

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 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 0°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 0°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.

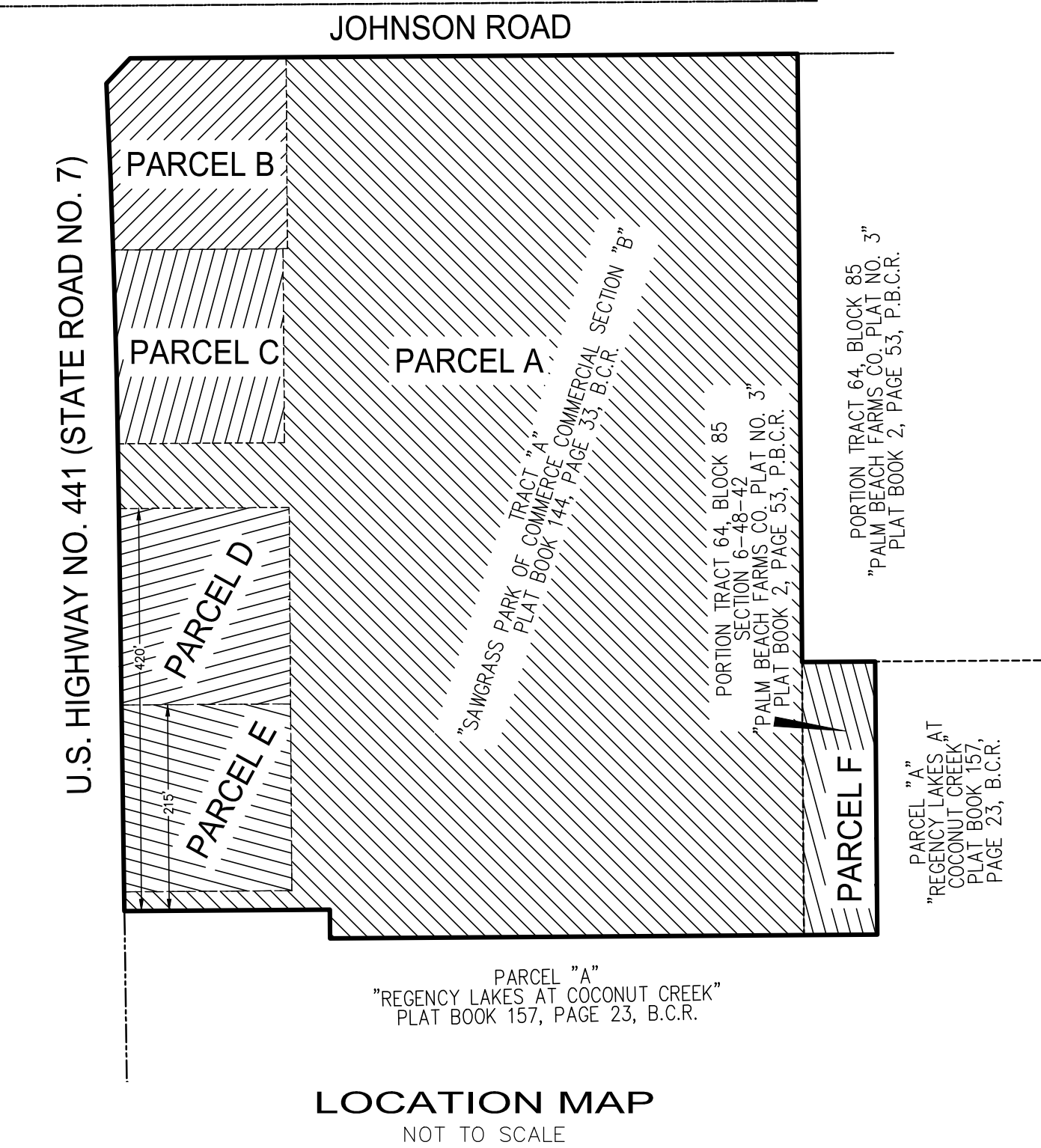
PARCEL F:  
A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT 64, IN BLOCK 85 OF "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 53, OF THE PUBLIC RECORDS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

