

BANKUNITED SITE IMPROVEMENTS

4801 Coconut Creek Parkway
 Coconut Creek, Florida

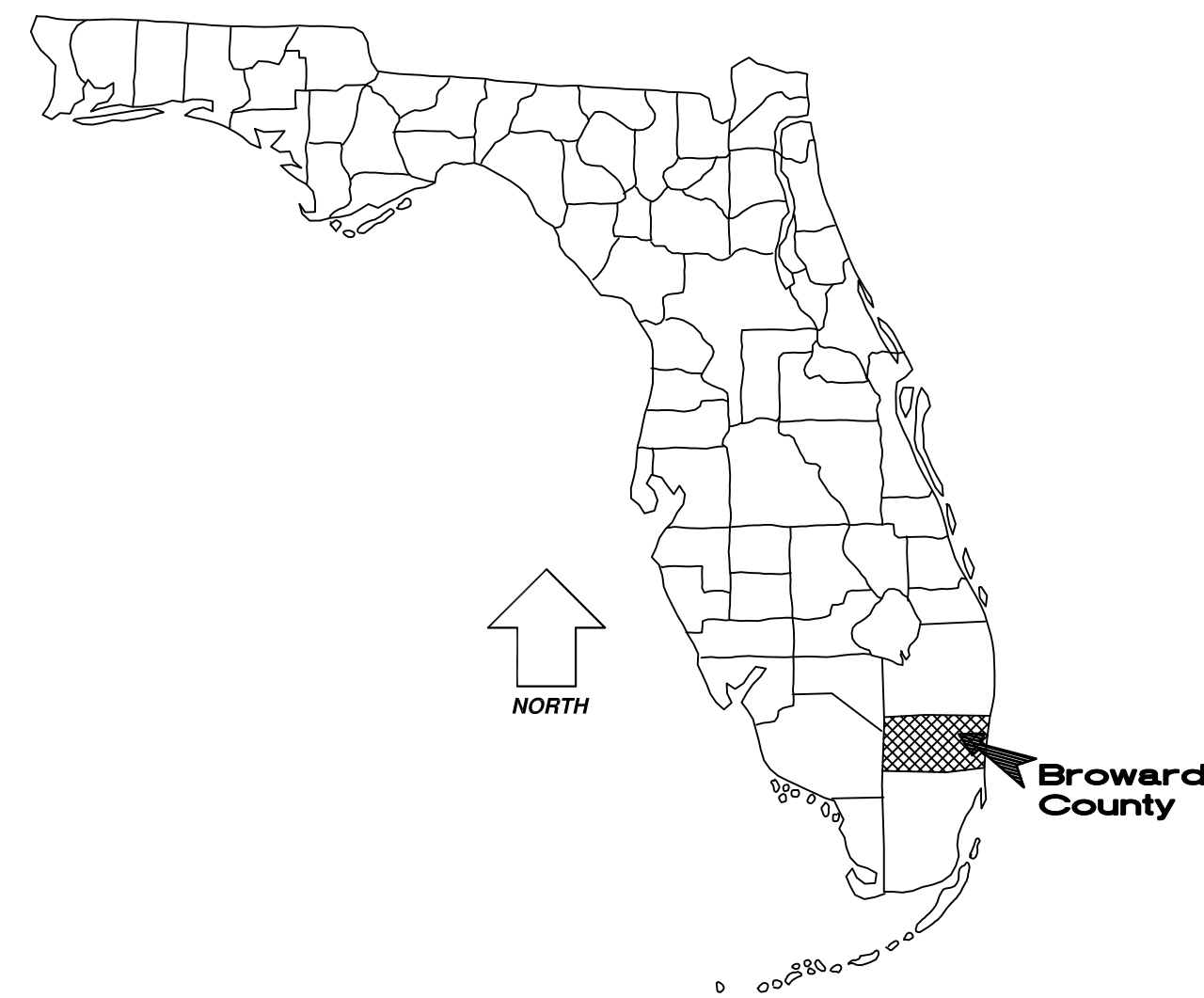
Folio No. 484230130017

OWNER
 Brixmor Coconut Creek Owner, LLC
 c/o Brixmor Property Group
 3440 Preston Ridge Road
 Suite 425, Building IV
 Alpharetta, GA 30005
 770-442-3773

CIVIL ENGINEER
 Grace Engineering, LLC
 14125 NW 80th Avenue, Suite 303
 Miami Lakes, Florida 33016
 786-235-9097

SURVEYOR
 Fortin, Leavy, Skiles, Inc.
 180 NE 168th Street
 North Miami Beach, Florida 33162
 305-653-4493

ARCHITECT
 Design Tech International Associates, Inc.
 14125 NW 80th Avenue, Suite 303
 Miami Lakes, Florida 33016
 786-235-9097

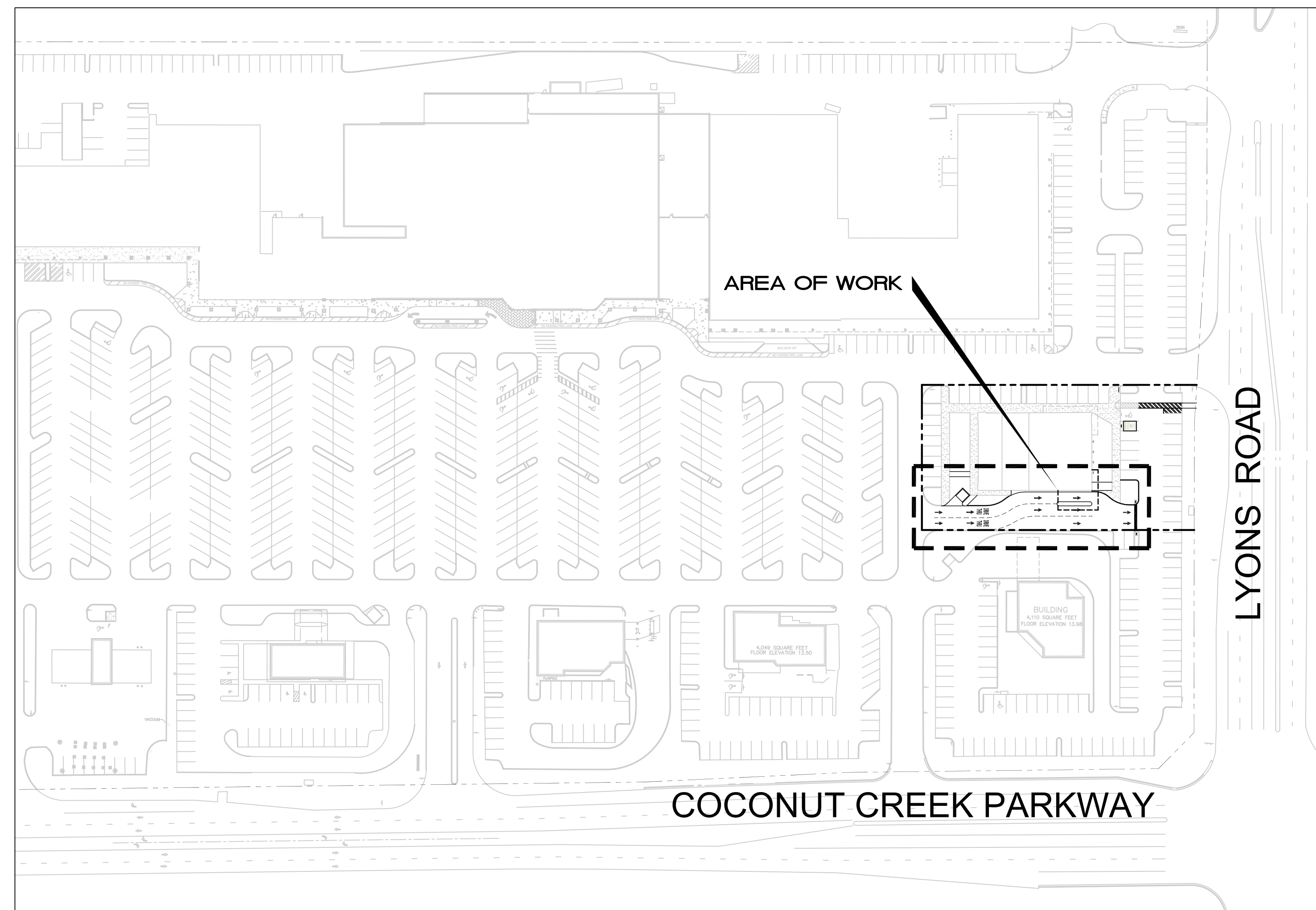


STATE OF FLORIDA
 NTS

LEGAL DESCRIPTION

Parcel "A" of COCONUT CREEK PLAZA, according to the plat thereof as filed in Plat Book 113, page 12, of the Public Records of BROWARD County, Florida.

Commence at the Southwest corner of Section 30, Township 48 South, Range 42 East; thence N 88°41'32" E along the South line of said Section 30 for 2929.10 feet; thence N 00°22'24" W for 52.05 feet to a point on the North Right-of-Way line of Coconut Creek Parkway, as shown on said Plat of COCONUT CREEK PLAZA, and being the Southwest corner of said Parcel "A" and the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N 00°22'24" W along the west boundary line of said Parcel "A" for 736.64 feet to the Northwest corner of said Parcel "A"; thence N 89°35'06" E along the north boundary line of said Parcel "A" for 1960.00 feet to the Northeast corner of said Parcel "A", also being a point on the West Right-of-Way line of Lyons Road, as shown on said Plat of COCONUT CREEK PLAZA, the following four (4) courses being along the east boundary line of said Parcel "A" and said West Right-of-Way line of Lyons Road; 1) thence S 00°22'24" E for 170.65 feet; 2) thence S 03°03'37" W for 200.36 feet; 3) thence S 00°22'24" E for 300.00 feet; 4) thence S 44°11'59" W for 49.13 feet to the Southernmost Southeast corner of said Parcel "A" also being a point on said North Right-of-Way line of Coconut Creek Parkway; the following four (4) courses being along the south boundary line of said Parcel "A" also being said North Right-of-Way line of Coconut Creek Parkway; 1) thence S 88°52'21" W for 300.03 feet; 2) thence S 86°52'05" W for 200.12 feet; 3) thence S 88°52'21" W for 1284.16 feet; 4) thence S 88°46'12" W for 129.59 feet to the POINT OF BEGINNING.

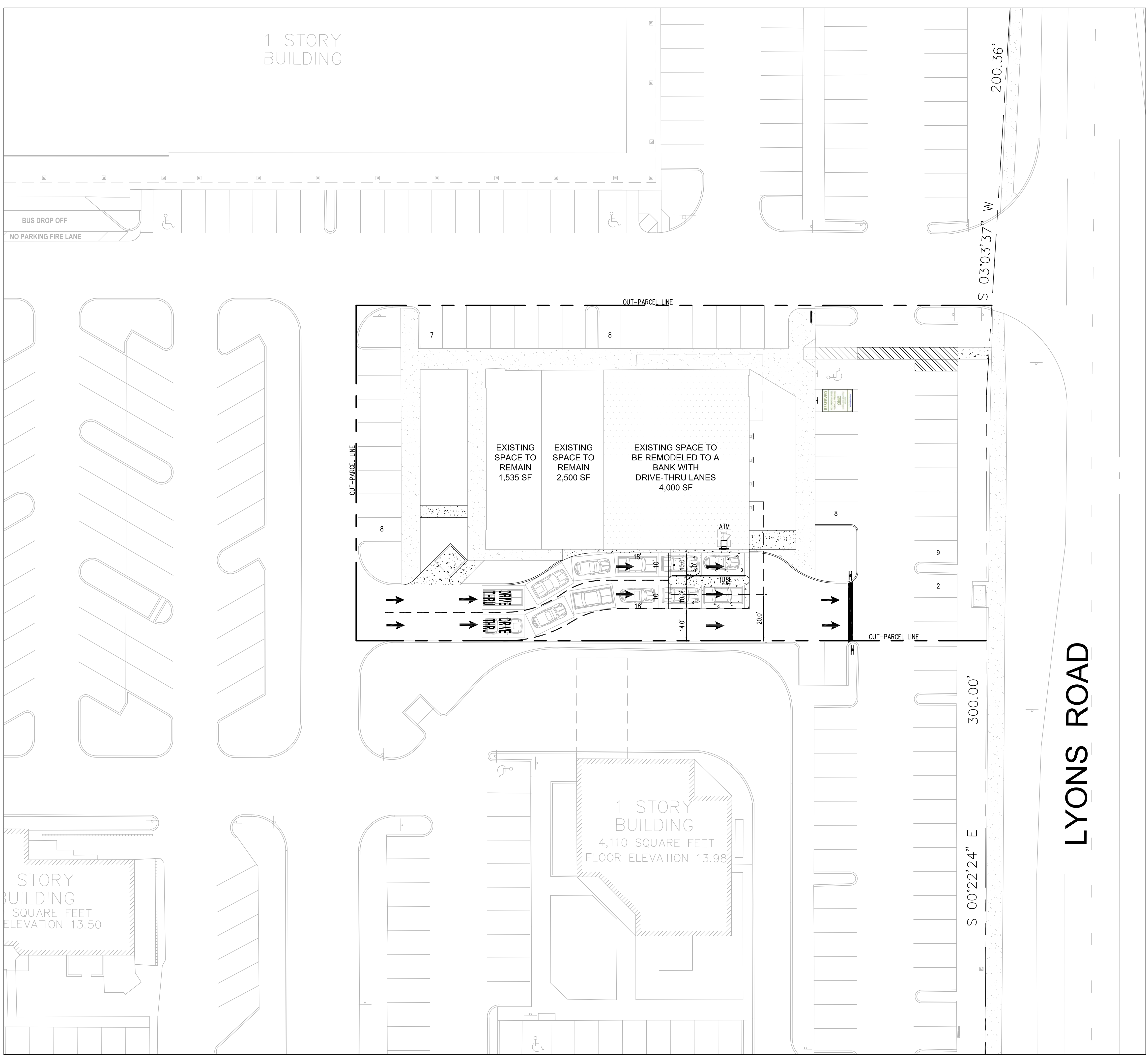


LOCATION MAP

INDEX OF DRAWINGS

| SHEET NO. | DESCRIPTION |
|----------------------------------|--------------------------|
| <input type="checkbox"/> CS | COVER SHEET |
| <input type="checkbox"/> C-1 | SITE PLAN |
| <input type="checkbox"/> C-2 | CIVIL CONSTRUCTION PLAN |
| <input type="checkbox"/> | ALTA SURVEY (2 SHEETS) |
| <input type="checkbox"/> | RECORDED PLAT (3 SHEETS) |
| <input type="checkbox"/> L-1 | LANDSCAPE PLAN |
| <input type="checkbox"/> A-4.1 | FLOOR PLAN |
| <input type="checkbox"/> A-4.3 | ROOF PLAN |
| <input type="checkbox"/> A-4.4.0 | PROPOSED ELEVATIONS |
| <input type="checkbox"/> A-4.4.1 | PROPOSED ELEVATIONS |
| <input type="checkbox"/> C-3 | SITE DEMOLITION PLAN |
| <input type="checkbox"/> C-4 | WATER & SEWER PLAN |
| <input type="checkbox"/> C-5 | PAVING & GRADING PLAN |
| <input type="checkbox"/> C-6 | DUMPSTER ENCLOSURE |
| <input type="checkbox"/> C-7 | SITE DETAILS |





PARKING DATA (SHOPPING CENTER)

| DESCRIPTION | AREA PROVIDED | PARKING REQUIRED | PARKING PROVIDED |
|---------------------------------|----------------|------------------|------------------|
| PUBLIX: | | | |
| 1/150 SF GLA OF SALES AREA | 45,000 | 300 | 300 |
| 1/150 SF GLA OF OFFICE AREA | 2,000 | 10 | 10 |
| 1/150 SF GLA OF WAREHOUSE AREA | 4,000 | 8 | 8 |
| BEAUTY SHOP | | | |
| 1/150 SF GLA | 3,200 | 21 | 21 |
| BUSINESS OFFICE | | | |
| 1/300 SF GLA | 3,500 | 12 | 12 |
| DRY CLEANERS | | | |
| 1/150 SF GLA | 1,500 | 10 | 10 |
| MEDICAL OFFICES | | | |
| 1/200 SF GLA | 15,000 | 75 | 75 |
| RESTAURANTS | | | |
| -HIGH TURNOVER | | | |
| 1/100 SF PLUS | | | |
| 1/300 NON-CUSTOMER SERVICE AREA | | | |
| CUSTOMER AREA | | | |
| NON-CUSTOMER AREA | 4,500 | 45 | 45 |
| | 3,000 | 10 | 10 |
| -LOW TURNOVER | | | |
| 1/150 SF PLUS | | | |
| 1/300 NON-CUSTOMER SERVICE AREA | | | |
| CUSTOMER AREA | | | |
| NON-CUSTOMER AREA | 4,000 | 27 | 27 |
| | 1,500 | 5 | 5 |
| SHOPPING CENTER | | | |
| 1/300 SF GLA | 211,115 | 704 | 840 |
| TOTALS | 298,315 | 1,227 | 1,363 |

TOTAL EXISTING PARKING SPACES = 1,371
 TOTAL PROPOSED PARKING SPACES = 1,363

OUTPARCEL PARKING CALCUALTION:

8,343 SF @ 1/300 = 28 PARKING SPACES REQUIRED

TOTAL EXISTING PARKING SPACES = 50
 TOTAL PROPOSED PARKING SPACES = 42

PERVIOUS AREA:

THE PROPOSED IMPROVEMENTS WILL RESULT IN A NET INCREASE OF 328 SQUARE FEET OF PERVIOUS AREA.

LANDSCAPING:

NO EXISTING TREES WILL BE REMOVED OR DISTURBED FOR THE PROPOSED WORK.

WATER SERVICE:

THE TWO EXISTING WATER METERS AND SERVICE LINES TO THE BUILDING WILL REMAIN. ONE NEW WATER METER WILL BE NEEDED.

SANITARY SEWER:

THE EXISTING SANITARY SEWER LINES TO THE BUILDING WILL REMAIN. THE CHANGE OF USE FROM RETAIL TO BANK WILL NOT INCREASE THE SEWER FLOW DEMAND.

STORM DRAINAGE:

THE EXISTING STORM DRAINAGE SYSTEM FOR THE SITE WILL REMAIN. THE PROPOSED IMPROVEMENTS WILL RESULT IN A NET INCREASE OF PERVIOUS/LANDSCAPE AREA.

SITE LIGHTING:

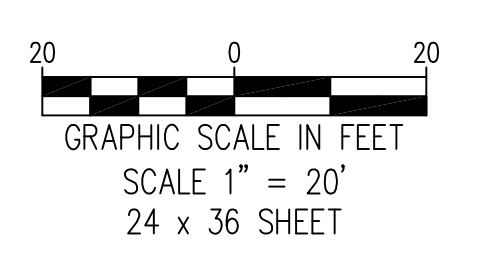
ALL EXISTING SITE LIGHTING WILL REMAIN. THE EXISTING SITE LIGHT POLES WILL NOT BE DISTURBED FOR THE PROPOSED IMPROVEMENTS.

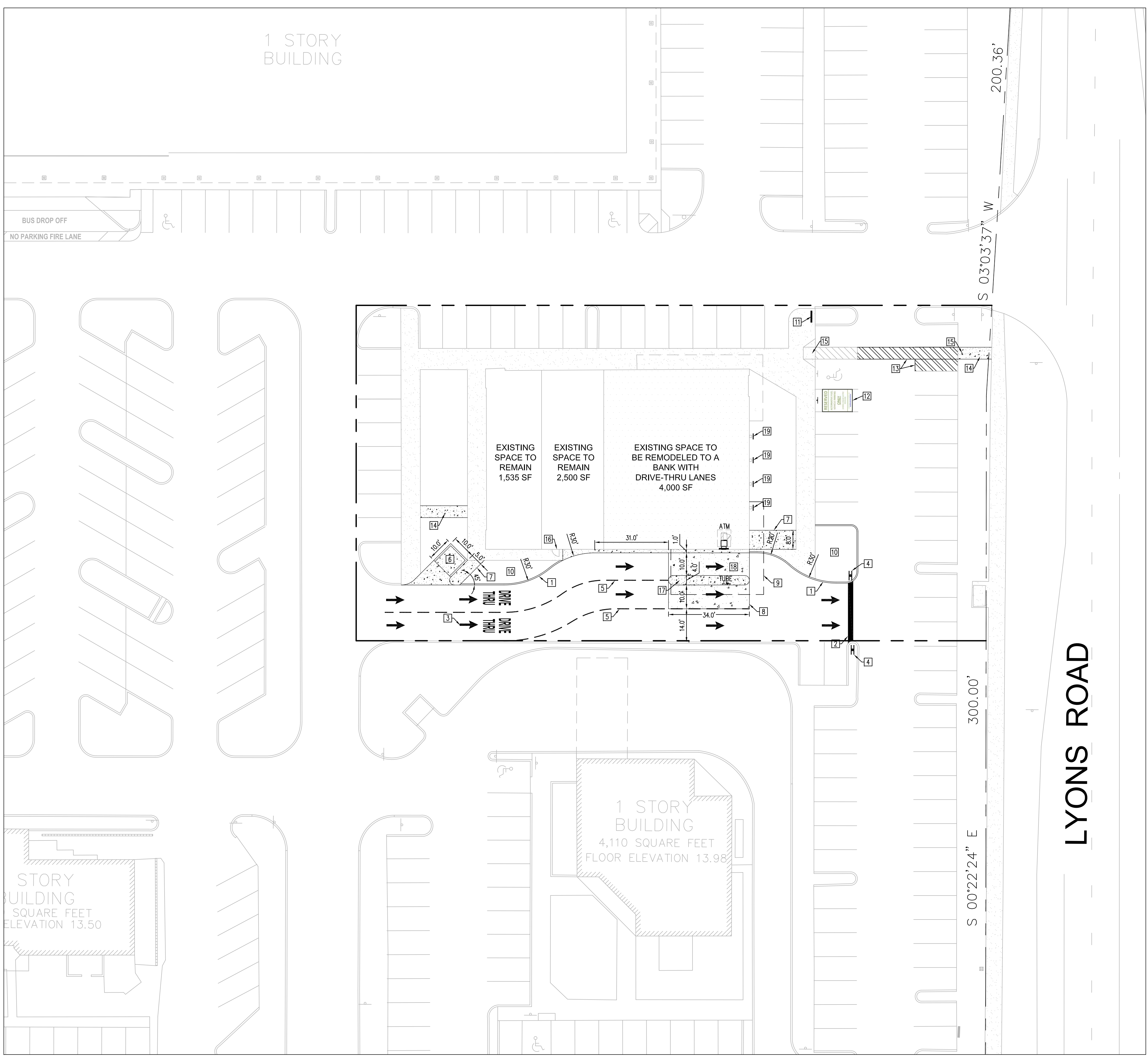
PROPERTY DATA

FOLIO NO. 484230130017
 ZONING DESIGNATION: B-4 REGIONAL SHOPPING

SITE LEGEND

| SYMBOL | DESCRIPTION |
|--------|-------------------|
| | PROPOSED CONCRETE |
| | EXISTING CONCRETE |





ENGINEERING NOTES

1. THE CONTRACTOR SHALL BE REQUIRED TO ADHERE TO THE CITY OF COCONUT CREEK'S ADOPTED EROSION AND SEDIMENTATION CONTROL STANDARDS.
2. PAVEMENT MARKINGS AND SIGNS SHALL BE IN CONFORMANCE WITH DOT MANUAL ON UNIFORM CONTROL DEVICES (MUTCD).

