11670
BASE MODEL:	USB NRE 55 R3
ASSET TYPE:	FRAN
CLASSIFICATION:	NEW
OWNER:	JAE REST. GROUP, LLC
BASE VERSION:	XXXXXXXX
UPGRADE CLASSIFICATION:	CORP. NEW BUILD
PROJECT YEAR:	2017
FURNITURE PACKAGE:	2016 R3
DRAWING RELEASE	2016 R3



CKE GROUP
INCORPORATED
engineering • architecture • planning
16500 NEW BAYVIEW ROAD
SUITE 106
MIAMI LAKES, FLORIDA 33014
PHONE: (305) 558-4124
FAX: (305) 828-0619

PROJECT TYPE: USB NRE 55 NEW

Wendy's
Store # 11670
US 441 & JOHNSON ROAD
Coconut Creek, Florida

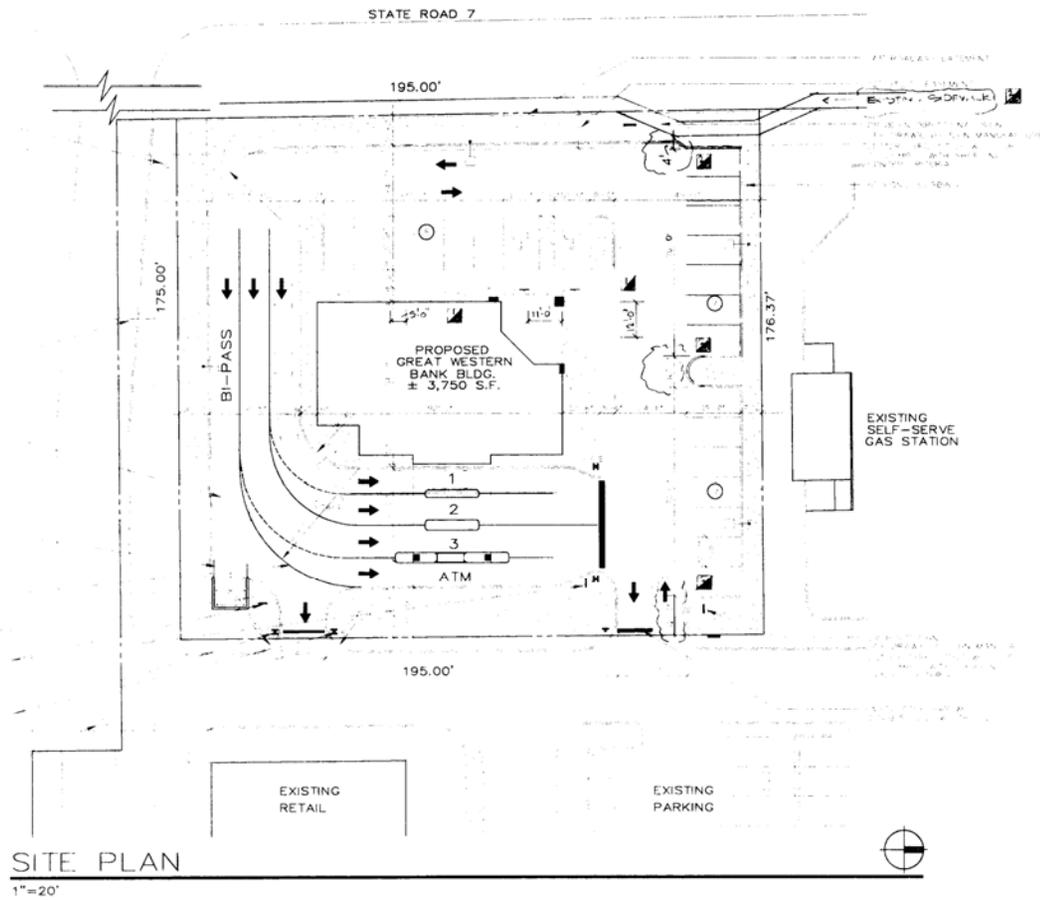
REV.	DATE	DESCRIPTION
△	05-01-18	
△	07-18-18	

ISSUE DATE: 02/10/2016
PROJECT NUMBER: 1493
DRAWN BY: R. C.
CHECKED BY: E. C.
SEAL

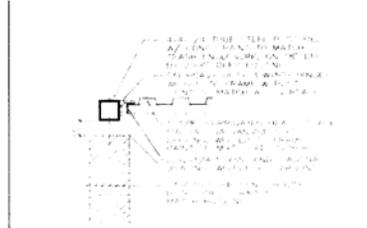
EDUARDO L. CARCACHE, PE 31914
ANA A. GONZALEZ VALDES, AR 97769
LUIS VARGAS, LEED AP
#701023753163800
CKE GROUP, INC. COA-4432

SHEET NAME
SITE PLAN
SHEET NUMBER

SP-2

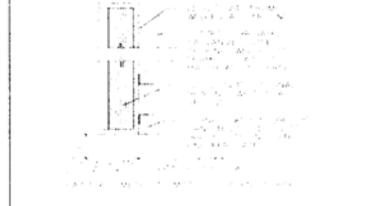


SITE PLAN
1" = 20'