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'



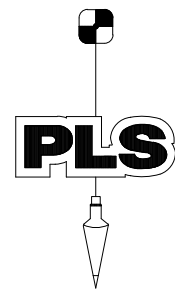
SHEET 1 OF 3

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

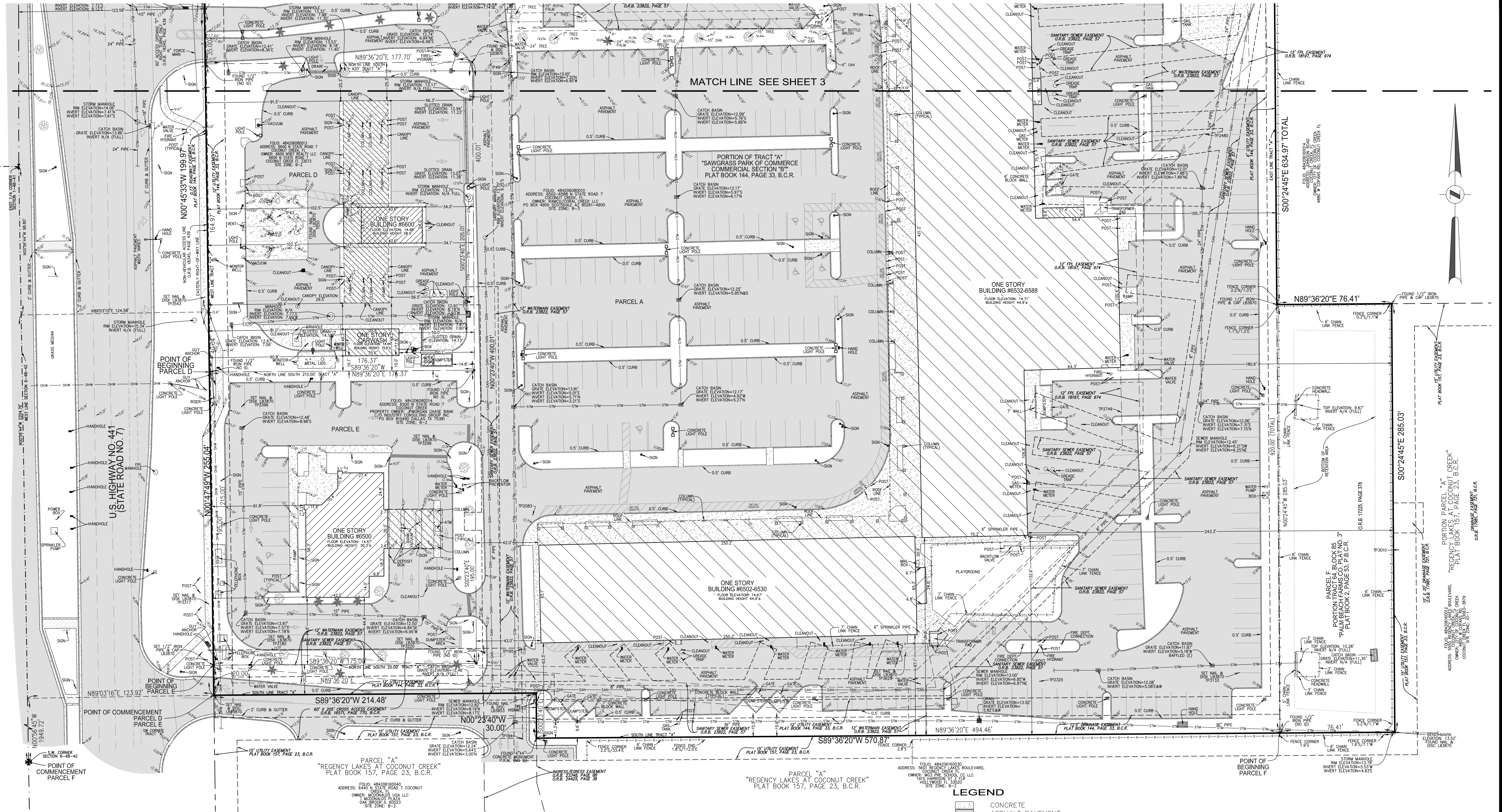


**POLICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: surveys@policeandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