CONSTRUCTION NOTES

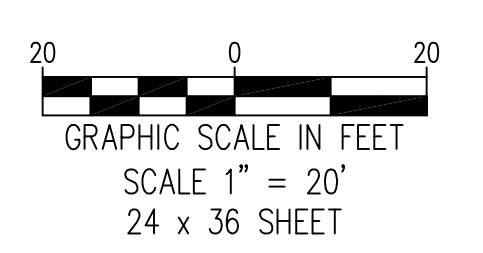
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COCONUT CREEK STANDARDS AND SPECIFICATIONS, LATEST EDITION.
2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
5. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED AREAS, ASPHALT AND CONCRETE SURFACES TO EXISTING OR BETTER CONDITION
6. ALL CLEANOUTS, LIDS, COVERS ETC. SHALL BE RESET FLUSH WITH NEW SURFACES.

KEYNOTES

- 1 NEW TYPE "D" CURB THROUGHOUT, TYPICAL
- 2 NEW 24" WHITE THERMOPLASTIC, TYPICAL
- 3 NEW THERMOPLASTIC DIRECTIONAL ARROWS AND TEXT, TYPICAL
- 4 NEW STOP SIGN AND DO NOT ENTER SIGN
- 5 6" WIDE THERMOPLASTIC STRIPING, TYPICAL
- 6 NEW DUMPSTER ENCLOSURE AND CONCRETE SLAB, SEE DETAILS. RECONNECT THE EXISTING HOSE BIB AND DRAIN TO THE NEW ENCLOSURE
- 7 NEW 4" THICK CONCRETE SIDEWALK, MAX 1:50 CROSS-SLOPE, MATCH GRADE AT EXISTING SIDEWALK
- 8 NEW 6" THICK REINFORCED CONCRETE SLAB, MATCH EXISTING ASPHALT GRADE AT EDGES
- 9 NEW OVERHEAD CANOPY UNDER SEPARATE PERMIT, SHOWN FOR LOCATION ONLY
- 10 NEW LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- 11 NEW BIKE RACK, SEE DETAILS
- 12 NEW ALTERNATIVE VEHICLE PARKING SPACE, INSTALL SIGN, SEE DETAILS
- 13 NEW THERMOPLASTIC STRIPING, 6" WIDE 45° WHITE STRIPING AT 3' ON CENTER
- 14 NEW 5.0' WIDE, 4" THICK CONCRETE SIDEWALK 2% MAXIMUM CROSS-SLOPE, CONNECT TO EXISTING SIDEWALK AND MATCH EXISTING GRADE
- 15 INSTALL DETECTABLE WARNING, SEE DETAILS
- 16 EXISTING DOOR TO BE REMOVED AND REPLACED WITH SWING AS SHOWN
- 17 CANOPY COLUMN FOUNDATIONS (UNDER SEPARATE BUILDING PERMIT) SHALL BE INSTALLED PRIOR TO THE DRIVE-THRU CONCRETE SLAB. CONTRACTOR IS RESPONSIBLE TO REMOVE EXISTING GREASE TRAPS IN THIS AREA AND PROVIDE BACKFILL, COMPACTION AND GEOTECHNICAL TESTING IN ACCORDANCE WITH BANKUNITED REQUIREMENTS
- 18 CONTRACTOR SHALL COORDINATE WITH BANKUNITED REPRESENTATIVES AND INSTALL ALL NECESSARY CONDUITS AND APPURTENANCES UNDER THE DRIVE-THRU SLAB PRIOR TO PLACEMENT OF CONCRETE
- 19 INSTALL 2.0' WIDE ECO-MESH PLANT SCREEN OVER THE 4 EXISTING DOWNSPOUTS, EXTEND TOP OF SCREEN ONE FOOT ABOVE TOP OF DOWNSPOUT TYPICAL, SEE SHEET C-7 FOR ECO-MECH DETAILS, REFER TO LANDSCAPE DRAWING FOR PLANTING REQUIREMENTS.

SITE LEGEND

| SYMBOL | DESCRIPTION |
|--------|-------------------|
| | PROPOSED CONCRETE |
| | EXISTING CONCRETE |



GRACE ENGINEERING

CIVIL ENGINEERING CONSULTANTS
 CERTIFICATE OF AUTHORIZATION No. 29280
 14125 NW 80 AVENUE, SUITE 303
 MIAMI LAKES, FLORIDA 33016
 GRACEENGINEERINGLLC@GMAIL.COM
 786.235.9097

- REVISIONS:**
- May 24, 2013 DRC REVIEW COMMENTS
 - July 3, 2013 ENGINEERING SUBMITTAL
 - August 16, 2013 CITY COMMISSION CONDITIONS

PREPARED FOR:
BRIXMOR
 Property Group



PROJECT: **BANKUNITED SITE IMPROVEMENTS**
 4801 Coconut Creek Parkway
 COCONUT CREEK, FLORIDA

SHEET NAME
CIVIL CONSTRUCTION PLAN

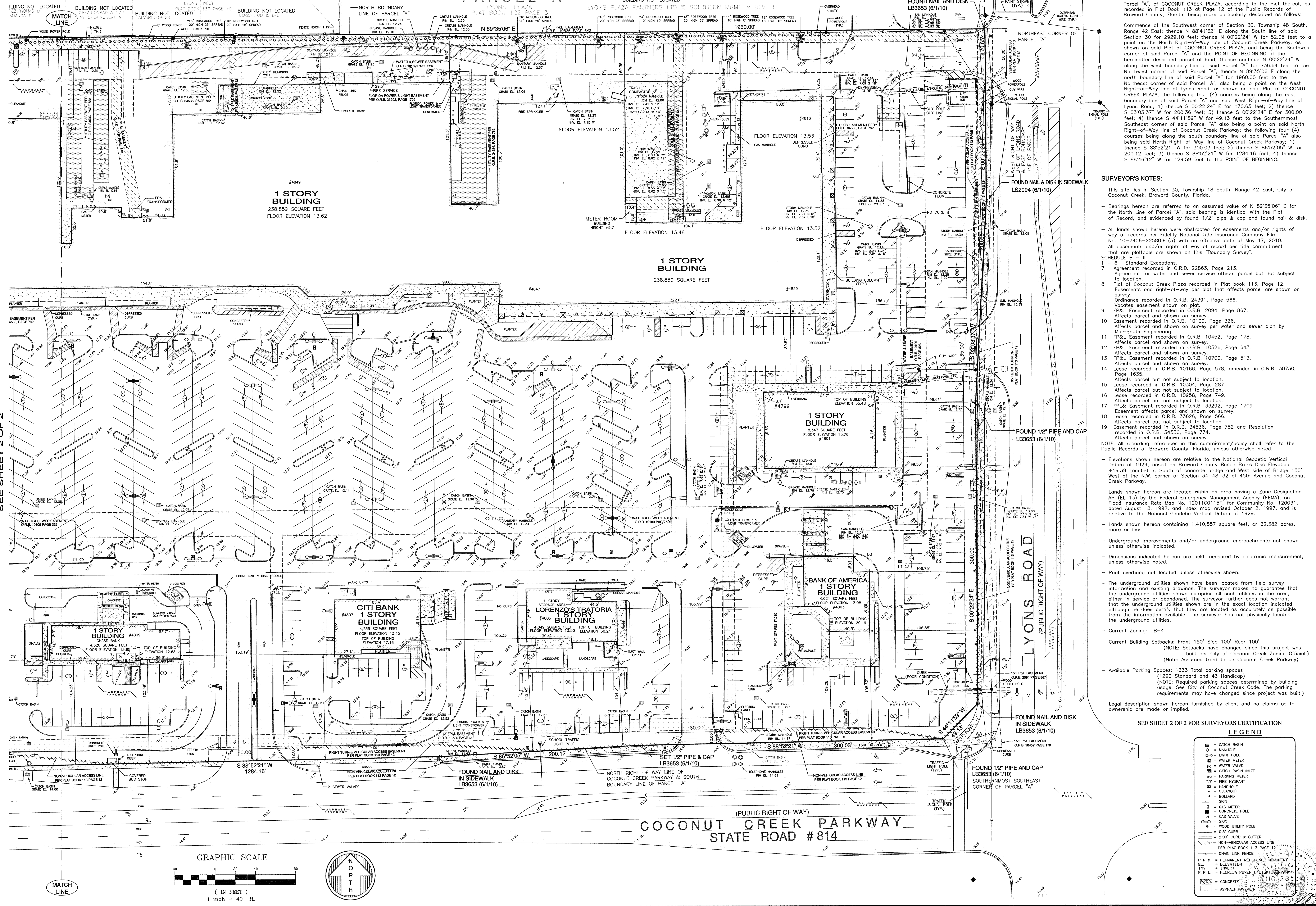
GRACE Project No: C2126
 DATE: March 23, 2013

JOHN E. FLYNN, P.E.
 Florida License No. 63316
 GRACE ENGINEERING, LLC
 Certificate of Authorization No. 29280

SHEET NUMBER
C-2

TRACT

PARCEL "A"



LEGAL DESCRIPTION:
 Parcel "A", of COCONUT CREEK PLAZA, according to the Plat thereof, as recorded in Plat Book 113 of Page 12 of the Public Records of Broward County, Florida, being more particularly described as follows:
 Commence at the Southwest corner of Section 30, Township 48 South, Range 42 East; thence N 88°13'37" E along the South line of said Section 30 for 2929.10 feet; thence S 0°22'24" W for 52.05 feet to a point on the North Right-of-Way line of Coconut Creek Parkway, as shown on said Plat of COCONUT CREEK PLAZA, and being the Southwest corner of said Parcel "A" and the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N 0°22'24" W along the west boundary line of said Parcel "A" for 736.64 feet to the Northwest corner of said Parcel "A"; thence N 89°35'06" E along the north boundary line of said Parcel "A" for 1960.00 feet to the Northeast corner of said Parcel "A", also being a point on the West Right-of-Way line of Lyons Road, as shown on said Plat of COCONUT CREEK PLAZA, the following four (4) courses being along the east boundary line of said Parcel "A" and said West Right-of-Way line of Lyons Road; 1) thence S 0°22'24" E for 170.65 feet; 2) thence S 0°30'37" W for 200.36 feet; 3) thence S 0°22'24" E for 300.00 feet; 4) thence S 44°11'59" W for 49.13 feet to the Southernmost Southeast corner of said Parcel "A", also being a point on said North Right-of-Way line of Coconut Creek Parkway; the following four (4) courses being along the south boundary line of said Parcel "A" also being said North Right-of-Way line of Coconut Creek Parkway; 1) thence S 88°52'21" W for 300.03 feet; 2) thence S 88°52'05" W for 200.12 feet; 3) thence S 88°52'21" W for 1284.16 feet; 4) thence S 88°46'12" W for 129.59 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Section 30, Township 48 South, Range 42 East, City of Coconut Creek, Broward County, Florida.
- Bearings hereon are referred to an assumed value of N 89°35'06" E for the North Line of Parcel "A", said bearing is identical with the Plat of Record, and evidenced by found 1/2" pipe & cap and found nail & disk.
- All lands shown hereon were abstracted for easements and/or rights of way of records per Fidelity National Title Insurance Company File No. 10-7406-2280.FL(5) with an effective date of May 17, 2010. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary Survey".
- SCHEDULE B - II
- 1 - 6 Standard Exceptions
- 7 - Agreement recorded in O.R.B. 22863, Page 213. Agreement for water and sewer service affects parcel but not subject to location.
- 8 - Plat of Coconut Creek Plaza recorded in Plat Book 113, Page 12. Easements and right-of-way per plat that affects parcel are shown on survey.
- 9 - Ordinance recorded in O.R.B. 24391, Page 566. Vacates easement shown on plat.
- 10 - FPL&L Easement recorded in O.R.B. 2094, Page 867. Affects parcel and shown on survey.
- 11 - Easement recorded in O.R.B. 10109, Page 326. Affects parcel and shown on survey per water and sewer plan by Mid-South Engineering.
- 12 - FPL&L Easement recorded in O.R.B. 10452, Page 178. Affects parcel and shown on survey.
- 13 - FPL&L Easement recorded in O.R.B. 10526, Page 643. Affects parcel and shown on survey.
- 14 - FPL&L Easement recorded in O.R.B. 10700, Page 513. Affects parcel and shown on survey.
- 15 - Lease recorded in O.R.B. 10166, Page 578, amended in O.R.B. 30730, Page 1635. Affects parcel but not subject to location.
- 16 - Lease recorded in O.R.B. 10304, Page 287. Affects parcel but not subject to location.
- 17 - FPL&L Easement recorded in O.R.B. 33292, Page 1709. Easement affects parcel and shown on survey.
- 18 - Lease recorded in O.R.B. 33626, Page 566. Affects parcel but not subject to location.
- 19 - Easement recorded in O.R.B. 34536, Page 782 and Resolution recorded in O.R.B. 34536, Page 774. Affects parcel and shown on survey.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Broward County, Florida, unless otherwise noted.

- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Broward County Bench Brass Disk Elevation +19.39 Located at South of concrete bridge and West side of Bridge 150' West of the N.W. corner of Section 34-48-32 at 45th Avenue and Coconut Creek Parkway.
- Lands shown hereon are located within an area having a Zone Designation AH (EL 13) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 1201100115I for Community No. 120031, dated August 18, 1992, and index map revised October 2, 1997, and is relative to the National Geodetic Vertical Datum of 1929.
- Lands shown hereon containing 1,410,557 square feet, or 32.382 acres, more or less.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Roof overhang not located unless otherwise shown.
- The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- Current Zoning: B-4
 (NOTE: Setbacks changed since this project was built per City of Coconut Creek Zoning Official.)
 (NOTE: Assumed front to be Coconut Creek Parkway)
- Available Parking Spaces: 1333 Total parking spaces
 (1290 Standard and 43 Handicap)
 (NOTE: Required parking spaces determined by building usage. See City of Coconut Creek Code. The parking requirements may have changed since project was built.)
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida, 33162
 Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@flsurvey.com

| MAP | NO. | DATE | REVISION |
|--------|-----|----------|--|
| 100575 | 13 | 10/05/10 | AMEND TO SHOW CERTIFICATION TO |
| 100410 | 12 | 10/04/10 | UPDATE SURVEY - (6/1/10) RLL |
| 071670 | 11 | 07/16/10 | UPDATE SURVEY - (6/1/10) RLL |
| 080243 | 10 | 08/02/10 | UPDATE SURVEY & FILE COMMITMENT - SH (2/21/05) ACS |
| 020068 | 9 | 02/00/08 | AMEND TOTAL PARKING COUNT |
| | 8 | | AMEND TOTAL PARKING COUNT |
| | 7 | | AMEND TOTAL PARKING COUNT |
| | 6 | | AMEND TOTAL PARKING COUNT |
| | 5 | | AMEND TOTAL PARKING COUNT |
| | 4 | | AMEND TOTAL PARKING COUNT |
| | 3 | | AMEND TOTAL PARKING COUNT |
| | 2 | | AMEND TOTAL PARKING COUNT |
| | 1 | | AMEND TOTAL PARKING COUNT |

ALTA/ACSM LAND TITLE SURVEY

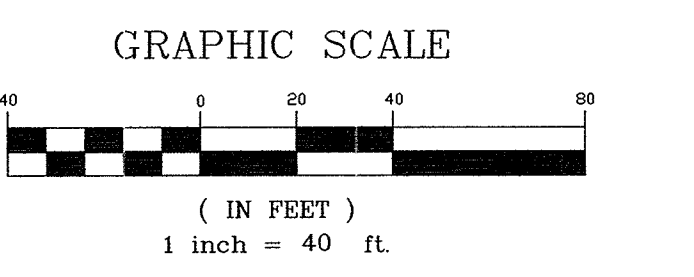
COCONUT CREEK PLAZA

COCONUT CREEK, BROWARD COUNTY, FLORIDA

LEGEND

- CATCH BASIN
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- CATCH BASIN INLET
- PARKING METER
- FIRE HYDRANT
- MANHOLE
- SIGN
- BOLLARD
- SIGN
- GAS METER
- CONCRETE POLE
- GAS VALVE
- SIGN
- WOOD UTILITY POLE
- 0.5" CURB
- 2.00" CURB & GUTTER
- NON-VEHICULAR ACCESS LINE PER PLAT BOOK 113 PAGE 121

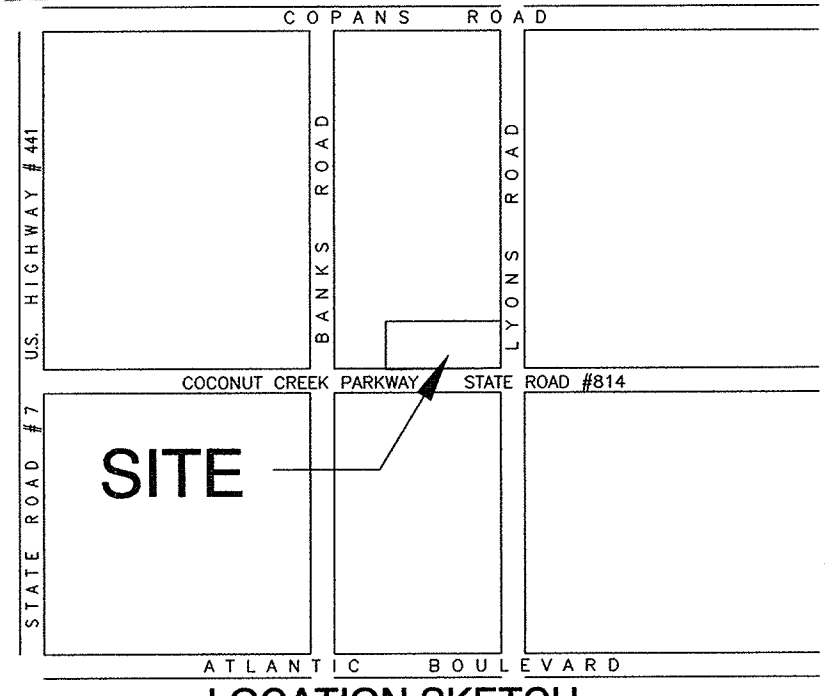
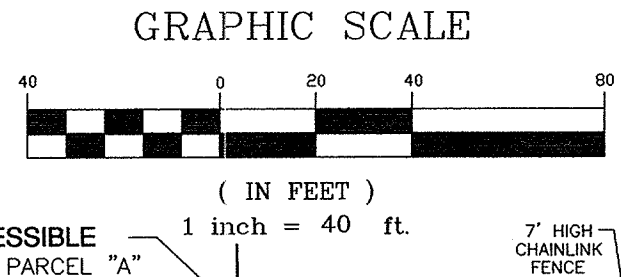
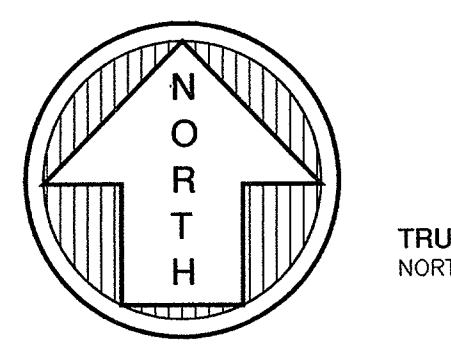
DATE: 8/12/95
SCALE: 1"=40'
DRAWN BY: JJB
CAD. NO.: 980099
PLOTTED: 7/16/10 10:14a
REF. DWG. NO.: 284-191
FIELD BOOK: 469/43
JOB NO.: 980099
DWG. NO.: 295D-207
SHEET: 1 of 2



(PUBLIC RIGHT OF WAY)
COCONUT CREEK PARKWAY
STATE ROAD #814

SEE SHEET 2 OF 2

SEE SHEET 2 OF 2 FOR SURVEYORS CERTIFICATION



LOCATION SKETCH (NOT TO SCALE)

CERTIFICATION TO:

CA New Plan Asset Partnership IV, L.P., and its successors and/or assigns of Morgan Chase Bank, N.A., its successors and/or assigns Fidelity National Title Insurance Company First American Title Insurance Company of New York National Land Tenure Company, LLC

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION & SURVEYORS NOTES SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: Fidelity National Title Insurance Company

I, Daniel C. Fortin, Professional Land Surveyor do hereby certify to the aforesaid parties as of the date set forth below that I have made a careful survey of a tract of land described as follows:

Parcel "A", of COCONUT CREEK PLAZA, according to the Plat thereof, as recorded in Plat Book 113 of Page 12 of the Public Records of Broward County, Florida

1. This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 2, 3, 4, 5, 7(a)(1)-(3), 8, 9, 10, 11(a) (as to joint matters only) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

2. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Florida.

3. The property described herein is the same as the property described in Fidelity National Title Insurance Company File No. 10-7405-22580.FL(S) with an effective date of May 17, 2010 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

4. Said described property is located within an area having a Zone Designation AH (EL 13) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0115F, with a date of identification of August 18, 1992, and index map revised October 2, 1997, for Community No. 120031, in Broward County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated, and is relative to the National Geodetic Vertical Datum of 1929

5. The Property has direct access to Coconut Creek Parkway and Lyons Road, both being dedicated public street or highway.

