

Prepared By:

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MAINTENANCE COVENANT

THIS MAINTENANCE COVENANT (“Covenant”) is made this ____ day of _____, 2018, by RPT Realty, L.P. formerly known as Ramco-Gershenson Properties, L.P., a Delaware limited partnership, having a principal place of business located at 31500 Northwestern Highway, Suite 300, Farmington Hills, Michigan 48314 (“RPT”), to benefit the lands lying within the Planned Commerce District, referred to as the “Coral Creek Shops PCD,” created pursuant to Ordinance Number 2018-026, adopted by the City Commission of the City of Coconut Creek on _____.

WITNESSETH:

WHEREAS, there is presently developed within the City of Coconut Creek (the “City”) a shopping center known as Coral Creek Shops located on the east side of State Road 7, south of Johnson Road, and which is the land lying within the Coral Creek Shops PCD, legally described according to the legal description attached hereto as “Exhibit A;” and

WHEREAS, RPT is the owner and developer of the majority of the property lying within the Coral Creek Shops PCD (to wit: Parcels A, B, C and F), including the common open spaces therein, according to the legal description attached hereto as “Exhibit B;” and

WHEREAS, also within the Coral Creek Shops PCD there currently exist two (2) parcels not owned by RPT—one parcel is owned by 6600 NSR7 Realty LLC, to wit: Parcel D, according to the legal description attached hereto as “Exhibit C,” and the other parcel is owned by JPMorgan Chase Bank, N.A., to wit: Parcel E, according to the legal description attached hereto as “Exhibit D;” and

WHEREAS, the PCD was created by application of RPT to rezone the Coral Creek Shops plaza from B-2 (Convenience Shopping District) and B-3 (Community Shopping District) to Planned Commerce District to accommodate the development of Parcel C for a drive-through restaurant; and

WHEREAS, 6600 NSR7 Realty LLC, the owner of Parcel D within the Coral Creek Shops PCD, and JPMorgan Chase Bank, N.A., the owner of Parcel E within the Coral Creek Shops PCD, have joined in the rezoning application and all three (3) owners have executed an Unified Control Declaration adopting the zoning controls over all the land provided therein; and

WHEREAS, the City has requested the execution of an acknowledgment that provides deed restrictions and covenants describing maintenance responsibilities and activities in the common open space of the Coral Creek Shops PCD, consistent with Section 13-355, "PCD, planned commerce district–Generally," as same may hereafter be amended, of the City Code of Ordinances, and a covenant that assures the City of the continued maintenance of this area, as well as maintenance and operation of the area, facilities, and services for the common use of the owners within the Coral Creek Shops PCD, including but not limited to common access drives, common signage, drainage facilities, and perimeter landscaping; and

WHEREAS, RPT, for itself and its successors or assigns in title to the land lying within the Coral Creek Shops PCD, desires to accede to the City's request; and

WHEREAS, RPT owns and controls all the property, facilities, and services for the common use of the owners within the Coral Creek Shops PCD, including but not limited to, the common access drive, common signage, drainage facilities and perimeter landscaping associated with the Coral Creek Shops PCD, and the common open space within the Coral Creek Shops PCD, and to the extent such property within the designation of common open space as defined in the City's Code of Ordinances is not owned by RPT, i.e. perimeter landscaping and drainage facilities, RPT hereby covenants for itself, successors and assigns, to provide all maintenance activities as required by the Coral

Creek Shops PCD in all areas of common use of the owners and all common open space within the Coral Creek Shops PCD; and

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

1. The foregoing recitations are correct and are incorporated herein by this reference.

2. RPT, including its successors or assigns, shall develop and maintain the Coral Creek Shops PCD's common areas and common open space consistent with the plans approved in connection with the application for rezoning to Coral Creek Shops PCD adopted by Ordinance No. 2018-026, and any amendments to the Coral Creek Shops PCD duly approved hereafter.

3. Such covenant includes the continued operation and maintenance of the common open space, facilities, and services for the common use of the owners within the Coral Creek Shops PCD, including but not limited to, the common access drives, common signage, drainage facilities, water and sewer lines and perimeter landscaping associated with the Coral Creek Shops PCD consistent with Section 13-355, "PCD, planned commerce district—Generally," as same may hereafter be amended, of the City Code of Ordinances, and the maintenance standards and maintenance activities set forth in Ordinance No. 2018-026, as may be amended from time to time. It is not the intent of this Maintenance Covenant to require RPT to maintain any buildings or other improvements located on property not owned by RPT that is not defined by Section 13-355, Code of Ordinances, as amended, as common open space or used in common by other owners within the PCD.

4. RPT hereby agrees that the restrictions and/or covenants detailed herein shall run with the land, and allow the City to assess RPT, its successors and assigns, for the cost of maintenance if inadequate private maintenance results in a public nuisance.

5. In the event any portion of the Coral Creek Shops PCD, as created by Ordinance No. 2018-026, and as may be amended thereafter, is rezoned to another zoning district this covenant shall automatically terminate and become void and have no effect as to that portion that is no longer zoned as the Coral Creek Shops PCD.

IN WITNESS WHEREOF, the parties hereto have executed this Covenant as of the day and year set forth below their respective signatures.

WITNESSES:

RPT Realty, L.P.,
a Delaware limited partnership

By: RPT Realty, a Maryland real estate
investment trust

Printed Name: _____

Printed Name: _____

By: _____

Name: _____

Title: _____

Date: _____

STATE OF MICHIGAN

COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____, 2018, by _____, as _____ of RPT Realty, a Maryland real estate investment trust, the General Partner of RPT Realty, L.P., a Delaware limited partnership, freely and voluntarily on behalf of said company. He/she is personally known to me or has produced _____ as identification.

Notary Public

Typed, printed or stamped name of Notary

My Commission Expires:

EXHIBIT "A"
(Legal Description of Overall PCD)

OVERALL PCD 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.

EXHIBIT "B"

(Legal Description of Property Owned by RPT Realty, L.P.)

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 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.

EXHIBIT "C"
(Legal Description of Parcel D)

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.

EXHIBIT "D"
(Legal Description of Parcel E)

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.