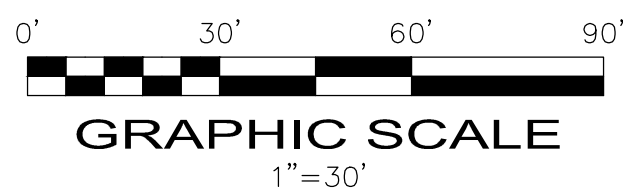
DRAWN BY: B.E./L.S.  
CHECKED BY: J.F.P.

SCALE: N/A  
SURVEY DATE: 2/7/18

FILE: RAMCO-GERSHENSON PROPERTIES  
ORDER NO.: 64210



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LAND SURVEYORS, INC.

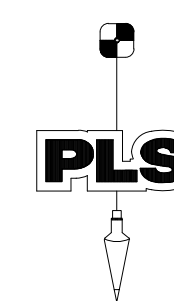


- LEGEND**
- CONCRETE
  - ASPHALT PAVEMENT
  - PALM TREE
  - OAK TREE
  - MAHOGANY TREE
  - UNIDENTIFIED TREE
  - ELEVATION
  - UNDERGROUND WATER LINE
  - UNDERGROUND STORM SEWER LINE
  - UNDERGROUND SANITARY SEWER LINE
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND GAS LINE
  - CENTERLINE
  - O.R.B.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