6. The total number of striped parking spaces on the subject property is 1333, including 43 designated handicap spaces.

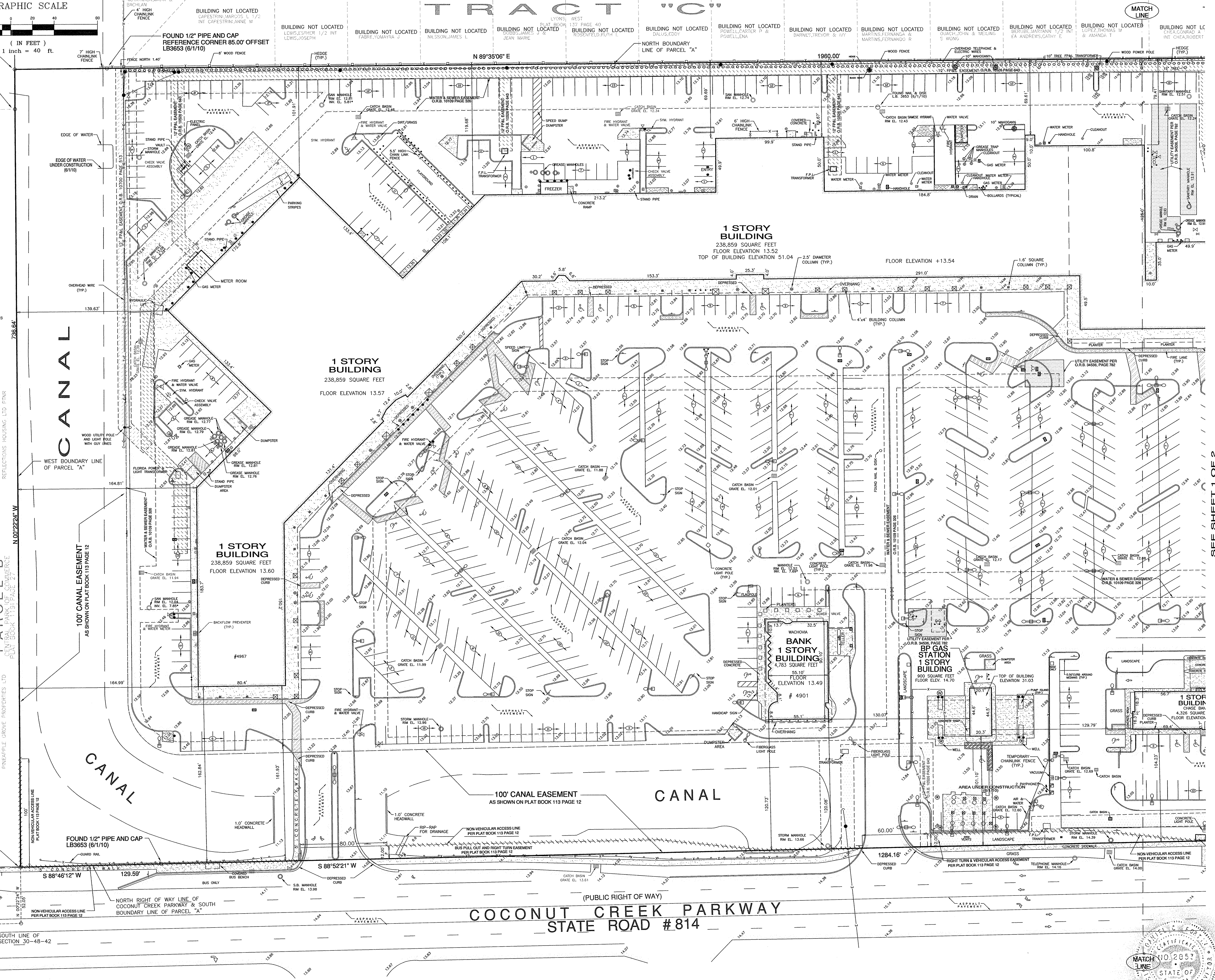
I hereby certify that this "Boundary Survey" was made under my responsible charge on August 12, 1995, and last updated on June 1, 2010, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC. LB3653
By: Daniel C. Fortin, For the Firm
Professional Surveyor and Mapper, LS2853
State of Florida.

POINT OF BEGINNING
S.W. CORNER OF PARCEL "A"
FOUND NAIL AND DISK
IN SIDEWALK
LB3653 (6/1/10)
FOUND 4" X 4" CONCRETE MONUMENT
L.S. 1975 ALUMINUM DISK
FOUR FEET DEEP (6/16/98)

POINT OF COMMENCEMENT
S.W. CORNER OF SECTION 30-48-42

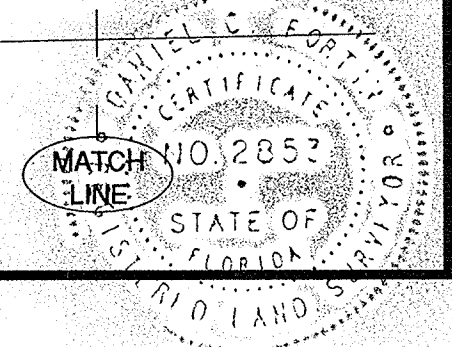


| MAP | NO. | DATE | DESCRIPTION |
|--------|-----|----------|---|
| 100575 | 12 | 10/05/75 | AMEND TO SHOW CERTIFICATION TO |
| 100410 | 13 | 06/10/76 | UPDATE SURVEY (6/1/10) - RLL |
| 076720 | 11 | 07/67/20 | UPDATE SURVEY - DC (1/19/07) |
| 050233 | 10 | 05/02/33 | UPDATE SURVEY & TITLE COMMITMENT - SH (2/21/05) |
| 020088 | 9 | 02/00/88 | AMEND TOTAL PARKING COUNT |
| | No. | O. N. | Revision Description |

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 00003653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@flsurvey.com

ALTA/ACSM LAND TITLE SURVEY
COCONUT CREEK PLAZA
COCONUT CREEK, BROWARD COUNTY, FLORIDA

| | |
|------------|----------------|
| Date | 8/12/95 |
| Scale | 1"=40' |
| Drawn By | JJB |
| Cad. No. | 980099 |
| Plotted | 7/16/10 10:14a |
| Ref. Dwg. | 284-191 |
| Field Book | 469/43 |
| Job. No. | 980099 |
| Dwg. No. | 2950-207 |
| Sheet | 2 of 2 |



COCONUT CREEK PLAZA

A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45-54, P.B.C.R.) LYING AND BEING IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK COUNTY OF BROWARD STATE OF FLORIDA SEPTEMBER, 1981

CITY OF COCONUT CREEK

PLANNING AND ZONING BOARD:

This is to certify that this plat has been approved by the PLANNING and ZONING BOARD of the CITY of COCONUT CREEK, FLORIDA This 15th day of December, A.D. 1981.

[Signature]
Chairman

CITY COUNCIL:

This is to certify that this plat has been approved for record by the CITY COUNCIL of the CITY of COCONUT CREEK by Ordinance No. 126-81 adopted this 10th day of December A.D. 1981, pursuant to Ordinance No. 900-00.

[Signature]
City Clerk

CITY ENGINEER:

This plat is hereby approved for record this 4th day of January A.D. 1982.

[Signature]
City Engineer
Florida P.E. Reg. No. 12084

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that BATEMAN & CO., a Florida corporation owner of the lands described hereon, has caused said lands to be surveyed and platted and to be known as "COCONUT CREEK PLAZA", a replat. The easements and road rights of way shown are hereby dedicated to the perpetual use of the public for proper purposes. IN WITNESS WHEREOF: BATEMAN & CO., a Florida Corporation has caused said presents to be signed by *[Signature]* and its corporate seal to be affixed this 25th day of September 1981.

WITNESS *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA ss I hereby certify: that on this day personally COUNTY OF BROWARD appeared before me, an officer duly authorized to administer oaths and take acknowledgements. P. RICHARD ZUTTERLING, PRESIDENT to me well known to be an officer of BATEMAN & CO., a Florida Corporation, and he acknowledged to me the execution of the foregoing dedication for purposes therein expressed. IN WITNESS WHEREOF: I hereby set my hand and seal this 25th day of September 1981.

My commission expires Dec 26, 1982 *[Signature]*
NOTARY PUBLIC STATE OF FLORIDA

LEGAL DESCRIPTION

A parcel of land in the Southeast quarter (SE 1/4) and the Southwest quarter (S.W. 1/4) of Section 30, Township 48 South, Range 42 East, said parcel including all of Tracts 46, 47, and 48 in Block 93 and portions of Tracts 2 & 3 in Block 94, together with all that portion of the vacated right-of-way lying North of the North line of said Tracts 2 & 3, according to the Palm Beach Farms Plat No. 3, as recorded in Plat Book 2 at Page 45 through 54 inclusive of the Public Records of Palm Beach County, Florida and being more particularly described as follows.

Beginning at the Northwest corner of Tract 46 in Block 93; thence N 89°35'06"E along the North line of Tracts 46, 47, and 48 in Block 93 a distance of 1980.00 feet to the Northeast corner of Tract 48; thence S 00°22'24"E along the East line of Tract 48, and the East line of Tract 48 projected to the South, a distance of 714.79 feet to a point of intersection with the North right-of-way line of Coconut Creek Parkway; thence S 88°52'21"W along said North right-of-way line of Coconut Creek Parkway, a distance of 1850.57 feet to an angle point; thence S 88°46'12"W, along the North right-of-way line of said Coconut Creek Parkway, a distance of 129.61 feet to a point of intersection with the West line of Tract 46 projected to the South; thence N 00°22'24"W, along the West line of Tract 46, in Block 93, projected to the South, and along the West line of Tract 46 in Block 93, a distance of 739.64 feet to the POINT OF BEGINNING.

Said land lying and being in the City of Coconut Creek, County of Broward, State of Florida, and containing 33.05 acres, more or less.

SURVEYORS CERTIFICATION

STATE OF FLORIDA ss I hereby certify that the attached plat is a true and correct representation of the lands recently surveyed and platted under my responsible supervision and direction; that the survey data complies with the applicable requirements of Chapter 177, Florida Statutes, 1971

and further that Permanent Reference Monuments were set in accordance with Section 177.091, on this 17th day of September, 1979. The Benchmarks shown are referenced to NGV.D. 1929 and conform to standards for third order work. This plat dated at Fort Lauderdale, Florida this 17th day of September, 1981.

[Signature]
Arnold Ramos-Registered Land Surveyor No. 1975
State of Florida

MID SOUTH ENGINEERING COMPANY

CONSULTING ENGINEERS & SURVEYORS
233 COMMERCIAL BLVD. LAUDERDALE - BY-THE-SEA, FT. LAUDERDALE, FLORIDA 33308

BROWARD COUNTY ENGINEERING DEPARTMENT

This plat is approved for record. By *[Signature]* this 4 day of JUNE, 1982
Henry P. Cook P.E. Fla. Reg. No. 12506 Director

By *[Signature]* this 21 day of MAY, 1982
Bruce S. Staskiewics-County Surveyor
Fla. P.L.S. Reg. No. 2942

BROWARD COUNTY PLANNING COUNCIL

This is to certify that the BROWARD COUNTY PLANNING COUNCIL approved this plat with regard to dedication of rights-of-way for traffic ways by Resolution adopted this 29 day of Oct., 1981.

By *[Signature]* 1-28-82

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT ARCHIVES AND MINUTES DIVISION

I hereby certify that this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the BOARD OF COUNTY COMMISSIONERS of Broward County, Florida this 2 day of MARCH, 1982
Graham W. Watt, County Administrator

By *[Signature]*, Deputy
By *[Signature]*, Chairman of Broward County Commission

BROWARD COUNTY FINANCE DEPARTMENT-RECORDING DIVISION

STATE OF FLORIDA ss This instrument was filed for record this 4th day of JUNE, 1982 and recorded in Plat Book 113 at Page 12. Record Verified. Graham W. Watt-County Administrator

By *[Signature]* Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that FLORIDA COAST BANK OF BROWARD COUNTY, AS TRUSTEE, owner of the lands described hereon, has caused said lands to be surveyed and platted and to be known as "Coconut Creek Plaza", a replat. The easements and road rights of way shown are hereby dedicated to the perpetual use of the public for proper purposes. IN WITNESS WHEREOF: FLORIDA COAST BANK OF BROWARD COUNTY, AS TRUSTEE, has caused said presents to be signed by *[Signature]* and its corporate seal to be affixed this 1 day of OCTOBER 1981.

WITNESS *[Signature]*

ACKNOWLEDGEMENT

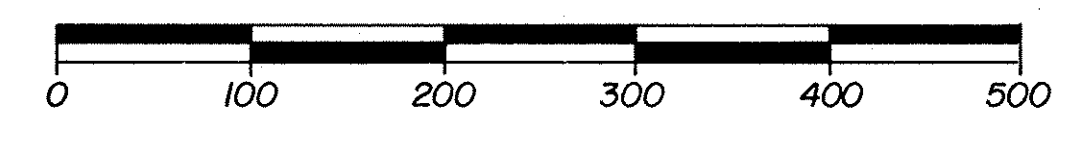
STATE OF FLORIDA ss I hereby certify: that on this day personally appeared COUNTY OF BROWARD before me, an officer duly authorized to administer oaths and take acknowledgements, FREDERICKA F. ACHIN, VICE PRESIDENT & TRUST OFFICER to me well known to be an officer of FLORIDA COAST BANK OF BROWARD COUNTY, AS TRUSTEE, and she acknowledged to me the execution of the foregoing dedication for purposes therein expressed. IN WITNESS WHEREOF: I hereby set my hand and seal this 2^d day of OCTOBER 1981.

My commission expires April 25, 1985 *[Signature]*
NOTARY PUBLIC STATE OF FLORIDA

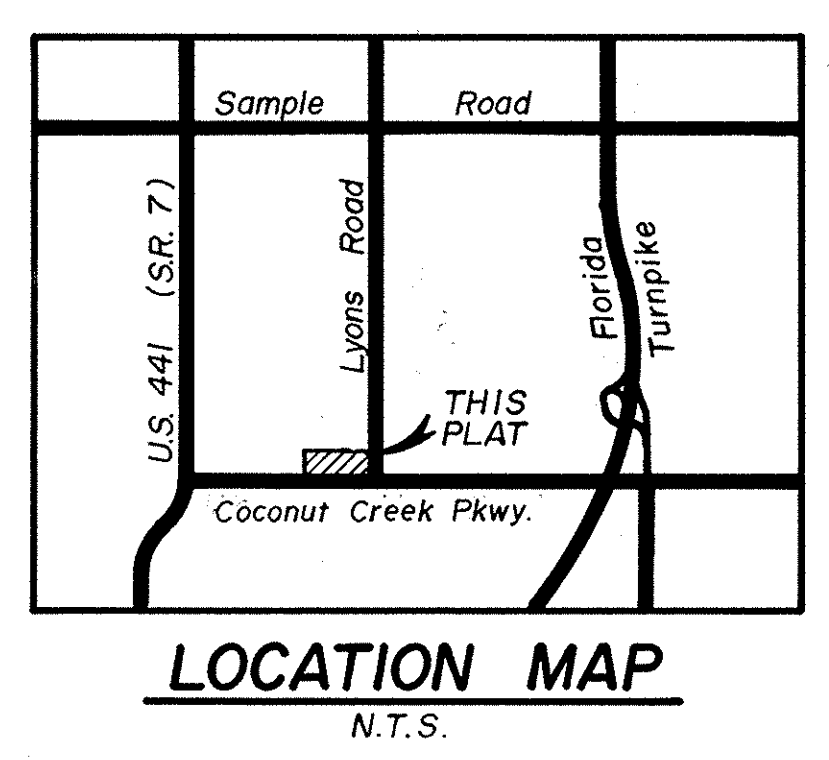
COCONUT CREEK PLAZA

A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45-54, P.B.C.R.)
LYING AND BEING IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF COCONUT CREEK COUNTY OF BROWARD STATE OF FLORIDA

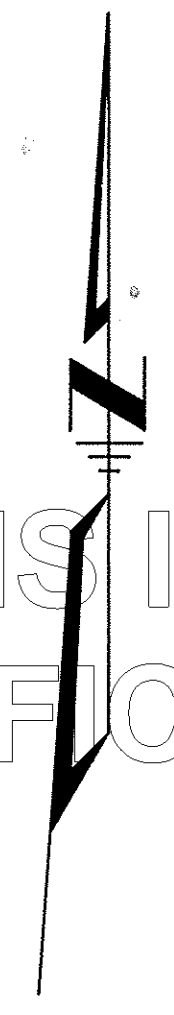
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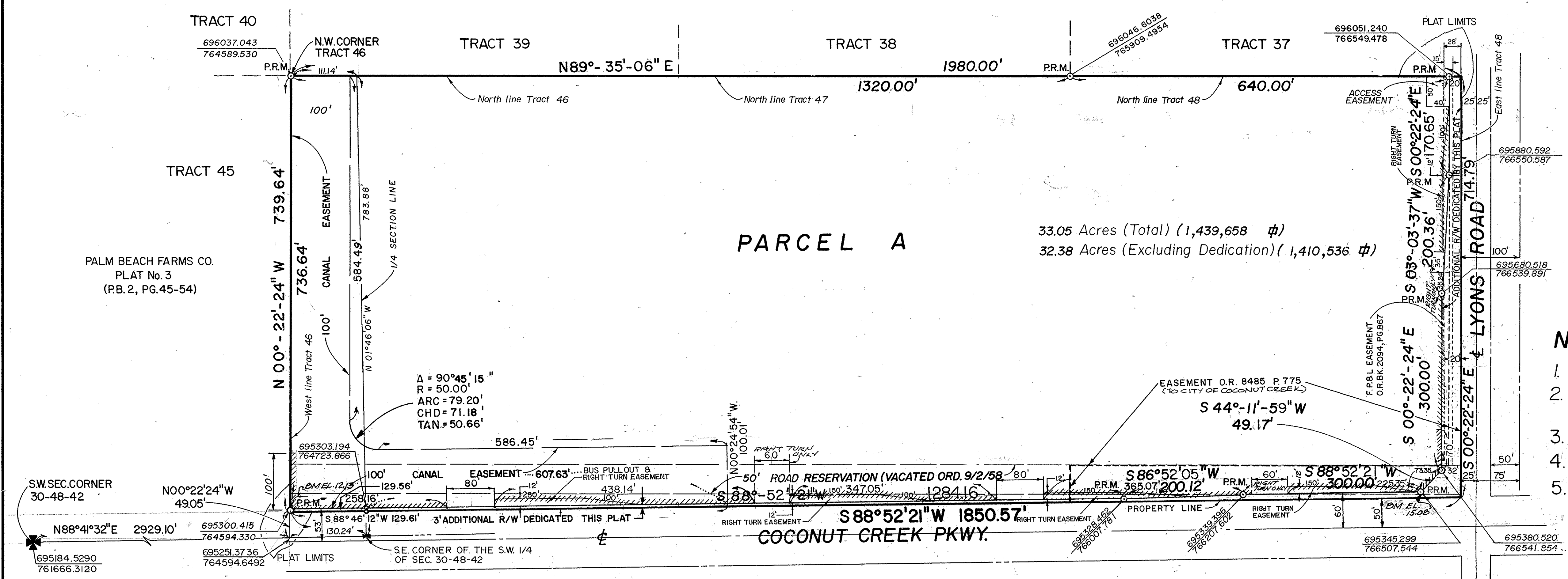
September, 1981



THIS IS NOT AN OFFICIAL COPY THIS IS NOT AN OFFICIAL COPY THIS IS NOT AN OFFICIAL COPY THIS IS NOT AN OFFICIAL COPY THIS IS NOT AN OFFICIAL COPY THIS IS NOT AN OFFICIAL COPY



PALM BEACH FARMS CO. PLAT No. 3
(P.B. 2, PG. 45-54)



- NOTES:**
1. ◊ Denotes Permanent Reference Monument.
 2. Bearings refer to State Plane Coordinate-East Zone
 3. Elevations refer to N.G.V.D. 1929
 4. // Non Vehicular Access
 5. R/W dedicated by this plat = 29,122 s.f.

MID SOUTH ENGINEERING COMPANY

CONSULTING ENGINEERS & SURVEYORS

233 COMMERCIAL BLVD. LAUDERDALE - BY-THE-SEA, FT. LAUDERDALE, FLORIDA 33308

COCONUT CREEK PLAZA

A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45-54, P.B.C.R.) LYING AND BEING IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK COUNTY OF BROWARD STATE OF FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That COCONUT CREEK PLAZA ASSOCIATES, a Florida General Partnership, owner of the lands described hereon has caused said lands to be surveyed and platted and to be known as COCONUT CREEK PLAZA, a replat, the easements and road rights-of-way shown hereon are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF: COCONUT CREEK PLAZA ASSOCIATES, a Florida General Partnership, has caused these presents to be signed by HAROLD S. WENAL, general partner, this 25th day of MAY, 1982, A.D.

Harold S. Wenal
Witness
Christine Zimberg
Witness

Harold S. Wenal
Harold S. Wenal, general partner

ACKNOWLEDGEMENT

STATE OF FLORIDA s I hereby certify that on this day personally appeared COUNTY OF BROWARD s before me, an officer duly authorized to administer oaths and take acknowledgements HAROLD S. WENAL, general partner of COCONUT CREEK PLAZA ASSOCIATES, a general partnership, to me well known and who acknowledged to me the execution of the foregoing dedication for purposes there in expressed.

IN WITNESS WHEREOF: I hereunto set my hand and official seal this 25th day of MAY, 1982, A.D.

November 25th 1985
my commission expires

Notary Public
notary public - state of florida

DEDICATION OF MORTGAGE HOLDER

KNOW ALL MEN BY THESE PRESENTS: That BROADVIEW SERVICE CORPORATION, owner of a certain mortgage on the lands described hereon, as recorded in Official Record Book 10109, at Page 373, of the Public Records of Broward County, Florida, agrees to the Plat of COCONUT CREEK PLAZA, a replat, and joins in the dedication of all roads and easements as shown hereon.

IN WITNESS WHEREOF: BROADVIEW SERVICE CORPORATION, has caused these presents to be signed by Richard K. Lauer, Jr. and attested by J. L. Goehle as Vice President and Treasurer respectively affixed hereunto this 1st day of June, 1982 A.D.

Virginia H. Burmala
witness as to both
Rosemary Sirna
witness as to both
Richard K. Lauer, Jr.
Vice-Pres.
J. L. Goehle
TREASURER

ACKNOWLEDGEMENT

STATE OF OHIO I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements RICHARD K. LAUER, JR. and attested by J. L. Goehle as Vice President and Treasurer respectively, of BROADVIEW SERVICE CORPORATION, to me well known and who acknowledged to me the execution of the foregoing dedication for purposes therein expressed.

IN WITNESS WHEREOF: I hereunto set my hand and official seal this 1st day of June, 1982 A.D.

January 14, 1987
my commission expires

Rosemary Sirna
notary public state of ohio

ROSEMARY SIRNA
Notary Public - State of Ohio
My Commission Expires Jan. 14, 1987

DEDICATION OF MORTGAGE HOLDER

KNOW ALL MEN BY THESE PRESENTS: That BROADVIEW SAVINGS & LOAN, owner of a certain mortgage on the lands described hereon, as recorded in Official Record Book 10109, at Page 340, of the Public Records of Broward County, Florida, agrees to the Plat of COCONUT CREEK PLAZA, a replat, and joins in the dedication of all roads and easements as shown hereon.

