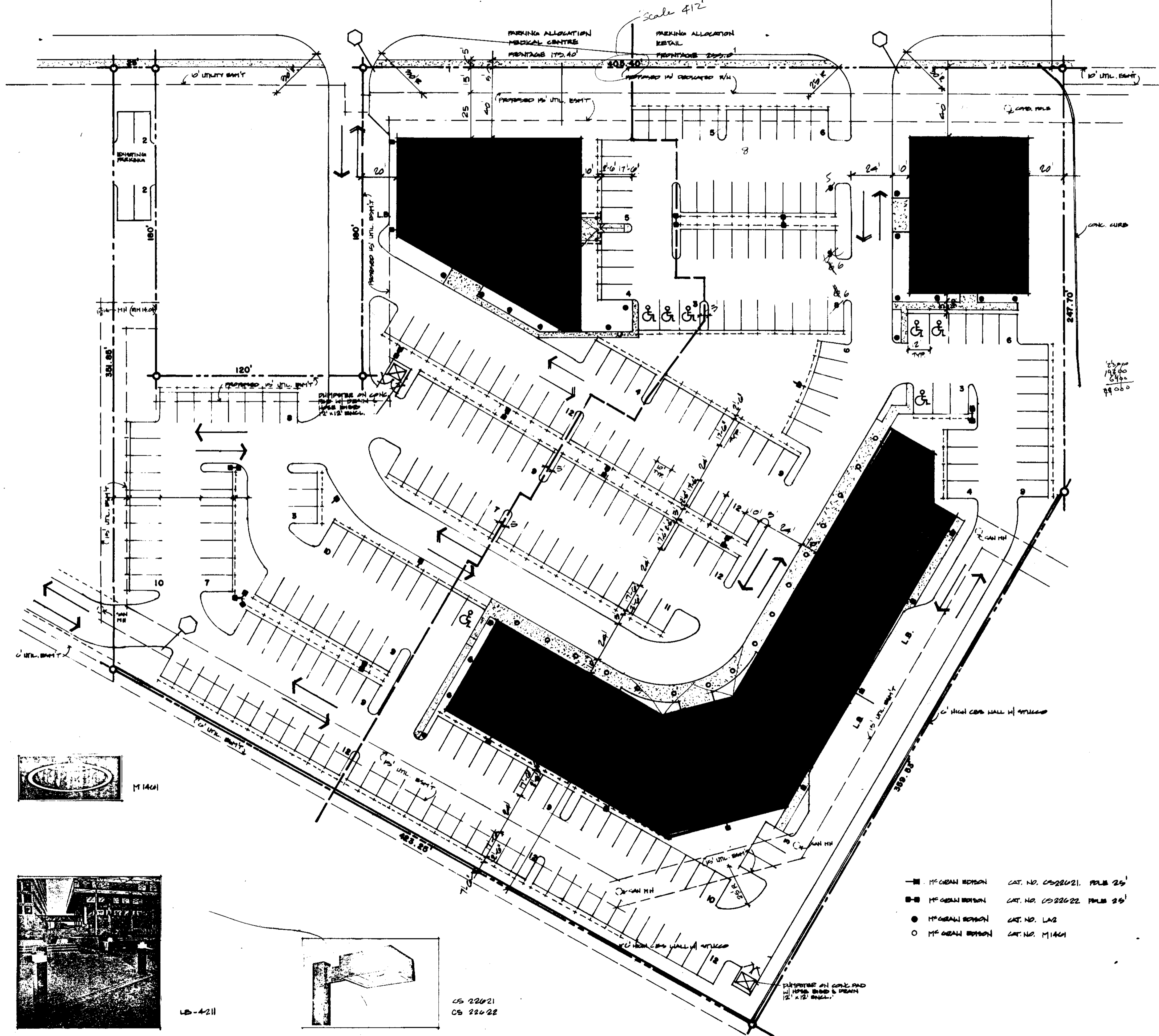
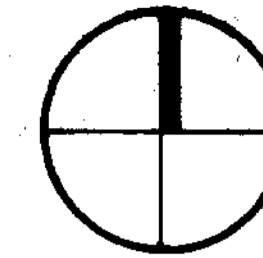