SHEET 2 OF 3

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

**BOUNDARY AND TOPOGRAPHIC SURVEY**

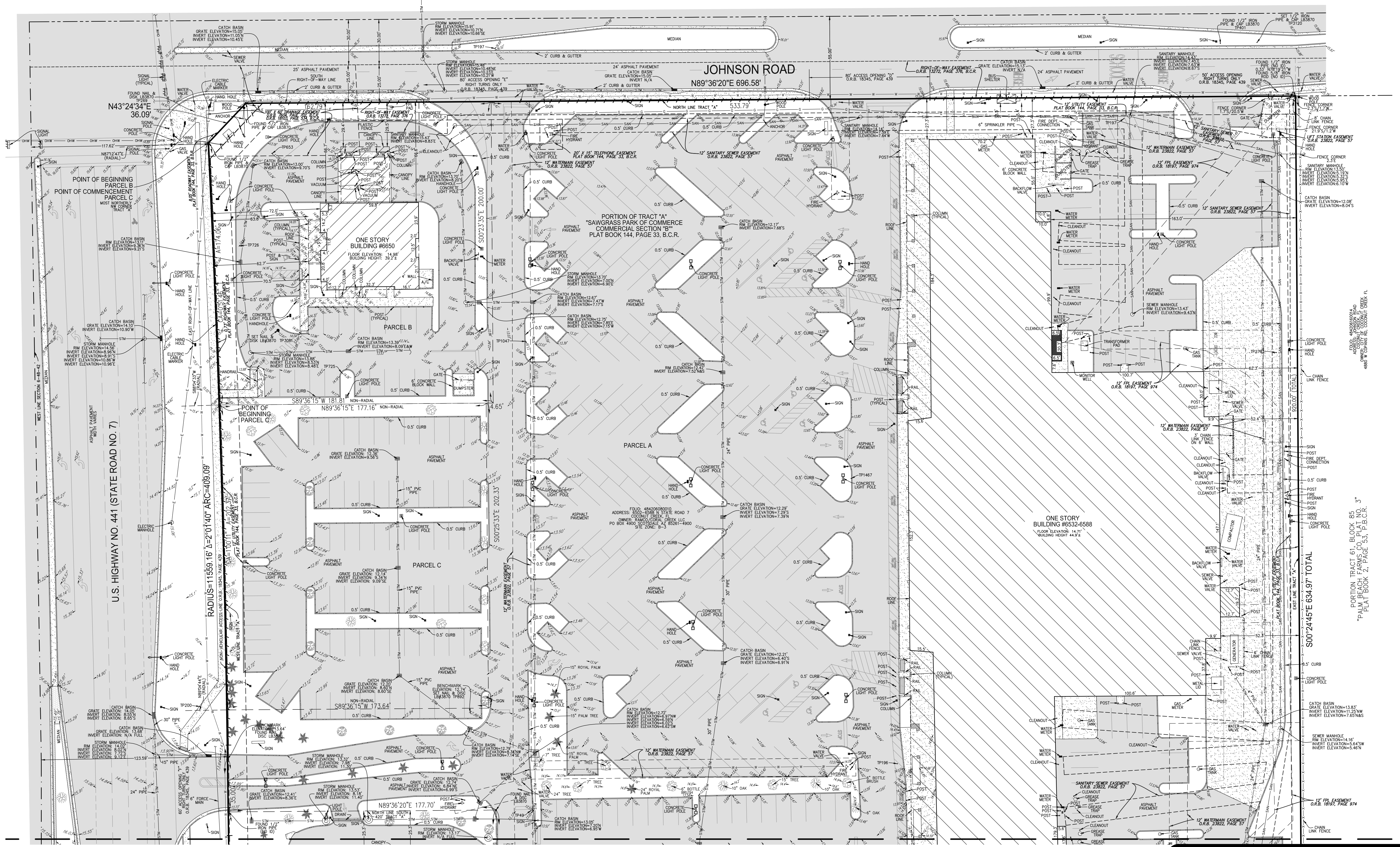


**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB93870

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

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

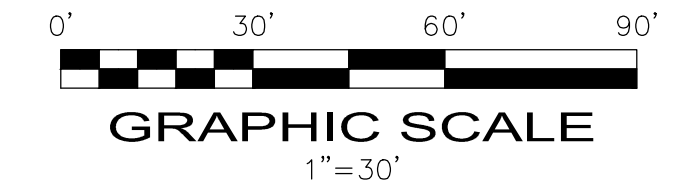
FILE: RAMCO-GERHENSEN PROPERTIES  
ORDER NO.: 64210



MATCH LINE SEE SHEET 2

LEGEND

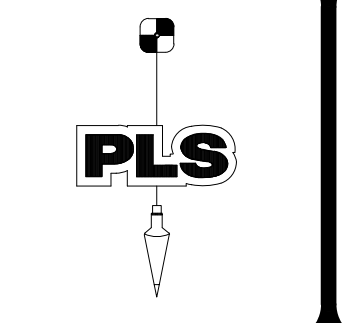
- |  |                              |  |   |
|--|------------------------------|--|---|
|  | CONCRETE                     |  | UNDERGROUND SANITARY SEWER LINE             |
|  | ASPHALT PAVEMENT             |  | UNDERGROUND ELECTRIC LINE                   |
|  | PALM TREE                    |  | UNDERGROUND GAS LINE                        |
|  | OAK TREE                     |  | CENTERLINE                                  |
|  | MAHOGANY TREE                |  | OFFICIAL RECORDS BOOK                       |
|  | UNIDENTIFIED TREE            |  | TRAVERSE POINT (FOR FIELD INFORMATION ONLY) |
|  | ELEVATION                    |  | FLORIDA POWER & LIGHT                       |
|  | OVERHEAD WIRES               |  | BROWARD COUNTY RECORDS                      |
|  | UNDERGROUND WATER LINE       |  | PALM BEACH COUNTY RECORDS                   |
|  | UNDERGROUND STORM SEWER LINE |  | 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  
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E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB93870

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

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

FILE: RAMCO-GERSHENSON PROPERTIES  
ORDER NO.: 64210

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## REZONING JUSTIFICATION STATEMENT