IN WITNESS WHEREOF: BROADVIEW SAVINGS & LOAN, has caused these presents to be signed by RICHARD K. LAUER, JR. and attested by V. P. FREE as SENIOR VICE PRESIDENT and CONST. COMM. LENDING MGR respectively affixed hereunto this 25th day of MAY, 1982, A.D.

Virginia H. Burmala
witness as to both
Richard K. Lauer, Jr.
Senior V.P.
Division J. Smeraldi
witness as to both
CONSTRUCTION & COMMERCIAL LENDING MANAGER

ACKNOWLEDGEMENT

STATE OF OHIO s I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements RICHARD K. LAUER, JR. and attested by V. P. FREE as SENIOR VICE PRESIDENT and CONST. COMM. LENDING MGR. respectively, of BROADVIEW SAVINGS & LOAN, to me well known and who acknowledged to me the execution of the foregoing dedication for purposes therein expressed.

IN WITNESS WHEREOF: I hereunto set my hand and official seal this 25th day of MAY, 1982, A.D.

October 20, 1986
my commission expires

Division J. Smeraldi
notary public - state of ohio



Landscape Code Requirements

Zoning B-4

| Description | Calculation | Qty. Required | Qty. Provided |
|-----------------------|----------------------|---------------|--------------------|
| Landscape area | | | 6011 sf |
| Trees | 6011 sf / 1000 x 1 = | 6 | 9 |
| Shrubs | 6011 sf / 1000 x 5 = | 30 | 126 |
| VJA: | | | |
| Interior island trees | | 5 | 3 trees 5 palms |
| Native trees | 11 (50%) | 6 | 7 |
| Native shrubs | 30 (50%) | 15 | 106 |

Plant List

| Sym | Qty | Botanical/ Common Name | Size | Native |
|-------|-----|--|---------------------------|--------|
| BA | 4 | Bulnesia arborea/ Verawood | 10' Ht x 5' Spr, 2" Cal | No |
| QV | 3 | Quercus virginiana/ Live Oak | 12' Ht x 5' Spr, 2" Cal | Yes |
| TR | 2 | Thrinax radiata/ Thatch Palm | 10' OA HT | Yes |
| CI | 14 | Chrysobalanus icaco/ Cocoplum | 24" x 24", 24" O.C. | Yes |
| MU | 60 | Muhlenbergia capillaries/ Muhly Grass | 18" x 18", 24" O.C. | Yes |
| NC | 134 | Nephrolepis cordifolia ' Kimberly ' / Fern | 14" x 14", 18" O.C. | No |
| HP | 32 | Hamelia patens ' Compacta ' / Firebush | 24" x 24", 24" O.C. | Yes |
| BR | 112 | Barleria repens/ Coral Creeper | 12" x 12", 18" O.C. | No |
| PM | 20 | Podocarpus macophyllus/ Podocarpus | 48" x 20", 24" O.C. | No |
| TG | 4 | Thunbergia grandiflora/ Sky Vine | 3-48" runners max trellis | No |
| Sod | | St Augustine 'Floratum' | | |
| Mulch | | Shredded Melaleuca or Eucalyptus | | |

Existing Tree Data

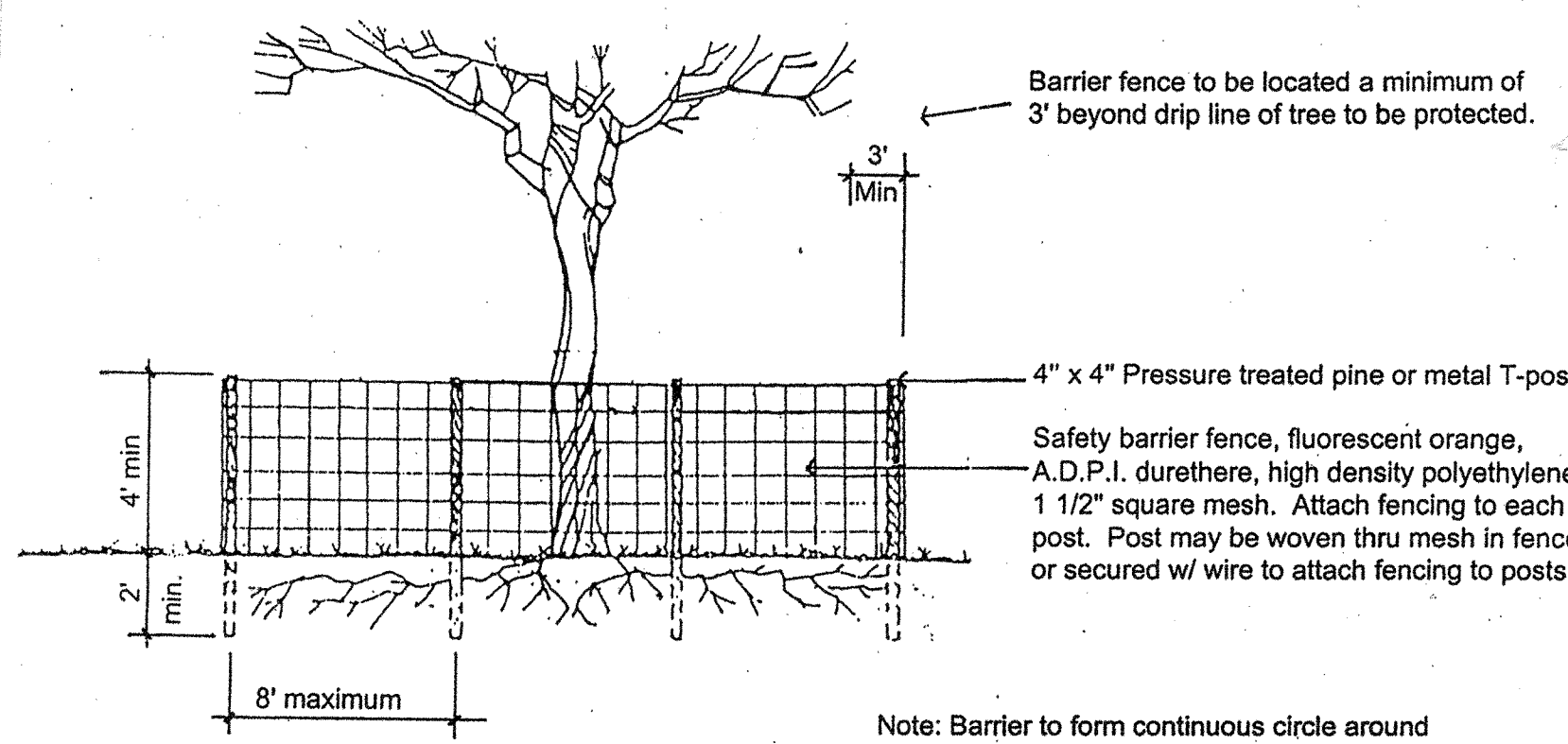
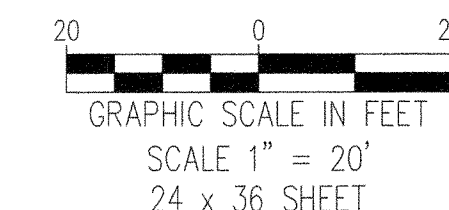
| Tree Symbol | Botanical/ Common Name | Quantity | Size | Disposition |
|-------------|---------------------------------------|----------|-----------------------|-------------|
| A | Quercus virginiana/ Live Oak | 1 | 20' x 20' 10" cal | To remain |
| B | Quercus virginiana/ Live Oak | 1 | 20' x 20' 8" cal | To remain |
| C | Sabal palmetto/ Sabal Palm | 8 | 10' CT - 16" CT | To remain |
| D | Syagrus romanzoffiana/ Queen Palm | 1 | 12' CT | To remain |
| E | Tabebuia caraiba/ Yellow Trumpet Tree | 1 | 28' x 27', 14" cal | To remain |
| F | Syagrus romanzoffiana/ Queen Palm | 1 | 14' CT | To remain |
| G | Wodyetia bifurcata/ Foxtail Palm | 1 | 14' CT | To remain |

**CITY OF COCONUT CREEK
 STANDARD LANDSCAPE NOTES**

- All landscape and specifications shall meet or exceed the minimum requirements as provided in the City of Coconut Creek Land Development Code. Plans are incomplete without written notes and specifications.
- All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition. Trees shall not be tipped, topped, or shaped prior to installation.
- Landscape shall be placed to planting streets, canals, lakes or other lands.
- All mechanical equipment, air conditioning, irrigation pump stations and equipment, FPL transformers, pool pumps, etc., must be screened on three (3) sides by landscape shrubs.
- NOTE: The quantity of screening shrubs is in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjust on-center spacing as necessary and/or provide additional plants to provide an adequate screen.
- Sight distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two inches, tree trunks excluded. Measurement shall be made from top of root ball planted at proper elevation.
- Guying/staking practices shall not permit nails, screws, wires, etc., to penetrate outer surfaces of trees, palms or other plant material. Trees, palms and plant material rejected due to this practice shall be replaced with the inspector on site.
- Burtp material, wire cages, plastic/canvas straps, etc., must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material REMOVED ENTIRELY prior to planting the tree or shrub.
- All plant material shall be free of pests, insects, disease, weeds, etc.
- All required landscape material shall be installed using a planting soil mix comprised of a type appropriate to the individual proposed plant material and the native soil found on the site.
- All plant material shall be planted at the proper depth, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
- All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area. Color-treated or dyed mulch will not be accepted.
- Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit to the satisfaction of the inspector.
- Refer to Coconut Creek Fire Equipment Clear Zone diagram to maintain a safe zone fronting fire hydrants.
- Do not plant trees, shrubs or groundcover within Electric Meter Clear Zone. Provide a safe zone as described by the Electrical Inspector.
- All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with a 50% overlap (minimum) using rust free water, except preserved areas remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk, etc. Hours of operation for all irrigation systems shall be limited to 5:00 p.m. to 9:00 a.m. only or as may be further restricted by South Florida Water Management District or other jurisdictional agency.
- Irrigation permits and plans shall be submitted for approval at time of building permits.
- All non-single family or duplex irrigation systems other than City water systems shall require a South Florida Water Management District water use permit prior to issuance of an irrigation permit and installation of the irrigation system as required.
- All site amenities to include site street lights, landscape common open space, irrigation common open space, buffers, berms, landscape entry features, etc., leading up to and including the model center and/or first certificate of occupancy must be completed and functional prior to issuance of the first requested certificate of occupancy.
- The height of all required, designed and installed berms shall be from the highest adjacent point whether it is the sidewalk, parking area, utility area, surrounding ground, etc. Where a berm abuts a sidewalk, there shall be a one (1) foot level sod area adjacent to the sidewalk prior to the start of incline for the berm.
- An inspection is required prior to the backfilling of trees/palms in all parking medians and islands.

SITE LEGEND

| SYMBOL | DESCRIPTION |
|-----------|-------------------|
| [Pattern] | PROPOSED CONCRETE |
| [Pattern] | EXISTING CONCRETE |



Note: Contractor is responsible for any damage to existing plant material during construction. Any damaged material shall be replaced to like or better condition by the Contractor.

Note: Barrier to form continuous circle around the tree or group of trees. See plan for location of trees to remain. Barrier must be in place before construction begins.

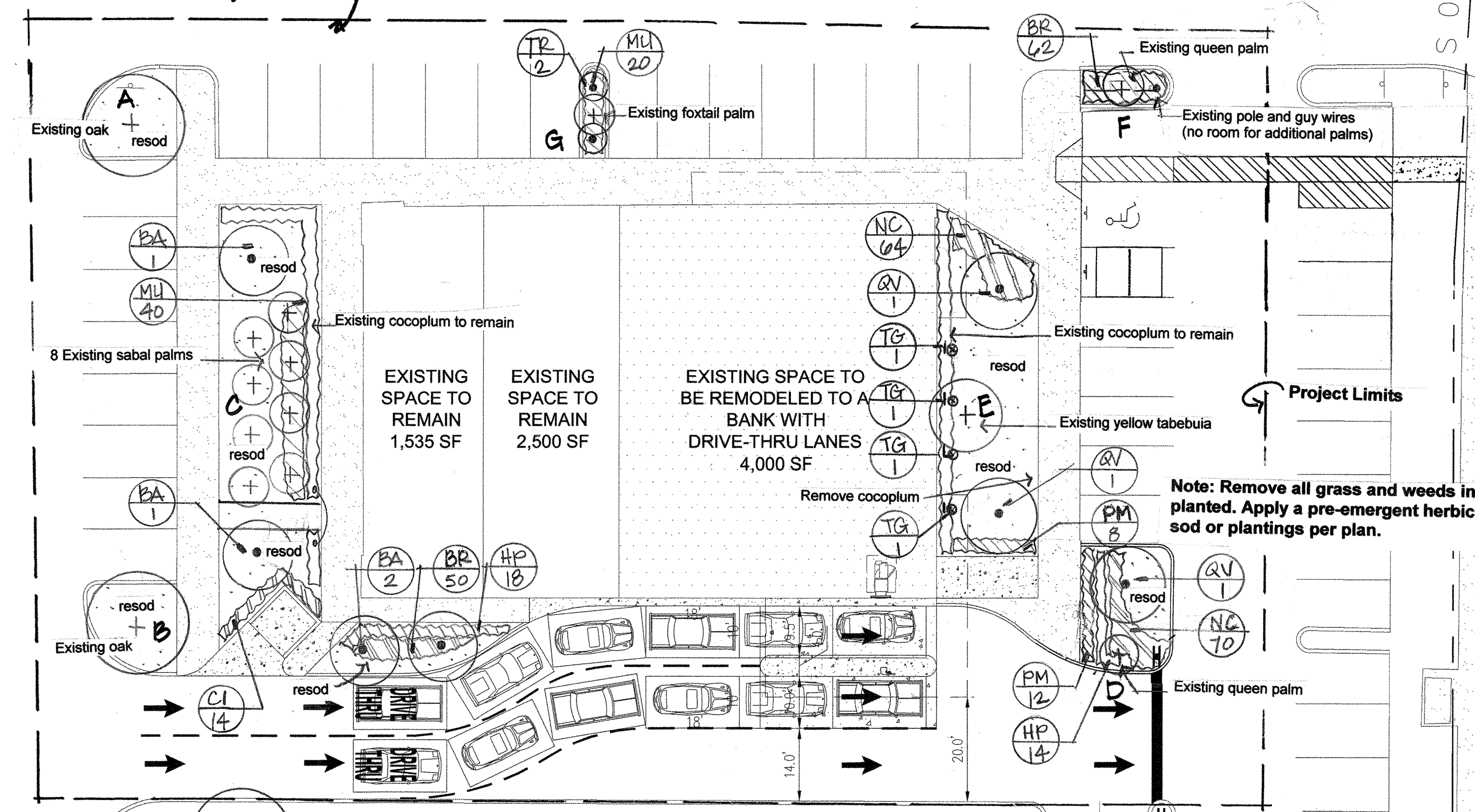
Note: Irrigation part of overall irrigation system for shopping center. Outparcel irrigation to be repaired and modified as necessary to provide complete coverage to all existing and new landscape areas.

Note: Contractor to install tree protection barriers to all existing trees to remain within the limits of construction. See detail this sheet.

Tree Protection Detail

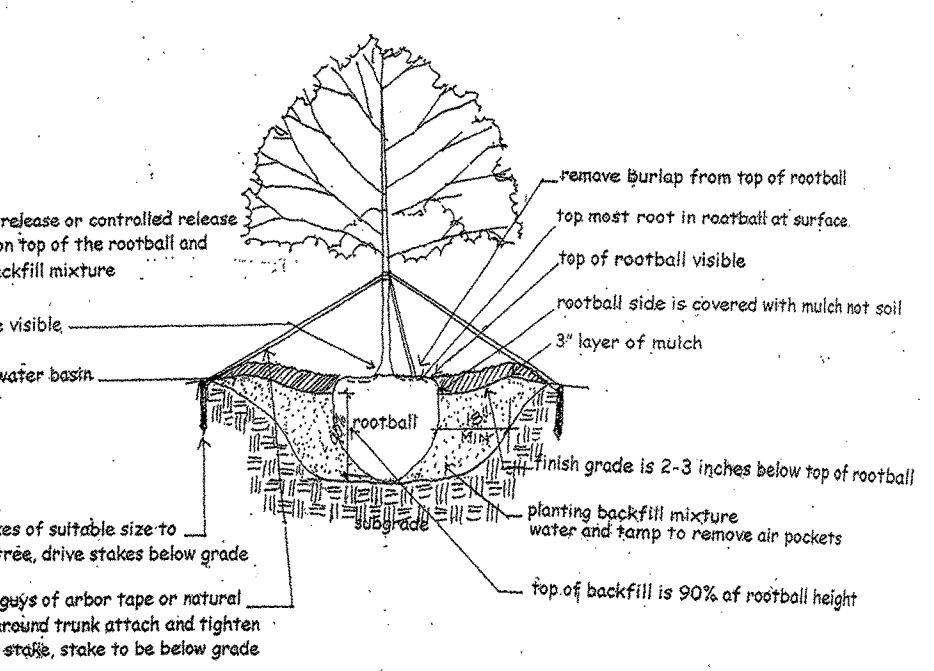
No Scale

Project Limits



Note: Remove all grass and weeds in planting areas to be resodded or planted. Apply a pre-emergent herbicide to all planting areas. Install either sod or plantings per plan.

- Set tree plants to finish grade.
- No soil or mulch shall be placed over the rootball.
- All shading & guys shall be removed approximately 6 months after planting or as directed by Landscape Architect.
- Do not cut central leader or top of tree.



TREE PLANTING & STAKING DETAIL

Note: All trees and palms to be set so that rootballs are 10% above final grade.

NOTES

- CONTAINER GROWN SHRUBS - LOOSEN ROOTS AT EDGE OF ROOTBALL. BALL AND BURLAP SHALL BE REMOVED. REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
- SHRUBS 4' OR GREATER ARE PLANTED IN BEDS. EXCAVATE ENTIRE BED & FILL W/ PLANTING BACKFILL MIXTURE.
- DEPTH OF PLANTING PIT SHALL NOT BE LESS THAN 1/2 TIMES THE DEPTH OF THE ROOTBALL.
- PLANT SHRUBS TO TOP OF THE ROOTBALL TO PLUSH WITH FINISH GRADE.
- 3" LAYER OF MULCH ENTIRE PLANTING BED. FINISH GRADE.
- PLANTING BACKFILL MIXTURE - WATER & TAMP TO REMOVE AIR POCKETS.
- COMPACTED BACKFILL MIXTURE COMPACTED 8" DEGREE.

SHRUB PLANTING DETAIL

TERMITE PROTECTION F.B.C. 1816.1.7

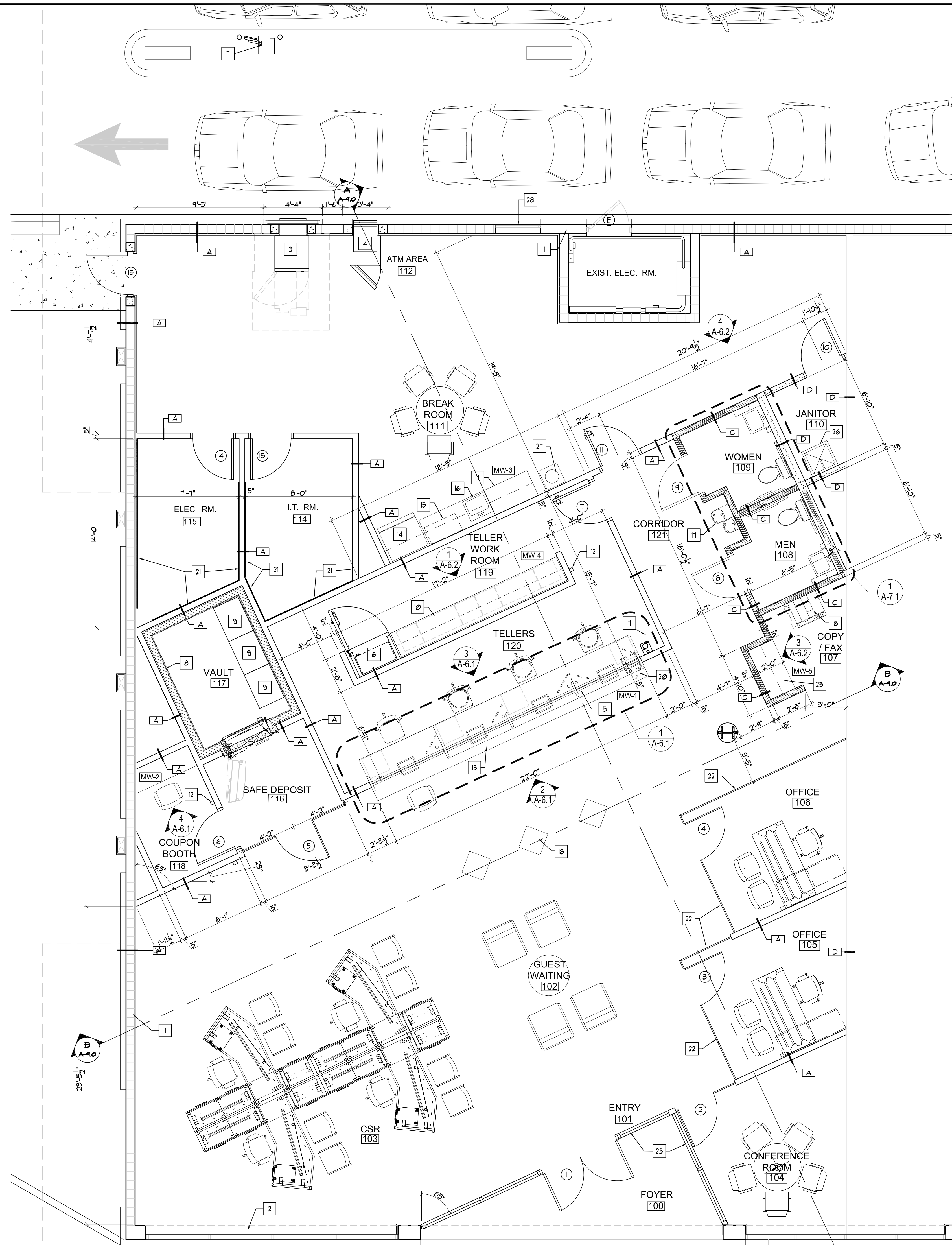
* **TERMITE TREATMENT:** PROVIDE TERMITE PROTECTION AS PER F.B.C. 1816.11-1816.16 OR PER F.B.C. 1816.11 CONTRACTOR SHALL COORDINATE WITH THE OWNER TO OBTAIN AND FURNISH THE REQUIRED DOCUMENTATION IN A MANNER WHICH WILL NOT IMPED THE INSTALLATION SCHEDULE.