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

TRASH ENCL. DOOR TO
SEE DETAIL B



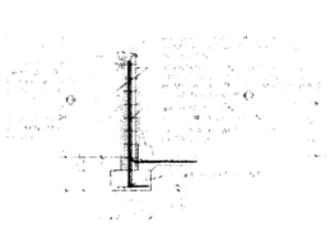
TRASH ENCL. DOOR
HALF SIZE



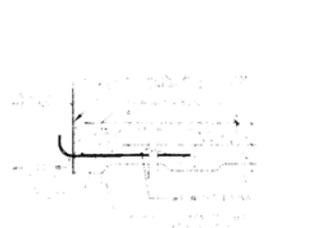
SEE DETAIL B FOR HANDICAPPED DETAILS



TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"



TRASH ENCL. WALL
1/4" = 1'-0"



TRASH ENCLOSURE WHEEL STOP
1/2" = 1'-0"



HANDICAPPED / STANDARD PARKING SPACE
N.T.S.

ARCHITECT
JEFF FALKANGER & ASSOCIATES INCORPORATED

614 SOUTH FEDERAL HWY.
FT. LAUDERDALE, FL 33301
(305) 764-6575
2830 WINKLER AVENUE
SUITE #108-A
FT. MYERS FL 33916
(813) 277-9335

DATE: 12-8-93
PROJECT: GREAT WESTERN BANK PARKLAND BRANCH

DESIGNED BY: JEFF FALKANGER
DRAWN BY: JEFF FALKANGER

4-11-93
PROJECT: GREAT WESTERN BANK PARKLAND BRANCH

93070 12-8-93

GREAT WESTERN BANK PARKLAND BRANCH

U.S. 441 & JOHNSON ROAD
COCONUT CREEK, FLORIDA

SITE PLAN & DETAILS

A2 - 1
3 OF 13

LEGAL DESCRIPTION:

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 HERINAFTER DESCRIBED PARCEL OF LAND; THENCE RUN NORTH 00°24'45" WEST FOR 285.03 FEET TO A POINT; THENCE RUN SOUTH 89°36'20" WEST 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 U.S. 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 U.S. 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:

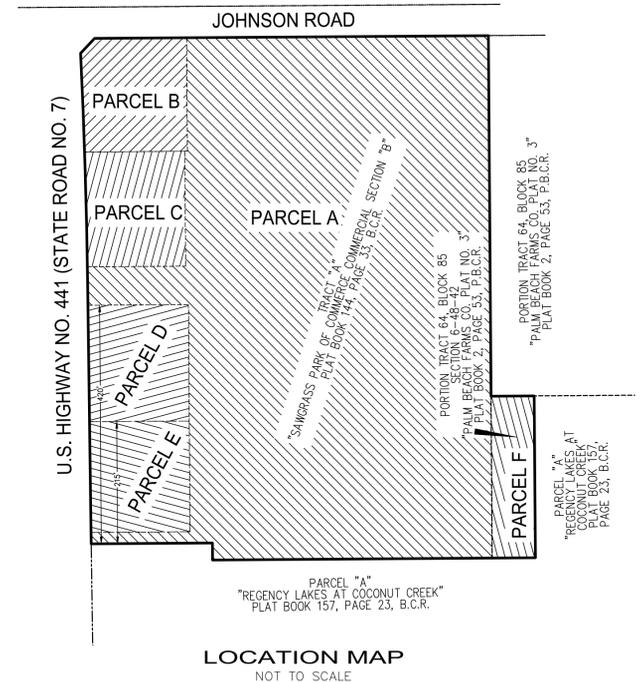
A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT 64, IN BLOCK 85 OF "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 53, OF THE PUBLIC RECORDS OF PALM 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 HERINAFTER DESCRIBED PARCEL OF LAND; THENCE RUN NORTH 00°24'45" WEST FOR 285.03 FEET TO A POINT; THENCE RUN SOUTH 89°36'20" WEST 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.

NOTES:

- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2948; ELEVATION: 16.877 FEET.
- 2) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120031 0165F; MAP DATE: 08/18/14.
- 3) THIS SITE LIES IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 4) BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT "A" BEING S89°36'20"W.
- 5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 6) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- 7) THIS SURVEY IS CERTIFIED TO: RAMCO-GERSHENSON PROPERTIES.
- 8) SITE ZONE: B-3, COMMUNITY SHOPPING. SETBACK REQUIREMENTS: FRONT-25'; SIDE-20'; REAR-25'



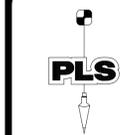
SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 AND 3