Please fill out the following in **COMPLETE DETAIL**, a restatement does not satisfy code requirements

ZONING MAP AMENDMENTS (Section 13-36)	
1.	<p><b>Is not contrary to the Comprehensive Plan.</b></p> <p>The proposed change to rezone the Property to P.C.D. is not contrary to the Comprehensive Plan. Specifically, the Property is fully developed, with the exception of Parcel C, with an community shopping center that has been serving the surrounding commercial and residential area for over 25 years. The rezoning to P.C.D. will not only allow the redevelopment of an underutilized portion of the Property to add an additional restaurant option to the area, but also unify the zoning associated with the Property under a single zoning district. Therefore, the proposed rezoning to P.C.D. is in line with the City's Comprehensive Plan.</p>
2.	<p><b>Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.</b></p> <p>The Property is surrounding by properties presently zoned PUD to the east and south, with property zoned B-2 to the north. The property located west of State Road 7 is located in the City of Parkland. As noted above, the bulk of the Property is zoned B-3 District with Parcel D zoned B-2 District. The proposed rezoning of the Property to P.C.D. is compatible and consistent with the adjacent PUD zoning and the B-2 zoning to the north. Furthermore, it is important to note that the rezoning will unify the entire site with a common zoning. In considering the compatibility of the proposed rezoning with the adjacent districts, it is important to note that the Property was originally approved an developed over 25 years ago and the use is well established. Therefore, the proposed change will continue to complement the adjacent parcels, rather than creating an unrelated and incompatible district.</p>
3.	<p><b>Will not substantially impact public facilities such as schools, utilities and streets.</b></p> <p>The only new development proposed as part of the rezoning of the Property to P.C.D. is the development of an underutilized portion of the parking field for a Wendy's restaurant. This use, together with the existing uses in the P.C.D., will not generate any students and therefore will not substantially impact schools. Furthermore, the addition of the Wendy's restaurant will not overburden any of the public facilities that serve the Property as all necessary utilities are already in place to serve the existing and proposed uses. Finally, the streets will not be substantially impacted as it is anticipated that the Wendy's restaurant proposed for Parcel C will not generate a significant amount of new trips. This is the result of the fact that the use is not open in the early a.m. hours (i.e. breakfast) and is anticipated to generate a traffic impact less than 1.0% of the roadway capacity threshold for S.R. 7 and Johnson Road. To further understand any traffic impact, we direct you to the Traffic Statement prepared for this new use. Of note, the overall Property has numerous access points from State Road 7, Johnson Road and connection along Regency Lakes Boulevard. The benefit of this extensive access is that any new traffic to and from the Wendy's site is greatly dispersed rather than being concentrated at one or two primary access locations.</p>
4.	<p><b>Will be justified by external land use conditions.</b></p> <p>The only development proposed as part of the rezoning of the Property to P.C.D. is the development of an underutilized portion of the parking field for a Wendy's restaurant. This use, together with the existing uses in the P.C.D., will not generate any students and therefore will not substantially impact schools. Furthermore, the addition of the Wendy's restaurant will not overburden any of the public facilities that serve the Property as all necessary utilities are already in place to serve the existing and proposed uses. Finally, the streets will not be substantially impacted as it is anticipated that the Wendy's restaurant proposed for Parcel C will not generate a significant</p>