PRIOR TO THE BUILDING FINAL INSPECTION A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

MINIMUM PLUMBING FIXTURE COUNT (FBC PLUMBING CHAPTER 4, TABLE 403.1)

BANKUNITED

| OCCUPANCY | SPACE AREA S.F. | FLOOR AREA PER OCCUPANT | SPACE OCCUPANCY |
|-------------------|-----------------|-------------------------|-----------------|
| BUSINESS | 4000 | 100 GROSS | 40 |
| FIXTURE | RATIO | REQUIRED | PROVIDED |
| WC-MEN | 1/50 | 1 | 1 |
| WC-WOMEN | 1/50 | 1 | 1 |
| LAVATORY | 1/50 | 1 | 1 |
| DRINKING FOUNTAIN | 1/100 | 1 | 1 |



DRAWING LEGEND

- A** EXISTING CMU WALL, G.C. TO PROVIDE 5/8" GIB. ON 3/4" FURRING STRIPS W/ R-5 INSULATION TO UNDERSIDE OF ROOF DECK.
- B** NEW INTERIOR PARTITION: 3/8" (30 GA) MTL STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYP BD EACH SIDE STOP GYP BD 6" ABOVE THE CEILING UNLESS NOTED OTHERWISE NOTED.
- C** NEW INTERIOR PARTITION: 3/8" (30 GA) MTL STUDS @ 16" O.C. W/ R-11 BATT INSULATION 4" W/ (1) LAYER 5/8" GYP BD EACH SIDE STOP GYP BD 6" ABOVE THE CEILING UNLESS NOTED OTHERWISE WITH ** RE: FLOOR PLAN A-4.1. PROVIDE DUROCK MASONRY BOARD @ WET AREAS.
- D** NEW 1 HR. RATED PARTITION TO UNDERSIDE OF STRUCTURE, REFER TO SHEET A-11.02, WALL TYPE C.

FLOOR PLAN NOTES

- 1 EXISTING 8" CMU WALL TO REMAIN, G.C. TO PUT R-5 INSULATION & 3/4" MTL FURRING STRIPS & 5/8" GYP BOARD ON ALL EXTERIOR WALLS TO UNDERSIDE OF EXISTING ROOF DECK.
- 2 EXISTING STOREFRONT TO REMAIN.
- 3 NEW NCR 6638 DRIVE-UP ATM, G.C. TO PROVIDE ELECT. & COORDINATE INSTALLATION.
- 4 NEW HAMILTON SAFE NIGHT DEPOSITORY, G.C. TO INSTALL 4 COORD. W/ BANK VENDOR FOR HGT. & OPG. SIZE
- 5 BR GLASS TO BE COORDINATED ON FIELD
- 6 NEW HAMILTON SAFE TL-15 COMPOSITE TELLER CHEST
- 7 NEW HAMILTON SAFE HA-45 OVERHEAD PNEUMATIC TUBE TRANSPORT SYSTEM
- 8 LIGHTWEIGHT MODULAR VAULT BY BANK VENDOR, G.C. TO COORDINATE
- 9 HAMILTON SAFE 5/5 SAFE DEPOSIT BOXES MODEL 95-1 BY BANK VENDOR, G.C. TO COORDINATE LOCATION W/ VENDOR
- 10 NEW TELLER WORK ROOM COUNTER W/ UPPER CABINETS, RE: 1/ A-6.2
- 11 NEW BREAK ROOM COUNTER W/ UPPER CABINETS, RE: 1/ A-6.2
- 12 DOOR BELL WITH RECEIVER BEHIND AND UNDER REAR TELLER COUNTER
- 13 NEW TELLER COUNTER RE: A-6.1
- 14 NEW 5/5 REFRIGERATOR, SEE FURNITURE PLAN SHT. A-5.1
- 15 NEW 5/5 UNDER CABINET MICROWAVE, SEE FURNITURE PLAN SHT. A-5.1
- 16 NEW 5/5 SINK & FAUCET, SEE PLUMB. SHTS.
- 17 NEW HI-LOU DRINKING FOUNTAIN, RE: FURNITURE PLAN SHT. A5.1
- 18 20" SQUARE CHECK WRITING STANDS
- 19 NEW BIZHUB COPIER BY BANK VENDOR.
- 20 LARGE PARCEL RECEIVING BOX
- 21 (3) 3" X 4" X 8" PLYWOOD, FIRE RETARDANT PAINTED BLACK, G.C. TO PROVIDE AND E.G. TO INSTALL.
- 22 NEW HERCULITE GLASS PARTITIONS.
- 23 NEW STOREFRONT RE: WINDOW SCHED. SHT A-7.1
- 24 RECESS FLOOR BOX WITH (2) 20 AMP DUPLEX RECEPTACLES, (1) DECORA PLATE FOR TELEPHONE DATA AND (1) BLANK PLATE. STEEL CITY # 665 SERIES WITH ALL REQUIRED ACCESSORIES. REFER TO J.C. WHITE PLANS FOR EXACT LOCATION
- 25 NEW COPY/FAX COUNTER WITH BASE CABINETS (SEE SHEET A-6.2
- 26 NEW MOP SINK (SEE PLUMBING PLANS)
- 27 WATER PURIFIER COOLER
- 28 EXISTING DOOR TO BE PERMANENTLY LOCKED & SECURED FROM THE INSIDE, FURRED & DRYWALL.

NOTE:
G.C. & ELECT. SUB-CONTRACTOR IS NOT TO INSTALL ANY CONDUIT UNTIL BANK VENDOR SITE MEETING HAS TAKEN PLACE. ONLY J-BOXES INDICATING FINAL DESTINATION IS TO BE IN PLACE. WHEN TELLER LINE IS ISOLATED, G.C. IS TO PROVIDE A MINIMUM OF (2) LOW VOLTAGE CONDUITS.

DesignTech International
Associates, Inc.
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14125 N.W. 80th Ave, Suite 303
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F. 305-362-4420
dinfo@dtiarchitect.com
www.dtiarchitect.com

Carlos Pizarro, R.A.
AR - 0013079

Revisions:

| Date | Description |
|------|-------------|
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BankUnited
Corporate Real Estate Services
14840 Palmetto Frontage Road
Miami Lakes, Florida

INTERIOR AND EXTERIOR
REMODELING
BANK UNITED
4801 COCONUT CREEK PKWY.
COCONUT CREEK, FLORIDA. 33063

Job Number: 11524.02
File name:
Issued Date:
Drawn by: M Cab
Checked by: C.C.

SHEET NAME
FLOOR PLAN

SHEET NUMBER
A-4.1

FLOOR PLAN
SCALE: 1/4" = 1'-0"

C:\11524.02 - B:\Common\11524-02\Rev\11524-02\Floor Plan.dwg, A-4.1, 5/20/2013 9:29:24 AM

Revisions:

PREPARED FOR:
BankUnited
Corporate Real Estate Services
14840 Palmetto Frontage Road
Miami Lakes, Florida

PROJECT:
INTERIOR AND EXTERIOR REMODEL
BankUnited
4801 COCONUT CREEK PKWY
COCONUT CREEK, FLORIDA. 33063

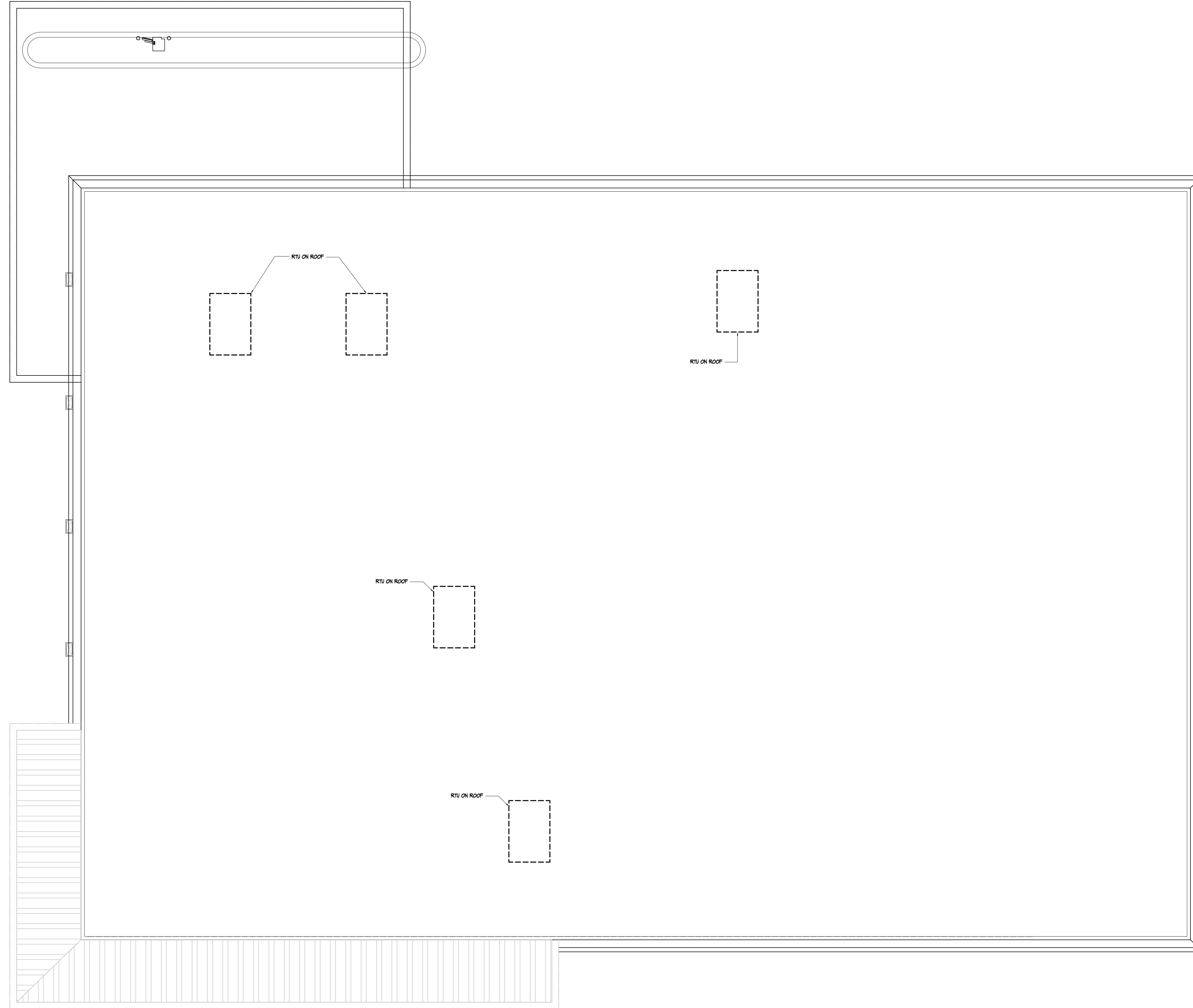
Job Number: 11524.02
File name:
Issued Date: 05-15-13
Permit Set :
Drawn by: M.Cab
Checked by: CC/C.P.

SHEET NAME

ROOF
PLAN

SHEET NUMBER

A-4.3



ROOF PLAN
SCALE 3/16" = 1'-0"

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Carlos Pizarro, R.A.
 AR - 0013079

| Revisions: | |
|------------|-------------|
| Date | Description |
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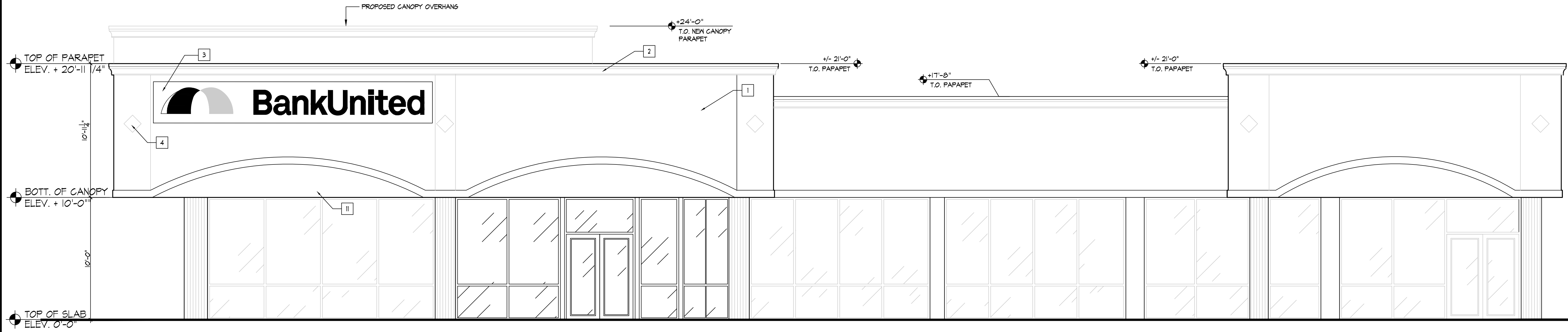
BankUnited
 Corporate Real Estate Services
 14840 Palmetto Frontage Road
 Miami Lakes, Florida

**INTERIOR & EXTERIOR
 REMODELING**
 BANK UNITED
 4801 COCONUT CREEK PKWY.
 Coconut Creek, Florida 33063

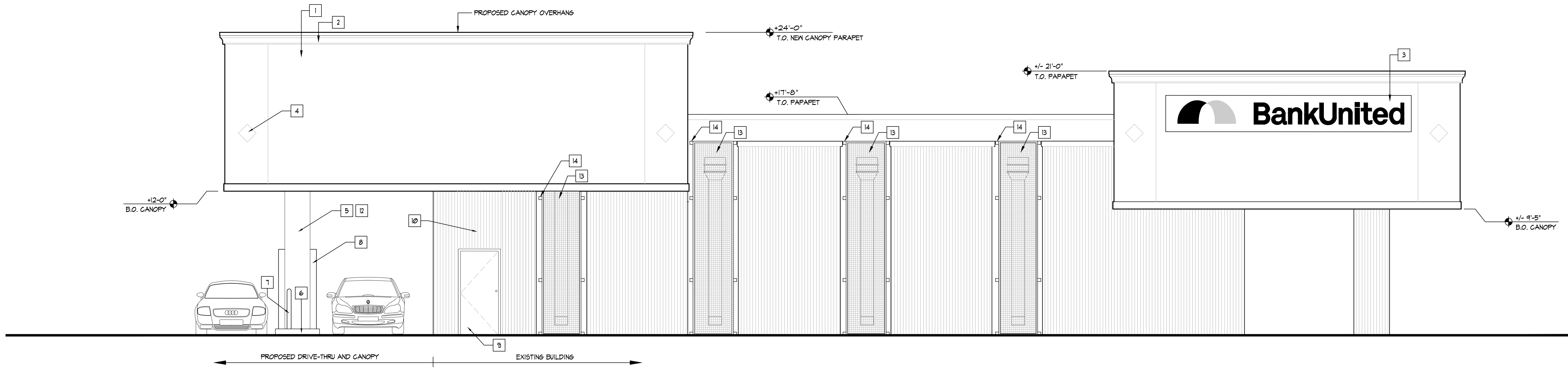
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| Job Number: | 11524.02 |
| File name: | |
| Issued Date: | 05-15-13 |
| Drawn by: | TH/MC |
| Checked by: | CC/CP |

SHEET NAME
**PROPOSED
 ELEVATIONS**

SHEET NUMBER
A-4.4.0



NORTH ELEVATION
 SCALE: 1/4"=1'-0"



EAST ELEVATION
 SCALE: 1/4"=1'-0"

ELEVATION NOTES:

- | | | |
|---|--|---|
| 1 HARVESTER SW 6373 GC TO VERIFY AND MATCH EXISTING COLOR IN FIELD | 5 CHARISMA SW 6605 GC TO VERIFY AND MATCH EXISTING COLOR IN FIELD | 10 NEW STUCCO GC TO VERIFY AND MATCH EXISTING IN FIELD |
| 2 EXTRA WHITE SW 1006 GC TO VERIFY AND MATCH EXISTING COLOR IN FIELD | 6 NEW 6" HIGH CONCRETE ISLAND | 11 INTERACTIVE CREAM SW 819 GC TO VERIFY AND MATCH EXISTING COLOR IN FIELD |
| 3 NEW BANKUNITED SIGN. RE: SIGN PACKAGE FROM BANKUNITED | 7 NEW 6" CONCRETE BOLLARDS | 12 NEW 24" CONCRETE COLUMN |
| 4 GC TO VERIFY AND MATCH EXISTING COLOR IN FIELD | 8 NEW ATM MACHINE | 13 NEW ECO MESH PLANTING SCREEN OVER DOWN SPOUT GC TO COORDINATE |
| | 9 NEW EXIT DOOR | 14 L 3" X 3" X 1/4" METAL SUPPORT FOR THE ECO MESH PLANTING |

EXTERIOR PAINT COLORS NOTE:
 G.C. TO PROVIDE 3 COAT PROCESS 4 FINISHED
 SAMPLES ON SURFACES FOR APPROVAL .
 FINAL COAT TO HAVE A FLAT FINISH.

Carlos Pizarro, R.A.
 AR - 0013079

Revisions:

| Date | Description |
|------|-------------|
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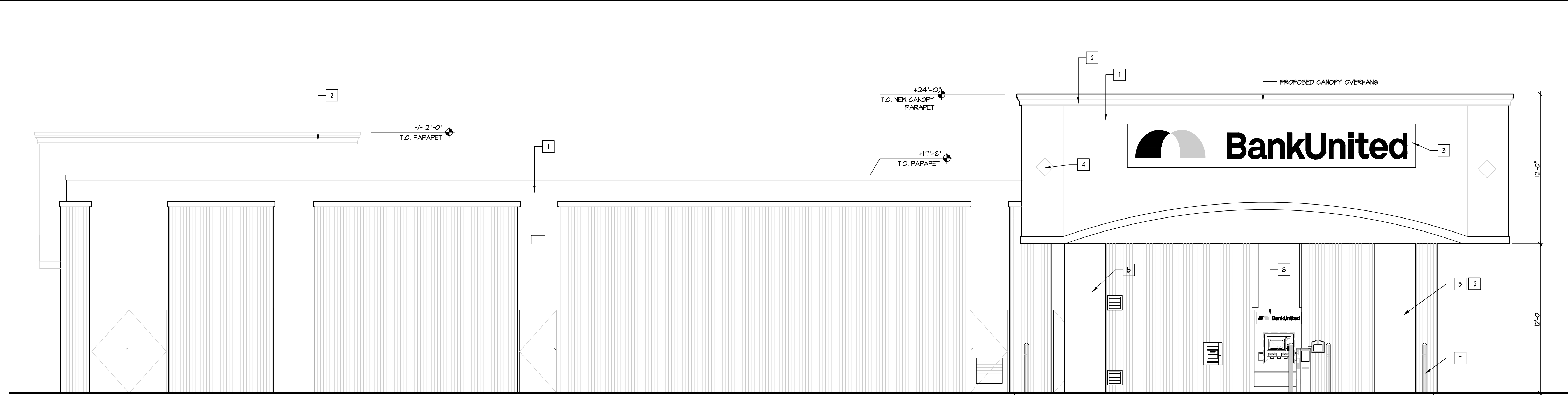
BankUnited
 Corporate Real Estate Services
 14840 Palmetto Frontage Road
 Miami Lakes, Florida

INTERIOR & EXTERIOR REMODELING
 BANK UNITED
 4801 COCONUT CREEK PKWY.
 Coconut Creek, Florida 33063

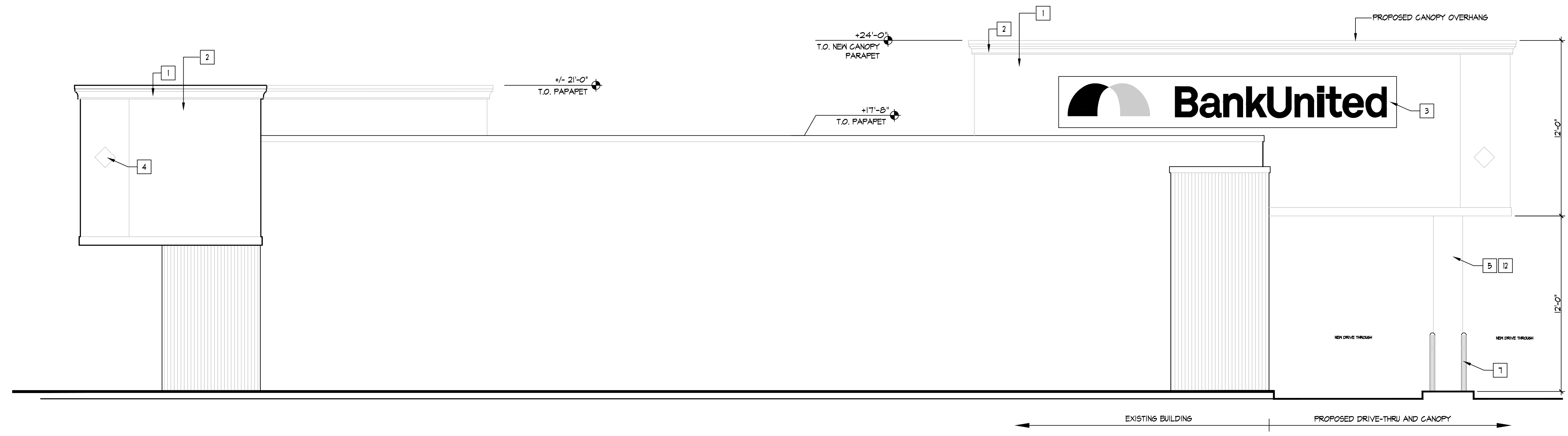
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| Job Number: | 11524.02 |
| File name: | |
| Issued Date: | 05-15-13 |
| Drawn by: | TH/MC |
| Checked by: | CC/CP |