5		
4		
3		
2		
1		
NO.	REVISIONS	BY

CORAL CREEK SHOPS
6570 NORTH STATE ROAD 7
COCONUT CREEK, BROWARD COUNTY
FLORIDA 33073

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

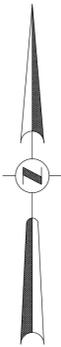
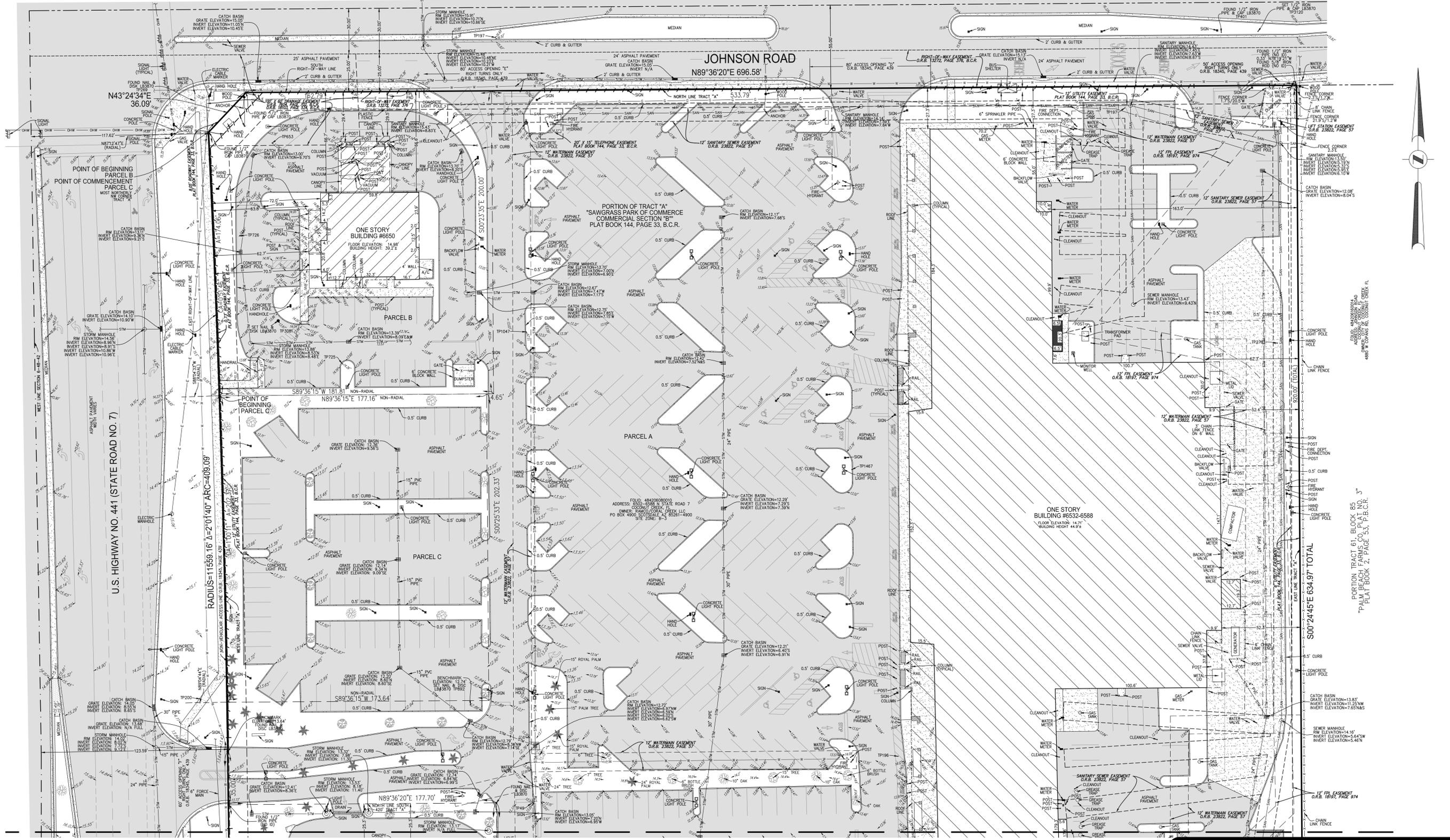
CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

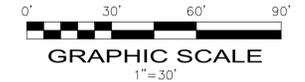
DRAWN BY: B.E./L.S.	SCALE: N/A	FILE: RAMCO-GERSHENSON PROPERTIES
CHECKED BY: J.F.P.	SURVEY DATE: 2/7/18	ORDER NO.: 64210



MATCH LINE SEE SHEET 2

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PALM TREE
- OAK TREE
- MAHOGANY TREE
- UNIDENTIFIED TREE
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND WATER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- FPL FLORIDA POWER & LIGHT
- B.C.R. BROWARD COUNTY RECORDS
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.R.M. PERMANENT REFERENCE MONUMENT



SHEET 3 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 AND 3

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB93870

DRAWN BY: B.E./J.S.
 CHECKED BY: J.P.P.

SCALE: 1" = 30'
 SURVEY DATE: 2/7/18

FILE: RAMCO-GERSHENB Properties
 ORDER NO.: 64210

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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:

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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.