	amount of new trips. This is the result of the fact that the use is not open in the early a.m. hours (i.e. breakfast) and is anticipated to generate a traffic impact less than 1.0% of the roadway capacity threshold for S.R. 7 and Johnson Road.
5.	<p><b>Will not create or excessively increase automobile and vehicular traffic congestion.</b></p> <p>As noted above, the existing Coral Creek Plaza was largely developed over 25 years ago. The rezoning to P.C.D. is sought in an effort to unify the zoning associated with the overall Property, while also helping facilitate the redevelopment of an underutilized area of the parking field with a productive, positive use. It is not anticipated that the Wendy's restaurant proposed for Parcel C will create or excessively increase automobile and vehicular traffic congestion. In this regard we refer you to the response in Item 3 above. As it relates to the internal circulation within the Property, the specific Wendy's site has been configured in a manner that places the internal driveway at the northernmost limits of the development parcel. This driveway is optimally located as it maximizes the distance from the site's overall internal intersection near the southeast corner of the subject Wendy's parcel. As a result, the traffic operations at these two internal intersections are not anticipated to interfere with one another. Finally, the drive aisle that is opposite (to the east) of the Wendy's internal driveway is a one-way in the eastbound direction (i.e., towards Publix). From an operations standpoint, this will facilitate turning movements at the Wendy's driveway and minimize the number of vehicular conflict points.</p>
6.	<p><b>Will not create a storm drainage problem for other properties.</b></p> <p>As noted previously, the existing storm drainage system serving the Property is constructed and has been operational for decades. The proposed redevelopment of Parcel C will not increase the impervious area of the overall Property and is actually anticipated to add pervious area. As a result, the proposed change will not create storm water drainage problems for other properties. The subject property falls within the Cocomar Water Control District ("Cocomar"). Cocomar has established basin criteria which are applicable to the development of the Property. The basin criteria require that each property be developed to standards ensuring that development of one property does not create drainage problems for other properties. The drainage system for the Property was built in accordance with Cocomar's criteria.</p>
7.	<p><b>Will not adversely affect surrounding living conditions.</b></p> <p>The proposed rezoning will not produce any adverse noxious effects upon the surrounding living conditions. As noted previously, the only positive development proposed at this time in connection with the rezoning is the development of Parcel C for a Wendy's restaurant. The remainder of the Plaza has already been developed and is subject to approved Site Plan(s) which have been specifically incorporated into the P.C.D. Guidelines. The redevelopment of Parcel C will add an enhanced buffer adjacent to that parcel along State Road 7, while also adding additional connectivity within the Plaza between the inline commercial uses and the outparcels.</p>
8.	<p><b>Will not adversely affect environmental quality.</b></p> <p>As noted previously, the Property was originally developed over 25 years ago. As such, there are no wetlands and no rare, threatened, endangered or species of concern as listed by the Florida Department of Agriculture, the Florida Game and Fresh Water Commission and the US Fish and Wild Life Service are located on the Property. Property owners will continue to comply with applicable City codes as to any required mitigation related to the removal of trees.</p>
9.	<p><b>Will not adversely affect other property values.</b></p> <p>The proposed change is expected to preserve and enhance property values in the City. The proposed redevelopment of Parcel C for a Wendy's restaurant is adjacent to a major corridor, i.e. State Road 7, and will support the provision of a quality service in the community with a new quality development that will enhance and beautify the City.</p>





10.	<p><b>Will not be a deterrent to improvement or development of other property.</b></p> <p>The proposed change is compatible with the surrounding mix of uses. As described above, the proposed rezoning is seeking to not only unify the zoning currently associated with Coral Creek Plaza, but also help facilitate the redevelopment of an underutilized portion of the parking field serving the Plaza with a Wendy's restaurant. The new proposed use will be an aesthetically pleasing design with high-quality architectural detailing. The proposed use contemplated herein will complete the cohesive development of the overall Property in a manner that will allow for the creation of a business that will enhance the useful enjoyment of the surrounding neighborhood and bring additional, positive commercial activity to the City. Therefore, the proposed rezoning, nor the redevelopment of Parcel C for a Wendy's restaurant, is not anticipated to be a deterrent to improvement or development of other properties in the area.</p>
11.	<p><b>Will not constitute a special privilege to an individual owner.</b></p> <p>The proposed change is consistent with City regulations and the Comprehensive Plan. As noted previously, the Property is subject to two different zoning classifications and the rezoning the P.C.D. will unify the overall site. As the P.C.D. Guidelines specifically incorporate the underlying individual Site Plan approvals, it is not anticipated that that the approval of the rezoning will confer a special privilege on the individual owners.</p>





July 5, 2018

**Proposed Development and Enhancements at Coral Creek Shops**

Dear Tenant:

Ramco-Gershenson Properties, LP, the owner of Coral Creek Shops, would like to update you on some exciting changes occurring at the Shopping Center. Over the past few years, we have completed the following updates to the Shopping Center, including but not limited to:

- updated and replacement of the landscaping throughout the property;
- installation of new LED lighting throughout the parking lot;
- updated and replacement of the Publix façade; and
- painting of the inline shops.