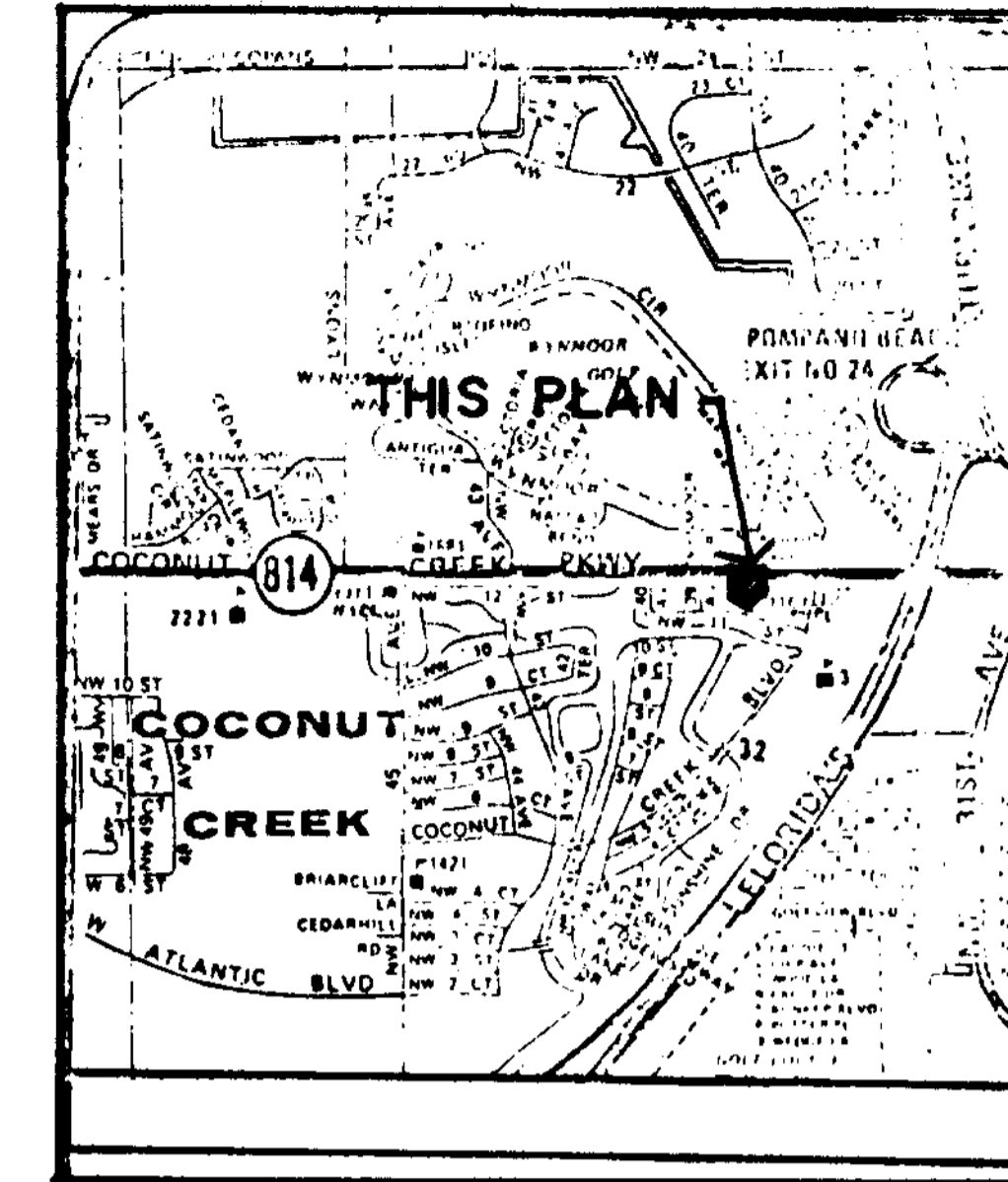