SHEET NAME
PROPOSED ELEVATIONS

SHEET NUMBER
A-4.4.1



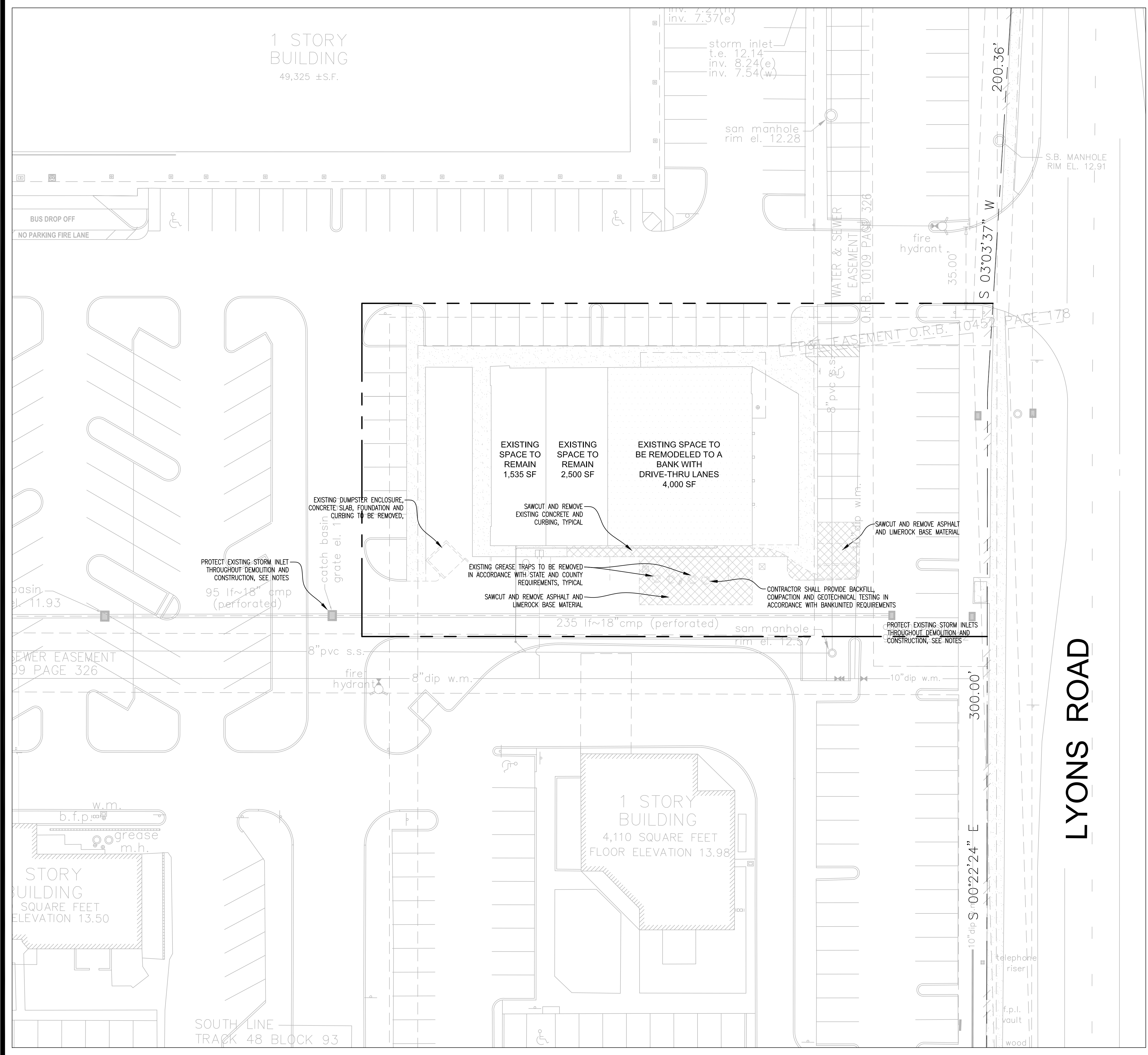
SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



WEST ELEVATION
 SCALE: 1/4"=1'-0"

- ELEVATION NOTES:**
- | | | |
|---|--|---|
| 1 HARVESTER SW 6313 GC TO VERIFY AND MATCH EXISTING COLOR IN FIELD | 5 CHARISMA SW 6605 GC TO VERIFY AND MATCH EXISTING COLOR IN FIELD | 9 NEW EXIT DOOR |
| 2 EXTRA WHITE SW 1006 GC TO VERIFY AND MATCH EXISTING COLOR IN FIELD | 6 NEW 6" HIGH CONCRETE ISLAND | 10 NEW STUCCO GC TO VERIFY AND MATCH EXISTING IN FIELD |
| 3 NEW BANKUNITED SIGN. RE: SIGN PACKAGE FROM BANKUNITED | 7 NEW 6" CONCRETE BOLLARDS | 11 INTERACTIVE CREAM SW 819 GC TO VERIFY AND MATCH EXISTING COLOR IN FIELD |
| 4 GC TO VERIFY AND MATCH EXISTING COLOR IN FIELD | 8 NEW ATM MACHINE | 12 NEW 24" CONCRETE COLUMN |

EXTERIOR PAINT COLORS NOTE:
 G.C. TO PROVIDE 3 COAT PROCESS & FINISHED SAMPLES ON SURFACES FOR APPROVAL. FINAL COAT TO HAVE A FLAT FINISH.



DEMOLITION NOTES:

THE CONTRACTOR SHALL SAW CUT ALONG A NEAT STRAIGHT LINE AT ALL POINTS OF CONNECTION TO EXISTING PAVEMENT OR CONCRETE TO REMAIN.

CONTRACTOR IS RESPONSIBLE FOR REMOVING DEBRIS AND DISPOSING OF PROPERLY OFF SITE.

LOCATION OF EXISTING UTILITIES SHOWN IS FROM BEST AVAILABLE INFORMATION AND IS APPROXIMATE. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CLEAN, UNIFORMLY GRADED CONDITION, FREE OF DEBRIS, ACCESSIBLE AND SUITABLE FOR DEVELOPMENT. THE CONDITION OF THE SITE SHALL BE APPROVED BY THE ENGINEER AND APPLICABLE REGULATORY AGENCIES PRIOR TO THE COMPLETION OF THE CONTRACT.

ENVIRONMENTAL AND HAZARDOUS MATERIALS: UTILITY LINES OR BUILDING MATERIALS CONTAINING ASBESTOS ENCOUNTERED DURING THE COURSE OF THE WORK SHALL BE REMOVED FROM THE SITE SOLELY AND SEPARATELY BY A CERTIFIED ASBESTOS REMOVAL COMPANY AND DISPOSED OF AT AN APPROVED SITE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFE LAWFUL HANDLING, TRANSPORTATION AND DISPOSAL OF THESE MATERIALS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, COMPLETE AND FORWARD ALL REQUIRED APPLICATIONS WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND COUNTY REGULATIONS. THE CONTRACTOR IS REQUIRED TO PREPARE A REPORT FOR THE OWNER TO REVIEW.

CONTRACTOR SHALL BE REQUIRED AT ALL TIMES TO SECURE ALL EQUIPMENT & MATERIAL WITHIN THE "DEMOLITION LIMITS".

CONTRACTOR SHALL INSTALL A CHAIN LINK CONSTRUCTION FENCE AROUND THE ENTIRE PERIMETER OF THE DEMOLITION LIMITS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.

THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION.

DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS FILTER FABRIC OR SECURED HAY BALES, WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.

ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.

IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.

SAFETY NOTES:

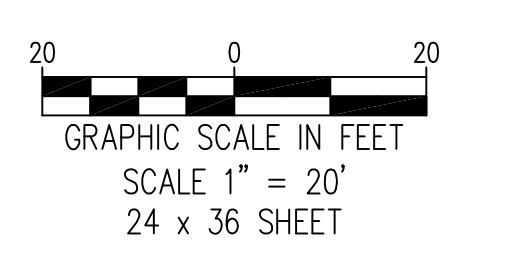
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
- DURING THE CONSTRUCTION AND OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
- THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS: SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
- ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
- LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
- TRENCH EXCAVATION PROTECTION SHALL BE ACCOMPLISHED AS REQUIRED BY THE PROVISIONS OF PART 1926, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS STANDARDS AND INTERPRETATIONS.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR THE ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

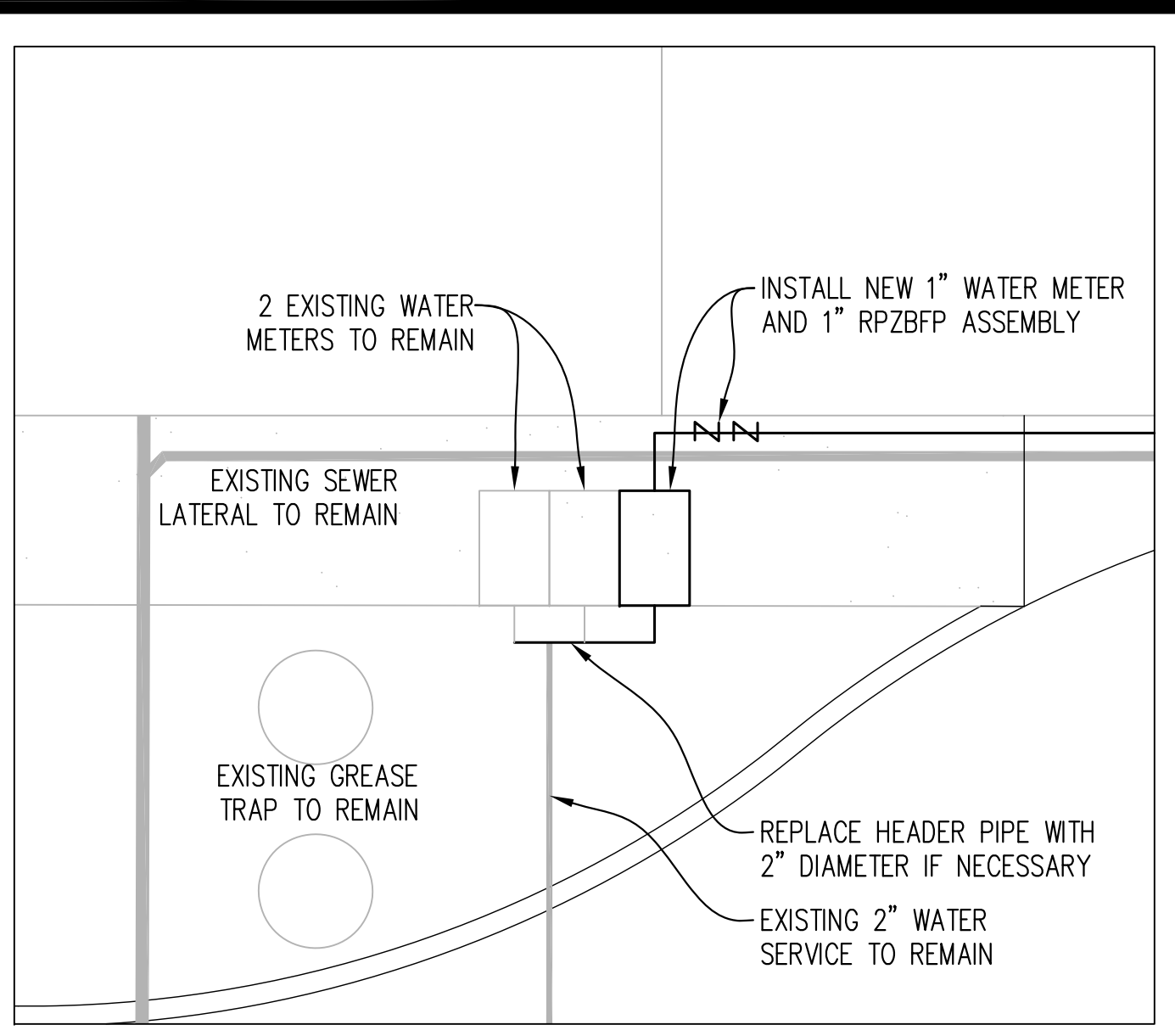
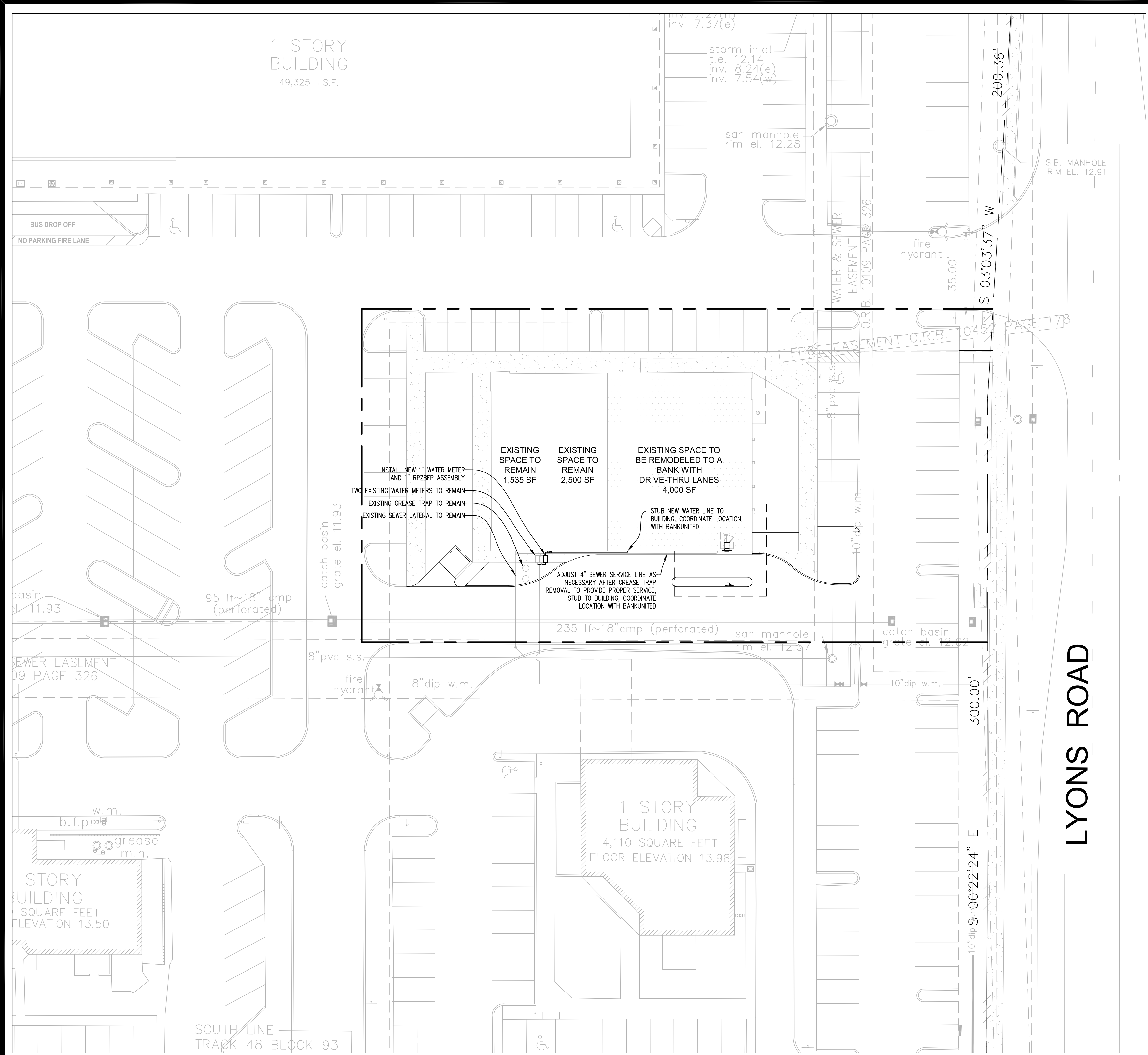
RESTORATION NOTES

- CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED AREAS, ASPHALT AND CONCRETE SURFACES TO EXISTING OR BETTER CONDITION.
- ALL CLEANOUTS, LIDS, COVERS ETC. SHALL BE RESET FLUSH WITH NEW SURFACES.

SITE LEGEND

| SYMBOL | DESCRIPTION |
|--------|-------------------|
| | DEMOLITION AREA |
| | EXISTING CONCRETE |

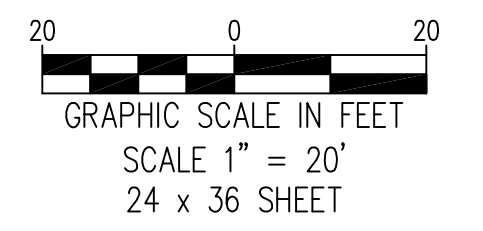




WATER SERVICE BLOW-UP
SCALE 1" = 4'

NOTES

1. CONTRACTOR SHALL ADJUST ALL COVERS, VALVE BOXES, ELECTRICAL BOXES, CLEANOUTS, ETC. FLUSH WITH THE NEW ASPHALT AND CONCRETE SURFACES.
2. CONTRACTOR SHALL PROVIDE INLET FILTERS FOR ALL CATCH BASINS IN THE VICINITY FOR THE DURATION OF THE PROJECT. FILTERS SHALL BE CLEANED AFTER EVERY STORM EVENT AND SHALL BE MAINTAINED CONTINUOUSLY TO AVOID SEDIMENT AND DEBRIS FROM ENTERING INLETS.
3. ALL EXISTING STORM CATCH BASINS AND MANHOLES SHALL BE COMPLETELY CLEANED OUT BY LICENSED VAC CONTRACTOR AND HAULER AT THE COMPLETION OF CONSTRUCTION.
4. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COCONUT CREEK AND BROWARD COUNTY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
5. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
7. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.



GRACE ENGINEERING

CIVIL ENGINEERING CONSULTANTS
 CERTIFICATE OF AUTHORIZATION No. 29280
 14125 NW 80 AVENUE, SUITE 303
 MIAMI LAKES, FLORIDA 33016
 GRACEENGINEERINGLLC@GMAIL.COM
 786.235.9097

REVISIONS:
 May 24, 2013 DRC REVIEW COMMENTS
 July 3, 2013 ENGINEERING SUBMITTAL
 August 16, 2013 CITY COMMISSION CONDITIONS

PREPARED FOR:



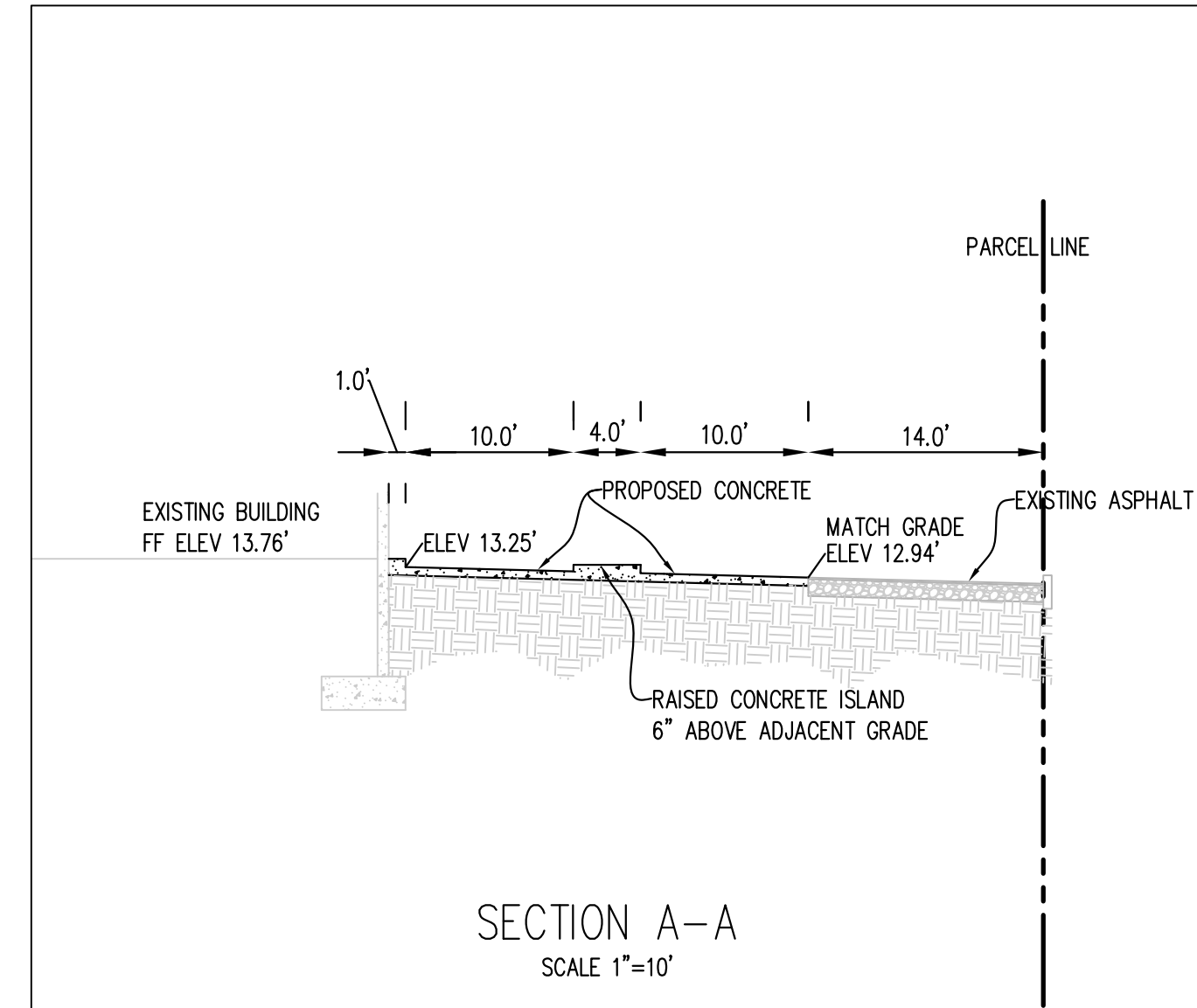
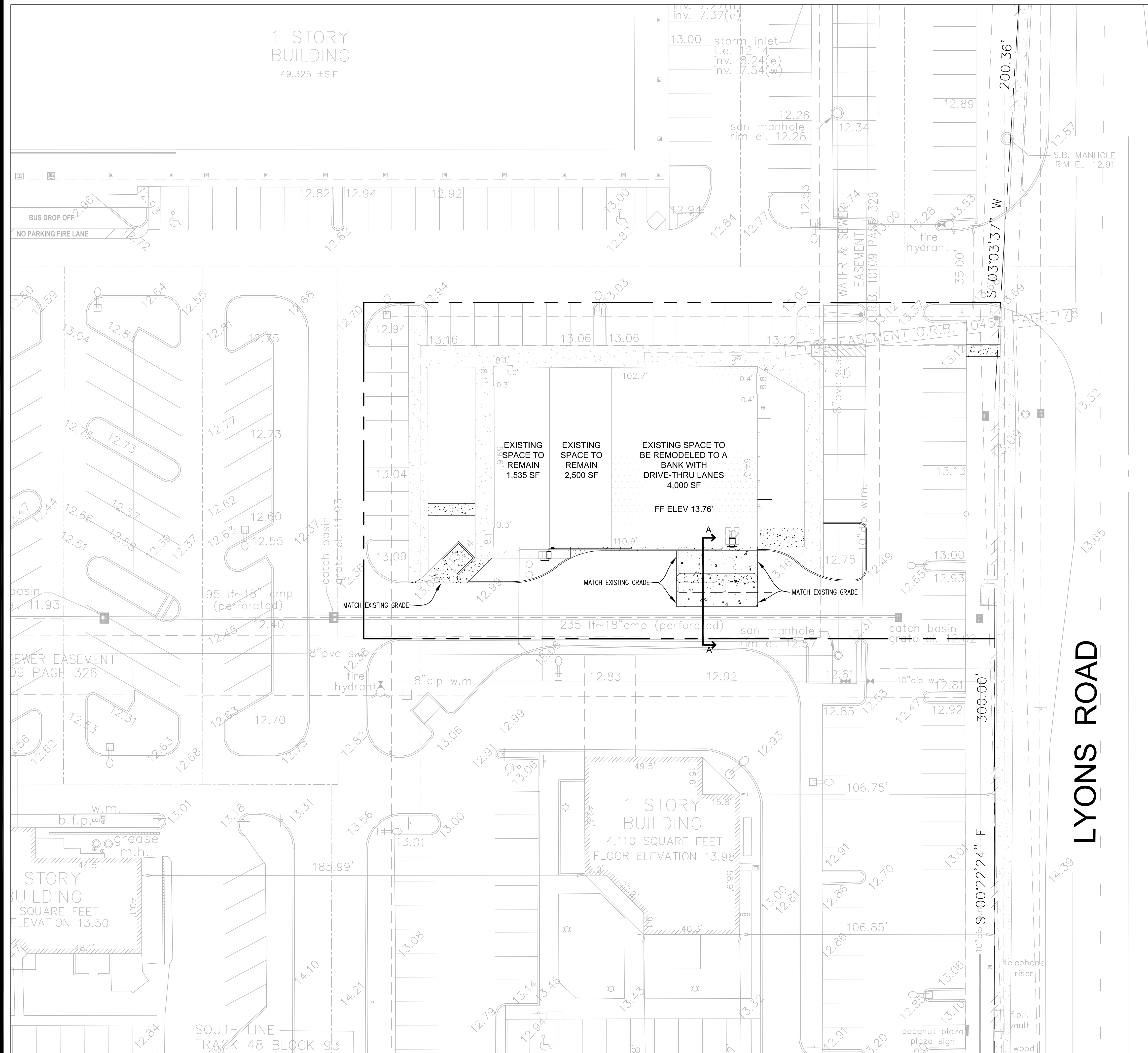
PROJECT: BANKUNITED SITE IMPROVEMENTS
 4801 Coconut Creek Parkway
 COCONUT CREEK, FLORIDA