In connection with the numerous updates to the Shopping Center, Ramco-Gershenson Properties, L.P. is also pursuing approvals which will allow the development of a Wendy's restaurant and drive-thru on the vacant parking parcel located between the main entrance and south of the Bank of America outparcel. These approvals include an amendment to the existing Site Plan for the Shopping Center and rezoning of the Shopping Center to Planned Commerce Development. We believe that the addition of a Wendy's restaurant will further enhance the Shopping Center and bring an increase in the customer traffic to the overall Shopping Center and to our existing tenants and will be an overall positive addition to the Shopping Center.

Should you have any questions regarding the pending applications, do not hesitate to contact me at (248) 592-6010.

Sincerely,

Kristian Hohl  
Project Manager  
RAMCO

# Holland & Knight

515 E. Las Olas Boulevard, Suite 1200 | Ft. Lauderdale, FL 33301 | T 954.525.1000 | F 954.463.2030  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Janna P. Lhota  
(954) 468-7841  
[janna.lhota@hklaw.com](mailto:janna.lhota@hklaw.com)

March 27, 2018

Sheila Rose, Director  
Department of Sustainable Development  
4800 West Copans Road  
Coconut Creek, FL 33063

Re: Rezoning to Planned Commerce District – Coral Creek Shops PCD

Dear Ms. Rose,

Holland & Knight, LLP represents Ramco-Gershenson Properties, L.P. (“RGP”), the owner of the Coral Creek Shops (the “Shopping Center”). The following narrative accompanies a request seeking a rezoning of the Shopping Center from B-3 (Community Shopping District) and B-2 (Convenience Shopping District) to Planned Commerce District (PCD). In addition to unifying the zoning associated with the Shopping Center, approval of the PCD rezoning will also allow the redevelopment of an underutilized portion of the parking field for a 2,605 square foot, fast food restaurant with a related drive thru and outdoor seating (Parcel C). Concurrent applications have been submitted requesting approval of the Site Plan and Special Land Use for the proposed outparcel and approval of the revised overall Site Plan for the Shopping Center.

## *Historical Overview*

The Shopping Center is located at the southwest corner of State Road 7 and Johnson Road in the City of Coconut Creek (the “City”) and was originally approved and constructed in the early 1990s. It is presently zoned B-3, Community Shopping Center District, with the outparcel associated with the existing gas station (Parcel D) zoned B-2, Convenience Shopping District. The Shopping Center is anchored by Publix Supermarkets, and includes a host of other tenant uses including GNC, Dunkin’ Donuts, among others. Over the past few years, RGP has been undertaking various enhancements and upgrades to the Shopping Center. These improvements include, but are not limited to, new LED lighting, restriping and signage associated with the parking lot, repainting of the Shopping Center and a renovation and upgrade to the façade for the Publix Supermarket.

## *Proposed Outparcel Development*

The present application seeks to rezone the overall Shopping Center from B-3/B-2 to PCD. As noted previously, the rezoning will unify the zoning associated with the overall Shopping

Center, as well as allow for 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. 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.