COCONUT CREEK PARKWAY



LOCATION



SITE TABULATION

Zoning	CNB	Area	% of Total
Area of Site		219,410	5.04 acres
Type of Development		Retail/Medical/Professional	
Ground Floor Area of Building		38,961	17.7%
Parking & Circulation Area		116,757	53.2%
Landscape Area		63,692	29.1%
Total Area		219,410	100.0%
Total Floor Area of Building		Total 48,700	
	Retail	23,000	
	Med/Professional	19,300	
	Total	48,700	
Parking Required		Total 270 spaces	
	Retail	29,400	149
	Med/Professional	19,300	99
	Total	48,700	109 spaces
Parking Provided			270 spaces
Loading Bay			3
Building Height		+28'	

LEGAL

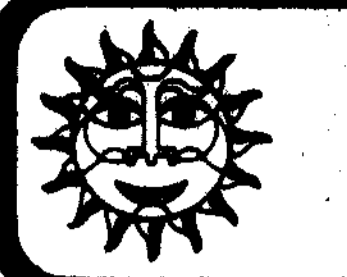
A portion of the Northwest quarter of the Northeast quarter of Section 32, Township 48 South, Range 42 East, more particularly described as follows:

Commence at the Northwest corner of the Northeast quarter of said Section 32; thence south 00° 46' 56" West along the West line of the Northeast quarter of said Section 32 for 57.95 feet to the Southerly right-of-way line of Coconut Creek Parkway (State Road No. 814); thence South 89° 56' 40" East along said Southerly right-of-way line for 326.34 feet to the Point of Beginning; thence continue South 89° 56' 40" East along said Southerly right-of-way line for 550.4 feet to the Northwest corner of Tract A, Coconut Creek All State Site, according to the plat thereof, recorded in Plat Book 86 at Page 4 of the Public Records of Broward County, Florida; thence South 00° 03' 20" West along the Westerly boundary line of said Tract A for 247.70 feet; thence continue along the Westerly boundary line of said Tract A South 30° 11' 56" West for 359.53 feet to the Southwest corner of said Tract A; thence North 60° 41' 51" West along the Northerly boundary line of Block 17, Coconut Creek 4th Section, according to the plat thereof, recorded in Plat Book 36 at Page 36 of the Public Records of Broward County, Florida for 423.25 feet; thence North 00° 02' 02" West along the Easterly boundary line of Parcel B, Hi-Rise Realty Plat, according to the Plat thereof recorded in Plat Book 87 at Page 50 of the Public Records of Broward County, Florida, for 331.85 feet to the Point of Beginning.

Less the following described parcel:

Commence at the Northwest corner of the Northeast quarter of said Section 32; thence South 00° 46' 56" West along the West line of the Northeast quarter of said Section 32 for 57.95 feet to a point on the Southerly right-of-way line of Coconut Creek Parkway (State Road No. 814) for 331.34 feet to the Point of Beginning; thence South 00° 03' 20" West for 180.00 feet; thence South 89° 56' 40" East for 120.00 feet; thence North 00° 03' 20" East for 180.00 feet to a point on the Southerly right-of-way line of Coconut Creek Parkway (State Road No. 814); thence North 89° 56' 40" West along said Southerly right-of-way line of 120.00 feet to the Point of Beginning. Said parcel also known as Flagler Federal, according to the plat thereof, recorded in Plat Book 105 at Page 33 of the Public Records of Broward County, Florida.

Said land lying and being in the City of Coconut Creek, Broward County, Florida and containing 5.03 acres (219107 Square Feet) more or less.



DIGBY BRIDGES, MARSH & ASSOCIATES INC. P.A.
 ARCHITECTS & PLANNERS
 184 N.E. 5TH AVENUE, DELRAY BEACH, FL 33444
 308-878-1388

Digby Bridges

WYN CREEK CENTER
 coconut creek, fl.

SITE PLAN

Contractor to verify all existing site conditions and thoroughly check elevations and dimensions before commencing work. Report to the architect engineer any discrepancies, errors or conditions that will alter construction as intended by these drawings. Architect is not responsible for any work or materials furnished on the job.

1	8
2	9
3	10
4	11
5	12
6	13
7	14

1" = 30'-0"

A-1