SHEET NAME
WATER & SEWER PLAN

GRACE Project No: C2126
 DATE: March 23, 2013

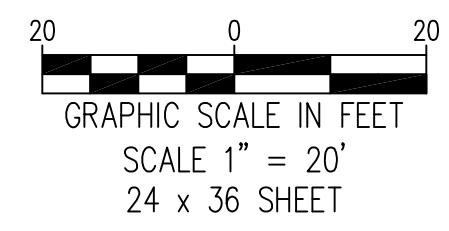
JOHN E. FLYNN, P.E.
 Florida License No. 63316
 GRACE ENGINEERING, LLC
 Certificate of Authorization No. 29280

SHEET NUMBER
C-4



NOTES

1. CONTRACTOR SHALL ADJUST ALL COVERS, VALVE BOXES, ELECTRICAL BOXES, CLEANOUTS, ETC. FLUSH WITH THE NEW ASPHALT AND CONCRETE SURFACES.
2. CONTRACTOR SHALL PROVIDE INLET FILTERS FOR ALL CATCH BASINS IN THE VICINITY FOR THE DURATION OF THE PROJECT. FILTERS SHALL BE CLEANED AFTER EVERY STORM EVENT AND SHALL BE MAINTAINED CONTINUOUSLY TO AVOID SEDIMENT AND DEBRIS FROM ENTERING INLETS.
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 CIVIL ENGINEERING CONSULTANTS
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 786.235.9097

REVISIONS:
 May 24, 2013
 DRG REVIEW COMMENTS
 July 3, 2013
 ENGINEERING SUBMITTAL
 August 16, 2013
 CITY COMMISSION CONDITIONS

PREPARED FOR:
BRIXMOR
 Property Group

811 KNOW WHAT'S BELOW
 ALWAYS CALL 811 BEFORE YOU DIG
 www.callsunshine.com

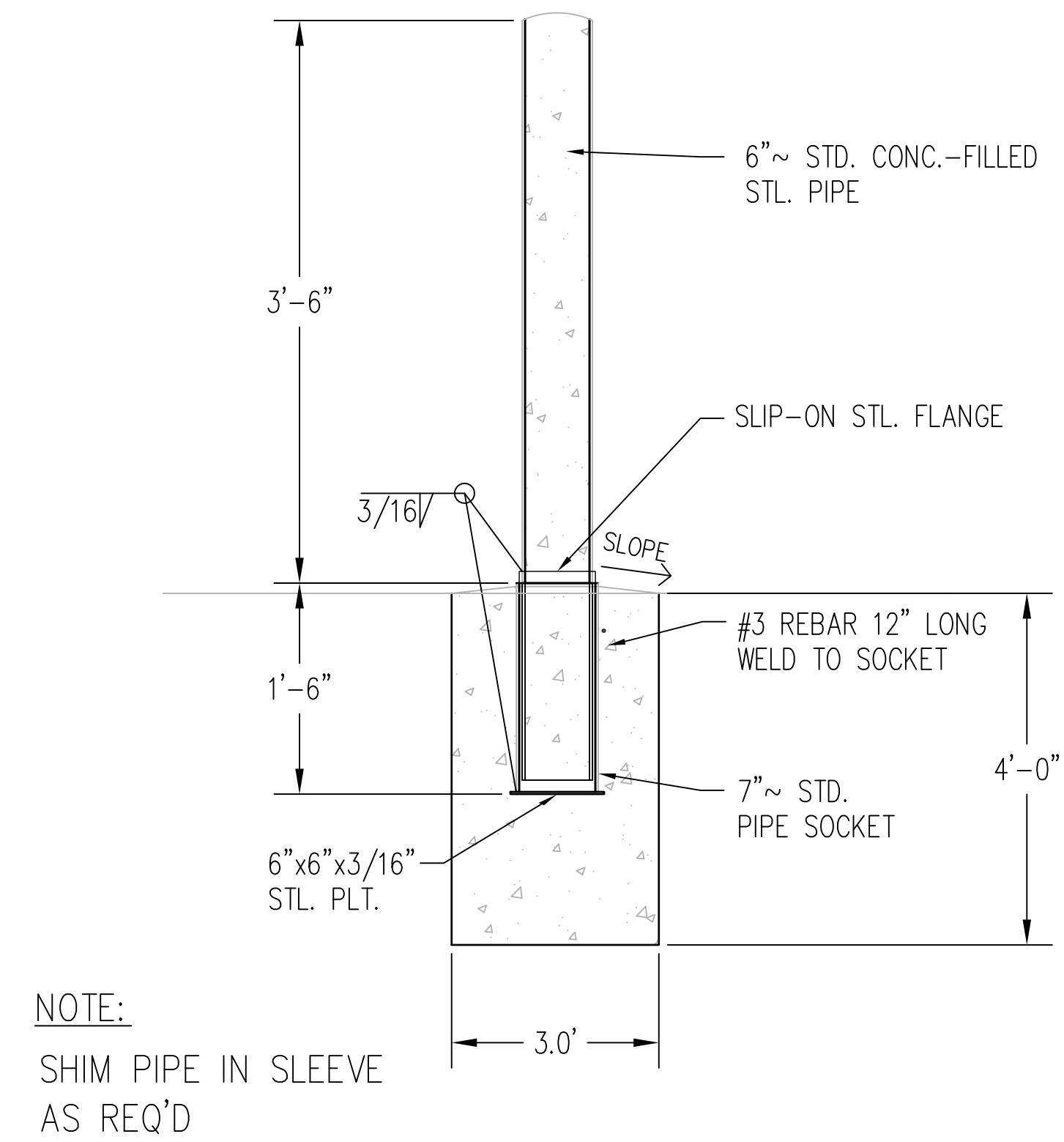
PROJECT: **BANKUNITED SITE IMPROVEMENTS**
 4801 Coconut Creek Parkway
 COCONUT CREEK, FLORIDA

SHEET NAME
PAVING & GRADING PLAN

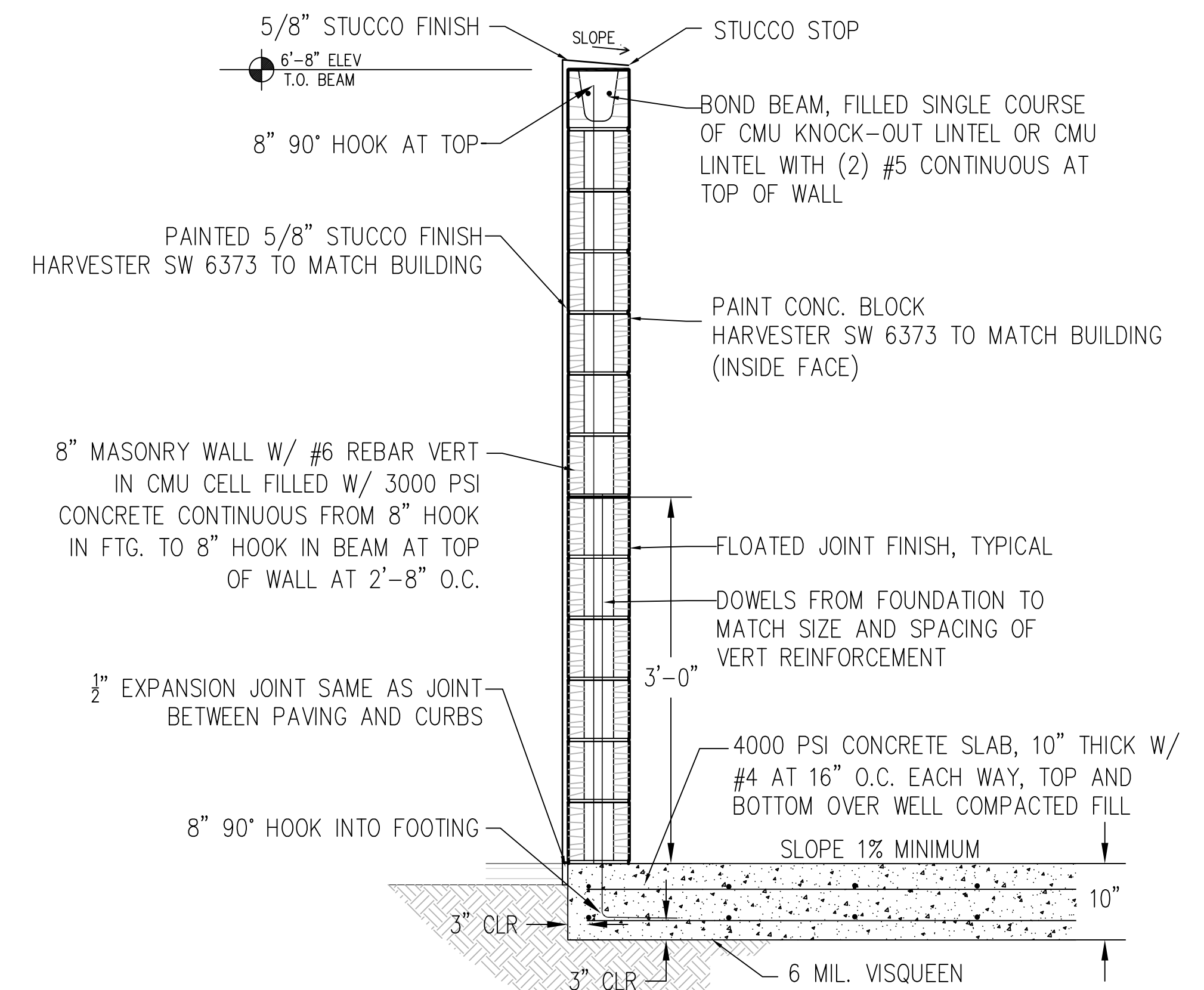
GRACE Project No: C2126
 DATE: March 23, 2013

JOHN E. FLYNN, P.E.
 Florida License No. 63316
 GRACE ENGINEERING, LLC
 Certificate of Authorization No. 29280

SHEET NUMBER
C-5



BOLLARD

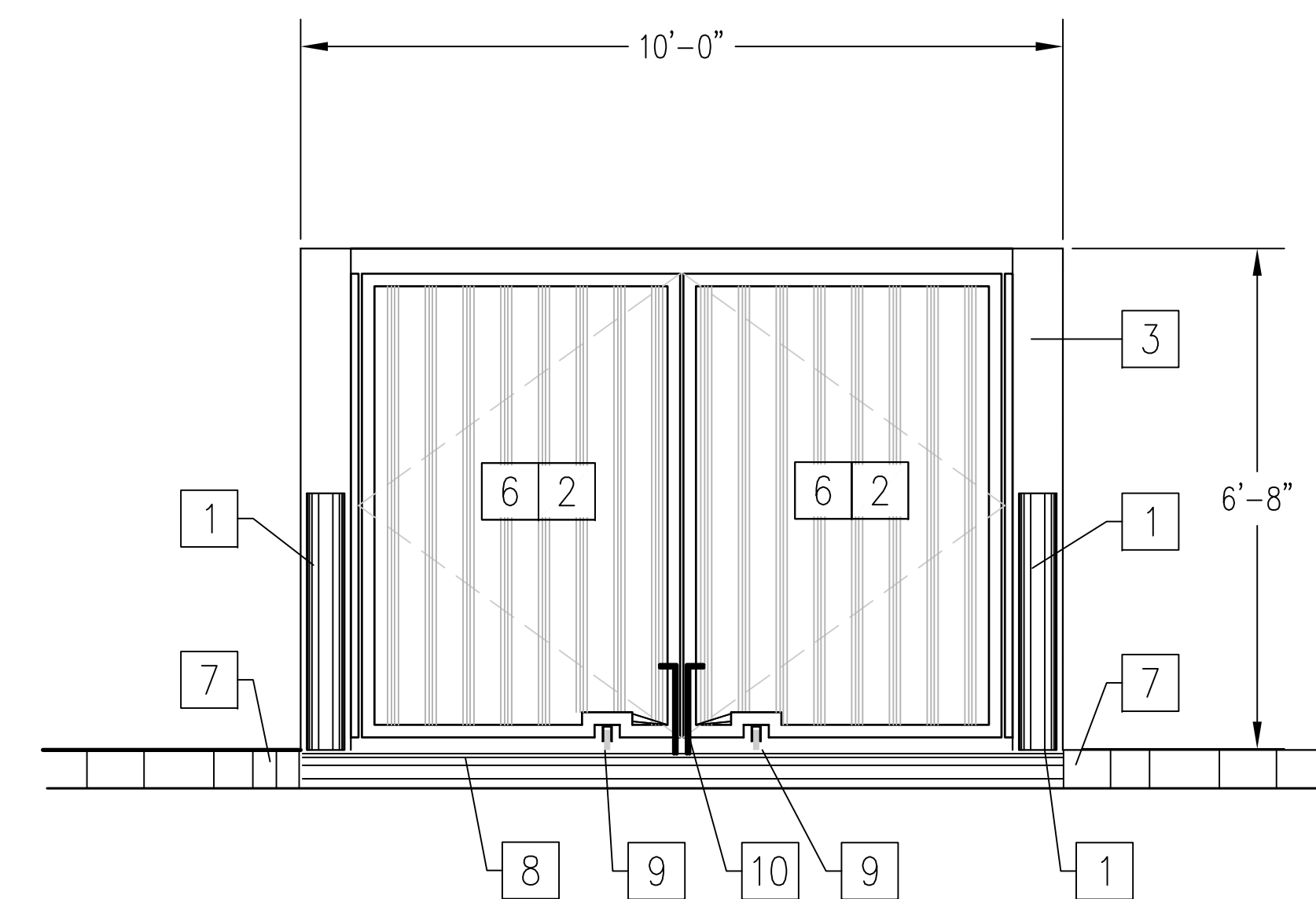
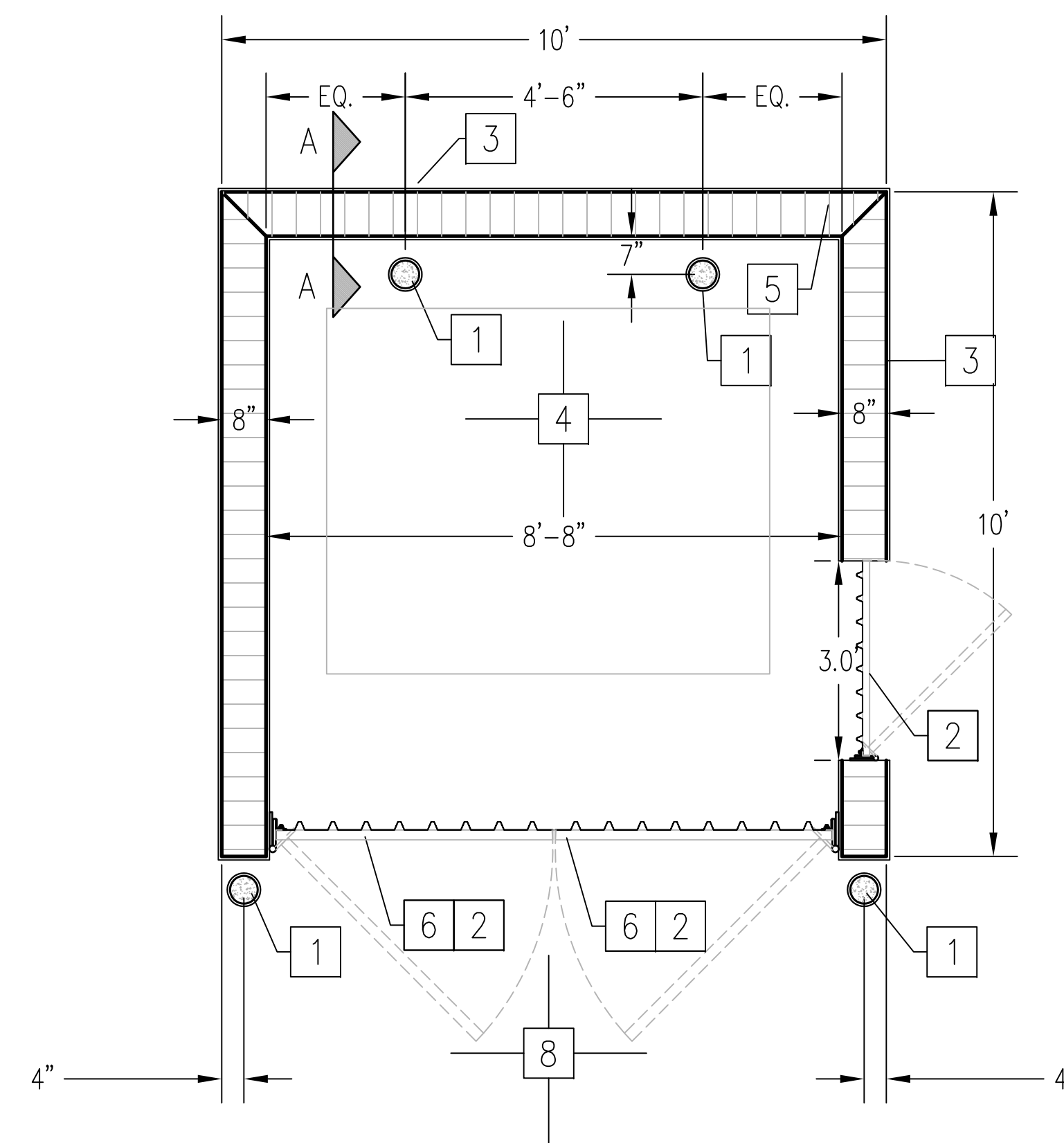