As noted earlier, a separate application for Site Plan approval has been filed by the consultant for Wendy's which includes detailed drawings showing the layout, elevations and landscaping proposed for the outparcel. Additionally, RGP has also filed a concurrent application to amend the Site Plan for the overall Shopping Center. In connection with this rezoning request, the RPG submits the following documentation:

- Planned Commerce District Development Manual that addresses the items included in Section 13-355 *et. seq.* of the City Land Development Code. The Manual includes the following additional documents:
  - Street Map (Five Mile Radius)
  - Location Map (Aerial Exhibit)
  - Zoning Map (One-Quarter Mile Radius)
  - Land Use Map (One-Quarter Mile Radius)
  - Approved Site Plans (Overall)
  - Proposed Site Plan (Overall)
  - P.C.D. Parcel Site Plan
  - Water Distribution And Sewer System As-Builts
  - Drainage System As-Builts
  - Proposed Site Plan For Parcel C (Wendy's Drive-Thru)
  - Approved Site Plan For Parcel D (Gas Station)
  - Approved Site Plan For Parcel E (Bank)
  - P.C.D. Boundary Survey
  - Legal Descriptions
- Boundary Survey;
- Legal Descriptions;
- Certified list and map of property owners within 500' of Shopping Center;
- Deed and related Merger documents demonstrating the merger of Ramco/Coral Creek, LLC into Ramco-Gershenson Properties, L.P.;
- Ownership documents and Agent Authorization; and
- Justification responses to criteria in Section 13-36 of the City's Land Development Code.

March 27, 2018

Page 3

As always, should you have any questions regarding the foregoing or require any further documentation, please do not hesitate to contact my office.

Sincerely yours,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink, appearing to read "Jenna P. Lhota". The signature is fluid and cursive, with the first name "Jenna" being more prominent.

Jenna P. Lhota

JPL:jjk

#56003801\_v1

6600 NSR7 Realty LLC  
23408 SAVONA COURT  
BOCA RATON, FL 33433

March 22, 2018

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

Re: Coral Creek Shops – Planned Commercial Development Rezoning

To Whom It May Concern:

Please be advised that 6600 NSR7 Realty LLC, as the owner of Parcel D located within the Coral Creek Shops located at the southeast corner of State Road 7 (US 441) and Johnson Road, hereby authorizes the submittal of the attached application for rezoning to Planned Commercial Development by Ramco-Gershenson Properties L.P. and Janna P. Lhota with Holland & Knight LLP.

If you have any questions concerning the foregoing, please do not hesitate to contact me at (772) 321-7181.

Very truly yours,

6600 NSR7 Realty LLC

By:

David Klein

Title: Manager Member

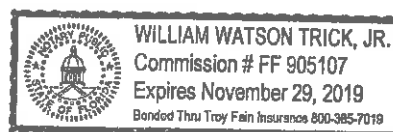
STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 27 day of March, 2018 by David Klein, as Manager Member an authorized signatory for 6600 NSR7 Realty LLC on behalf of the company. David Klein is personally known to me or has produced as identification.

(SEAL)

WILLIAM WATSON TRICK, JR.  
Notary Public-State of Florida  
Commission Number: FF905107





July 25, 2018

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

Re: Coral Creek Shops – Planned Commercial Development Rezoning

To Whom It May Concern:

Please be advised that JPMorgan Chase Bank, as the owner of Parcel C located within the Coral Creek Shops located at the southeast corner of State Road 7 (US 441) and Johnson Road, hereby authorizes the submittal of the attached application for rezoning to Planned Commercial Development by Ramco-Gershenson Properties L.P. and Janna P. Lhota with Holland & Knight LLP.

If you have any questions concerning the foregoing, please do not hesitate to contact Gregory Garden at (201) 704-1927 or Gregg.Garden@Chase.com.

Very truly yours,

JPMorgan Chase Bank

By: [Signature]

Title: Vice President

STATE OF Texas

COUNTY OF Harris

The foregoing instrument was acknowledged before me this 20th day of July, 2018 by Doug Dehart, as vice president an authorized signatory for JPMorgan Chase Bank on behalf of the corporation. Doug Dehart is personally known to me or has produced Texas drivers license as identification.

(SEAL)

[Signature]  
Lauren Kenton  
Notary Public-State of Texas.  
Commission Number: 130350369