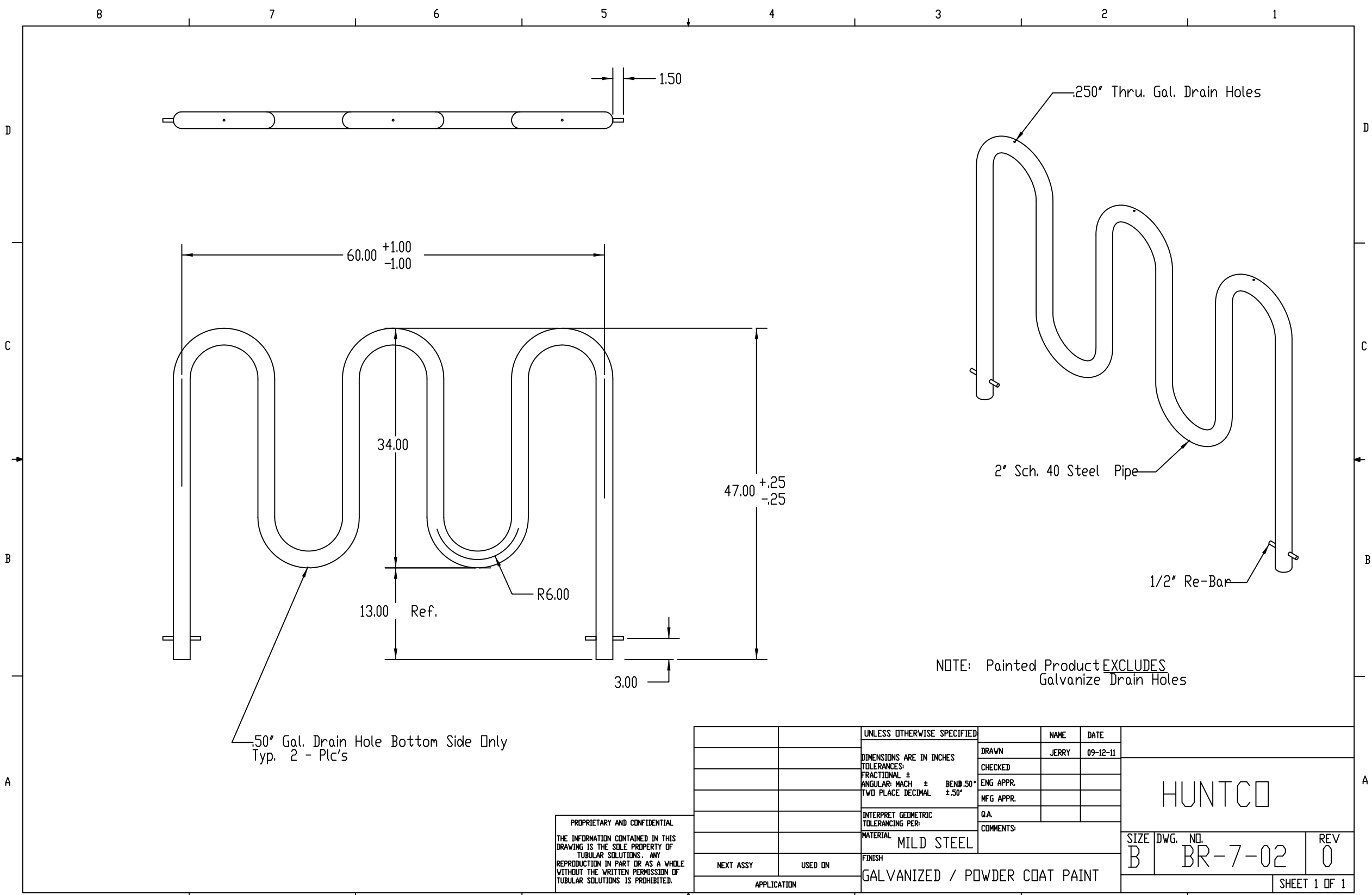
SECTION A-A

PROVIDE 3 FILLED CELLS AT ALL CORNERS AND ENDS OF WALLS

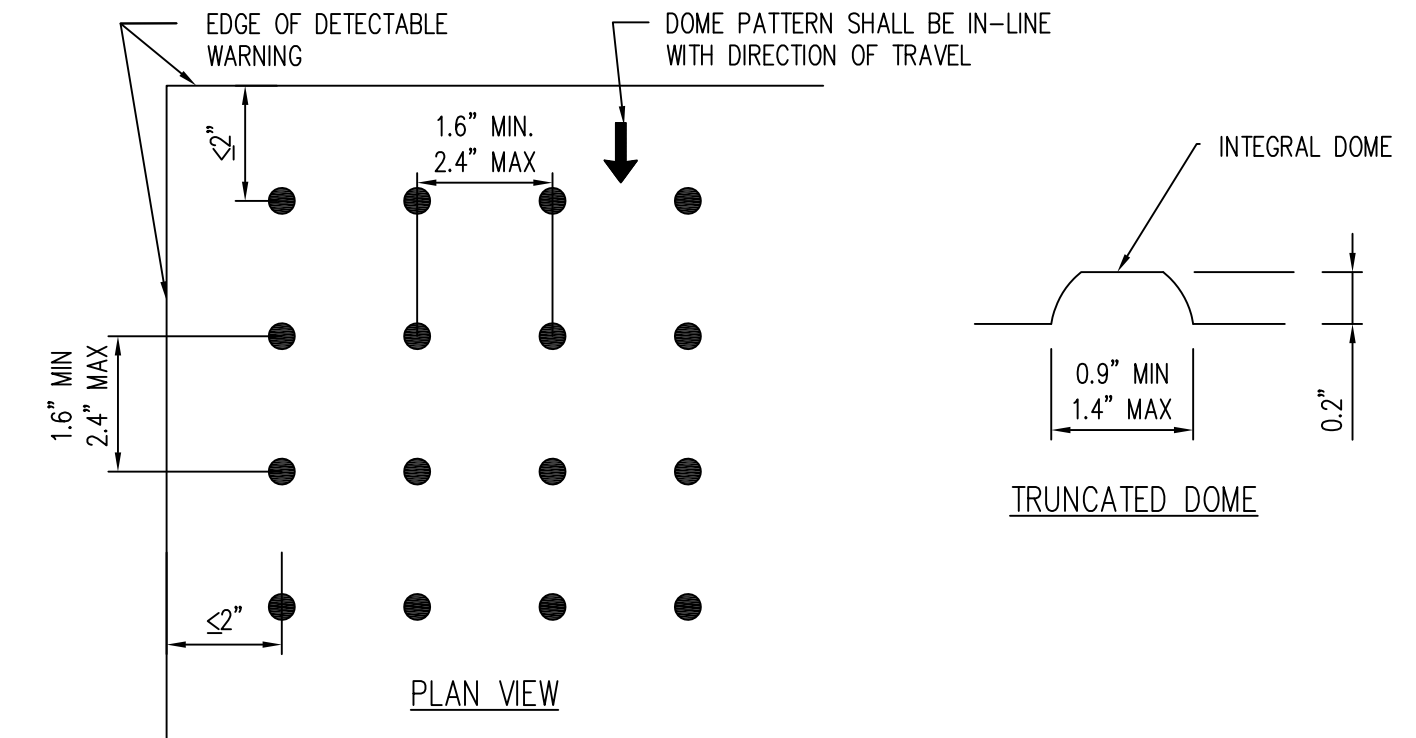
LEGEND

- 1 BOLLARD; 6" CONCRETE FILLED STEEL PIPE. PAINT CHARISMA SW 6605
- 2 20 GA. WIDE RIB PAINTED METAL DECK, MIN. 1 1/2" DEPTH; PROVIDE A 3/8" WELDING PATTERN W/ 5/8" DIA. PUDDLE WELDS W/ WELD WASHERS AND (5) SIDE LAP FASTENERS (#10 TECH SCREWS) PER SPAN. PROVIDE PUDDLE WELDS @ 6" O.C. ALONG EDGES. PAINT COLOR CHARISMA SW 6605 TO MATCH BUILDING
- 3 SMOOTH STUCCO FINISH, PAINT COLOR HARVESTER SW 6373 TO MATCH BUILDING
- 4 REINFORCED CONCRETE SLAB
- 5 C.M.U.
- 6 DOUBLE SWING GATE; DUMPSTER ACCESS, TYPICAL
- 7 CONCRETE CURB
- 8 CONCRETE APRON
- 9 FREE ROTATING WHEEL
- 10 GATE PIN





BIKE RACK
SCALE: NTS

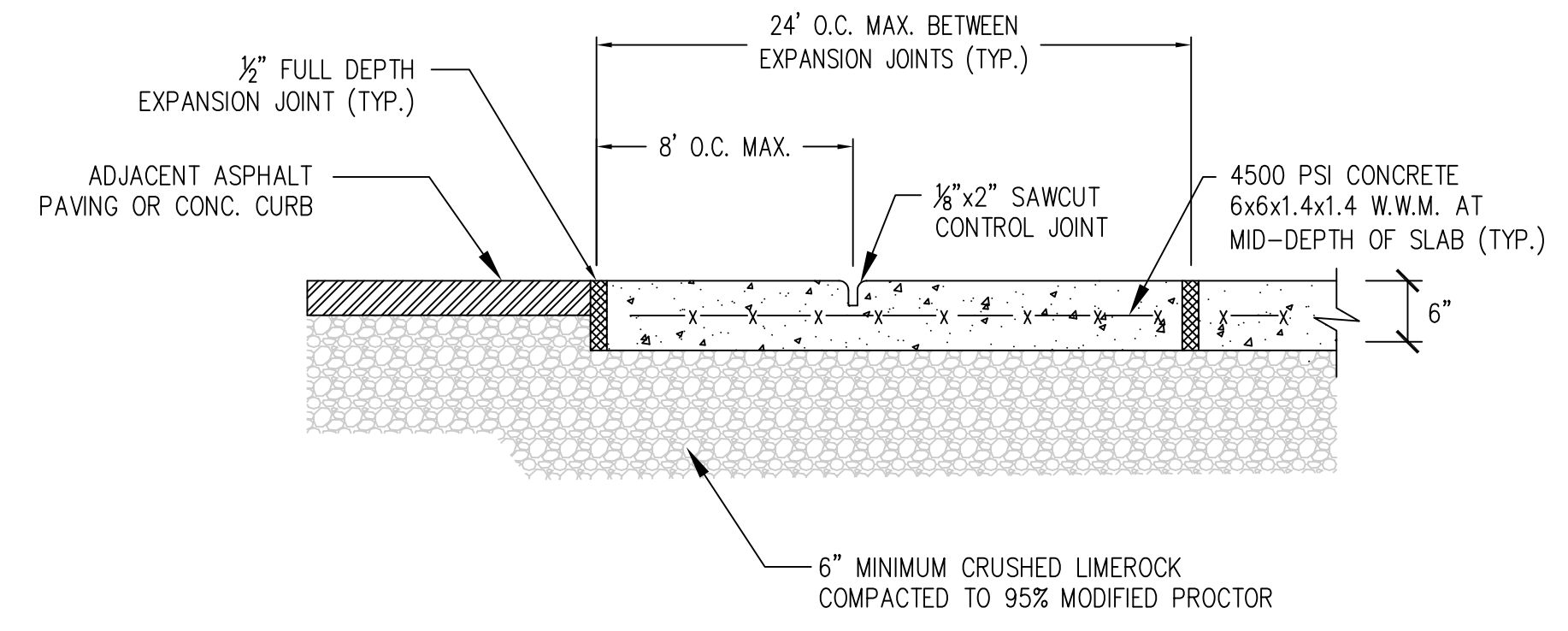


CFR TITLE 28 CHAPTER I PART 36 4.29.2: DETECTABLE WARNINGS ON WALKING SURFACES. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN (23 MM), A HEIGHT OF NOMINAL 0.2 IN (5 MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN (60 MM) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

4.29.5 IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36 INCHES WIDE, COMPLYING WITH 4.29.2.

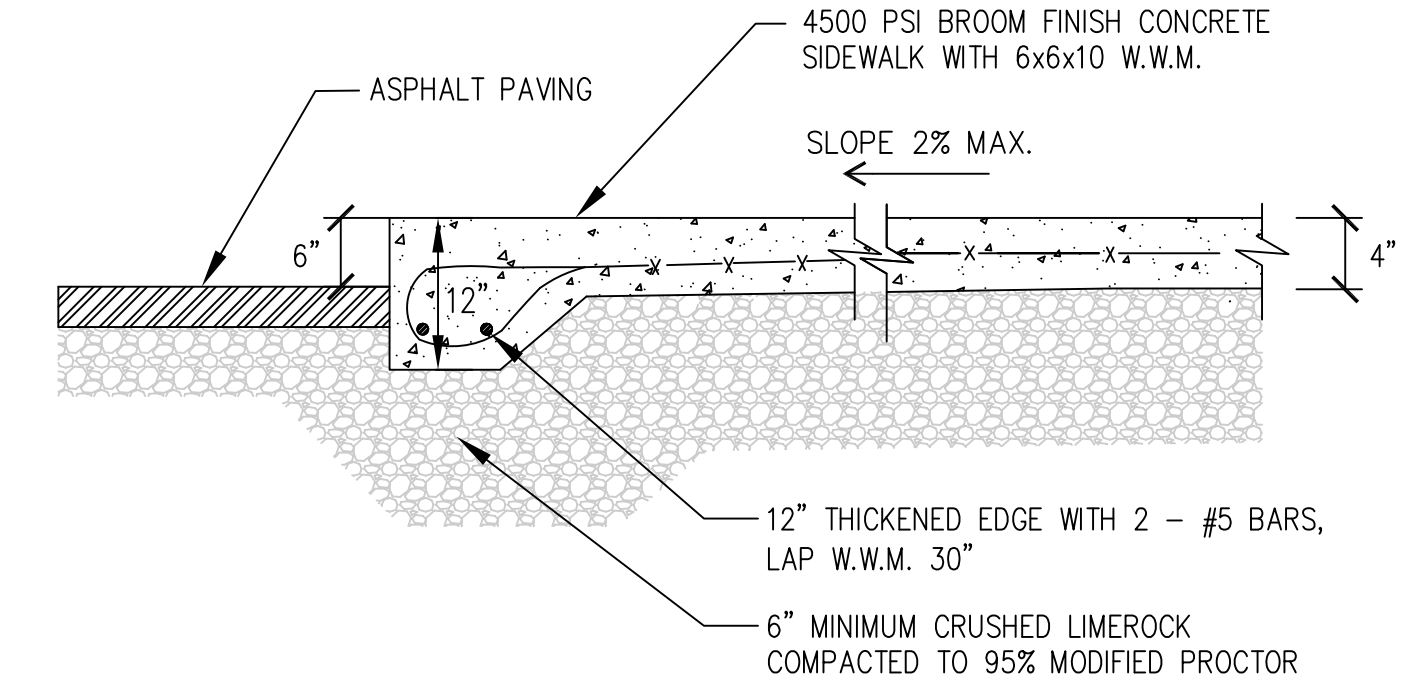
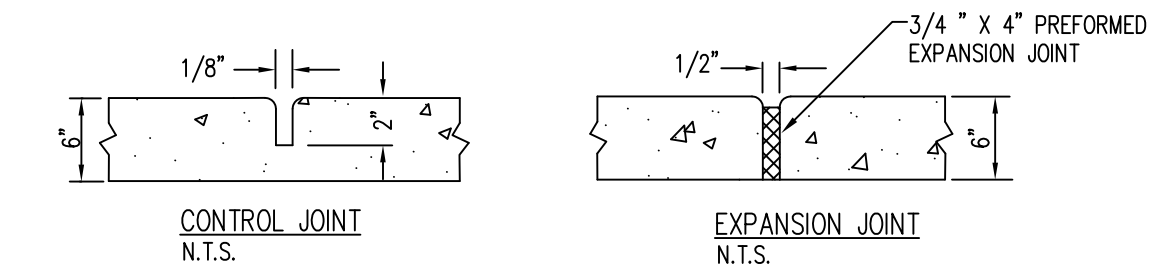
4.7.7 A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

DETECTABLE WARNING
SCALE: NTS



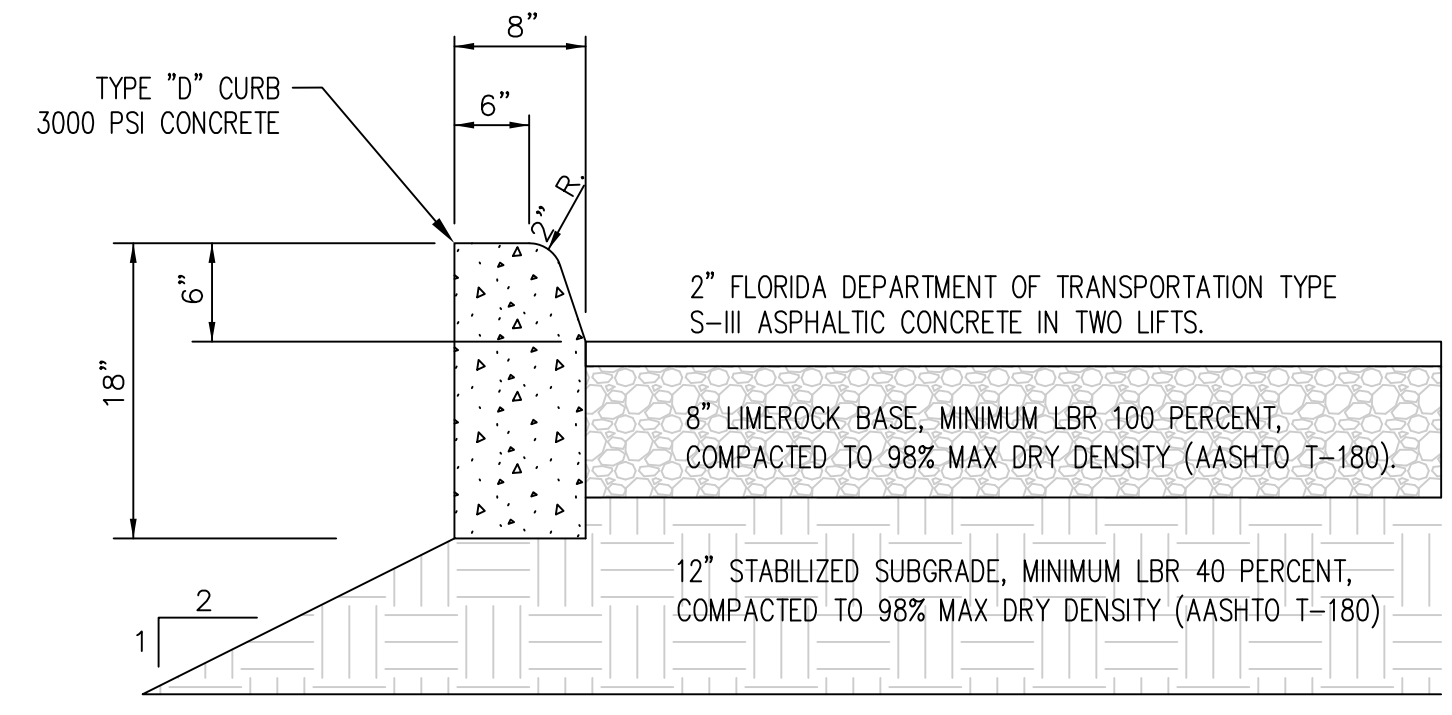
- NOTES:
- 1/2" BITUMINOUS EXPANSION JOINTS SHALL BE PLACED AT ALL CONCRETE EDGES AND AT 24' MAX INTERVALS.
 - 2" DEEP CONTROL JOINTS SHALL BE PLACED AT 8' MAX. INTERVALS.
 - CRUSHED LIMEROCK BASE SHALL EXTEND A MINIMUM OF 6" BEYOND EDGE OF CONCRETE.

TYPICAL CONCRETE SLAB SECTION
SCALE: NTS



- NOTES:
- 1/2" BITUMINOUS EXPANSION JOINTS SHALL BE PLACED AT ALL CONCRETE EDGES AND AT 15' INTERVALS.
 - 2" DEEP CONTROL JOINTS SHALL BE PLACED AT 5' INTERVALS.
 - CRUSHED LIMEROCK BASE SHALL EXTEND A MINIMUM OF 6" BEYOND EDGE OF CONCRETE.

TYPICAL SIDEWALK
SCALE: NTS

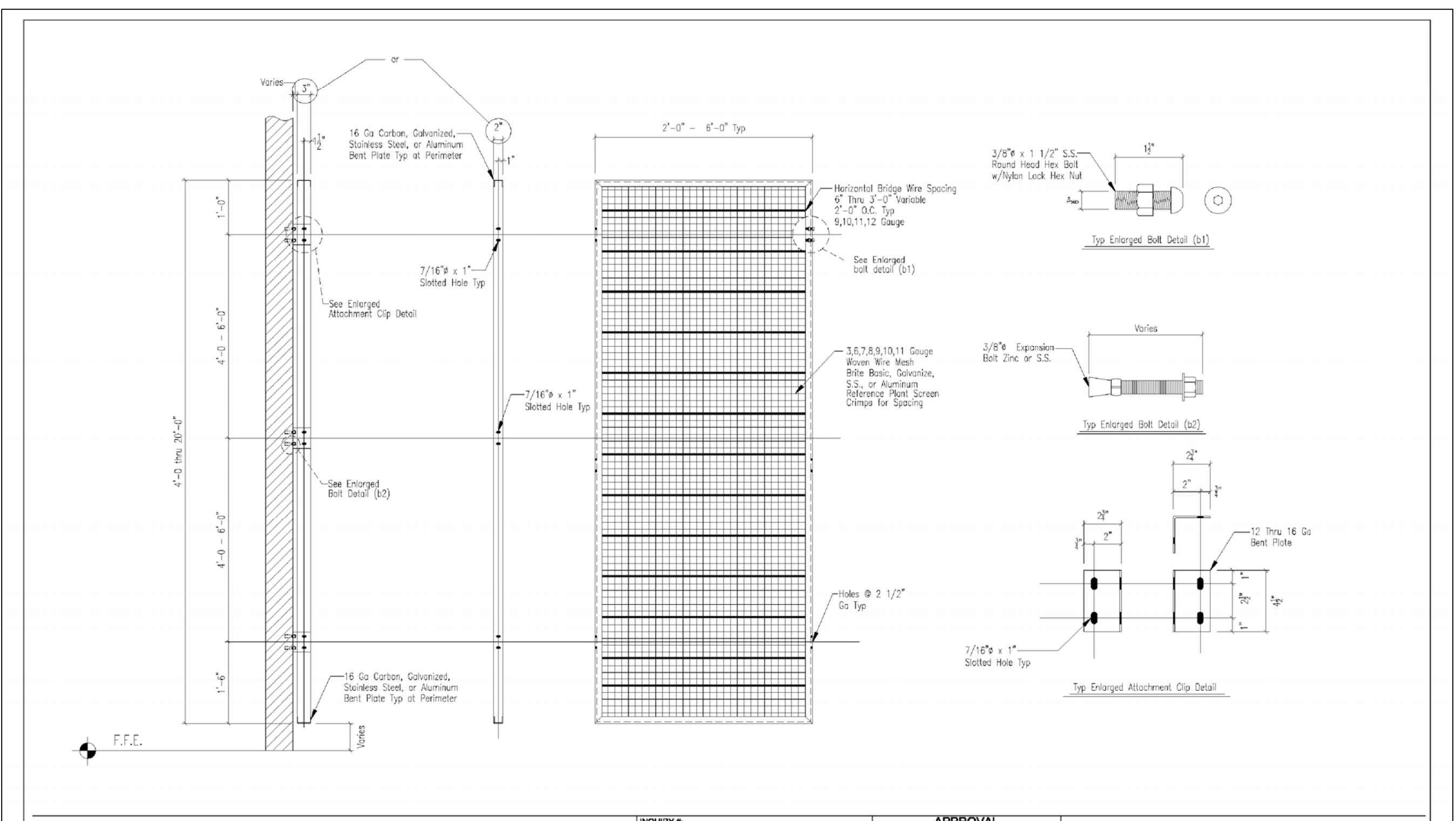


TYPE "D" CURB
SCALE: NTS

Parking Sign Details for Alternative Fuel Vehicle parking (hybrid, CNG and electric vehicles restricted parking).



ALTERNATIVE FUEL PARKING SIGN
SCALE: NTS



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INDUSTRY #

JOB NAME: _____

CUSTOMER: _____

DATE: _____

SCALE: _____

APPROVAL

Name: _____

Date: _____

Signature: _____

DWG NUMBER: McNichols ECO-MESH-PLANTSCREEN

REV: _____

DRAWN: _____

SHEET: _____ of _____

McNICHOLS has based these drawings on the data provided by you, and they are intended solely for visual and conceptual information purposes as part of the order process. ANY USE OF THESE DRAWINGS (INCLUDING DESIGN AND DIMENSIONS) MUST BE CHECKED BY YOUR ENGINEER TO DETERMINE WHETHER THE DRAWINGS (INCLUDING DESIGN AND DIMENSIONS) ARE ADEQUATE FOR THE INTENDED USE. McNichols makes no representation or warranty (express or implied) regarding such drawings and expressly disclaims all implied warranties regarding them, including but not limited to any implied warranties of merchantability or fitness for a particular purpose. McNichols will in no event be liable for your use of the results of your use of the drawings, and you assume all risk and liability for any losses, damages, claims or expenses resulting from such use.

PLANT SCREEN DETAIL
SCALE: NTS

- REVISIONS:
- May 24, 2013 DRC REVIEW COMMENTS
 - July 3, 2013 ENGINEERING SUBMITTAL
 - August 16, 2013 CITY COMMISSION CONDITIONS

PREPARED FOR:

BRIXMOR
Property Group

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SHEET NAME
SITE DETAILS

GRACE Project No: C2126
DATE: March 23, 2013

JOHN E. FLYNN, P.E.
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