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LEGAL DESCRIPTION

PARCEL I

A PORTION OF TRACT "A", "C & U SHOPPING CENTER", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 81, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL OF TRACT "A", "C & U SHOPPING CENTER ADDITION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100 AT PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", "C & U SHOPPING CENTER", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 81, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND RUN ON AN ASSUMED BEARING OF S 89° 56' 13" E, ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 498.33 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED: THENCE CONTINUE S 89° 56' 13" E ALONG THE SAID SOUTH LINE OF TRACT "A" FOR 546.68 FEET; THENCE RUN N 00° 58' 06" W FOR 643.00 FEET; THENCE RUN N 89° 56' 13" W FOR 535.12 FEET; THENCE RUN S 0° 03' 47" W FOR 642.90 FEET TO THE POINT OF BEGINNING, CONTAINING 8.518 ACRES MORE OR LESS. SAID LANDS LYING AND BEING IN LAUDERHILL, BROWARD COUNTY, FLORIDA.

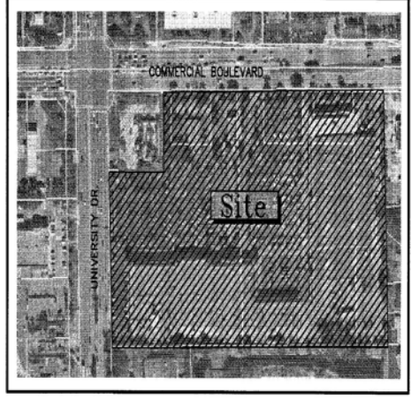
PARCEL II

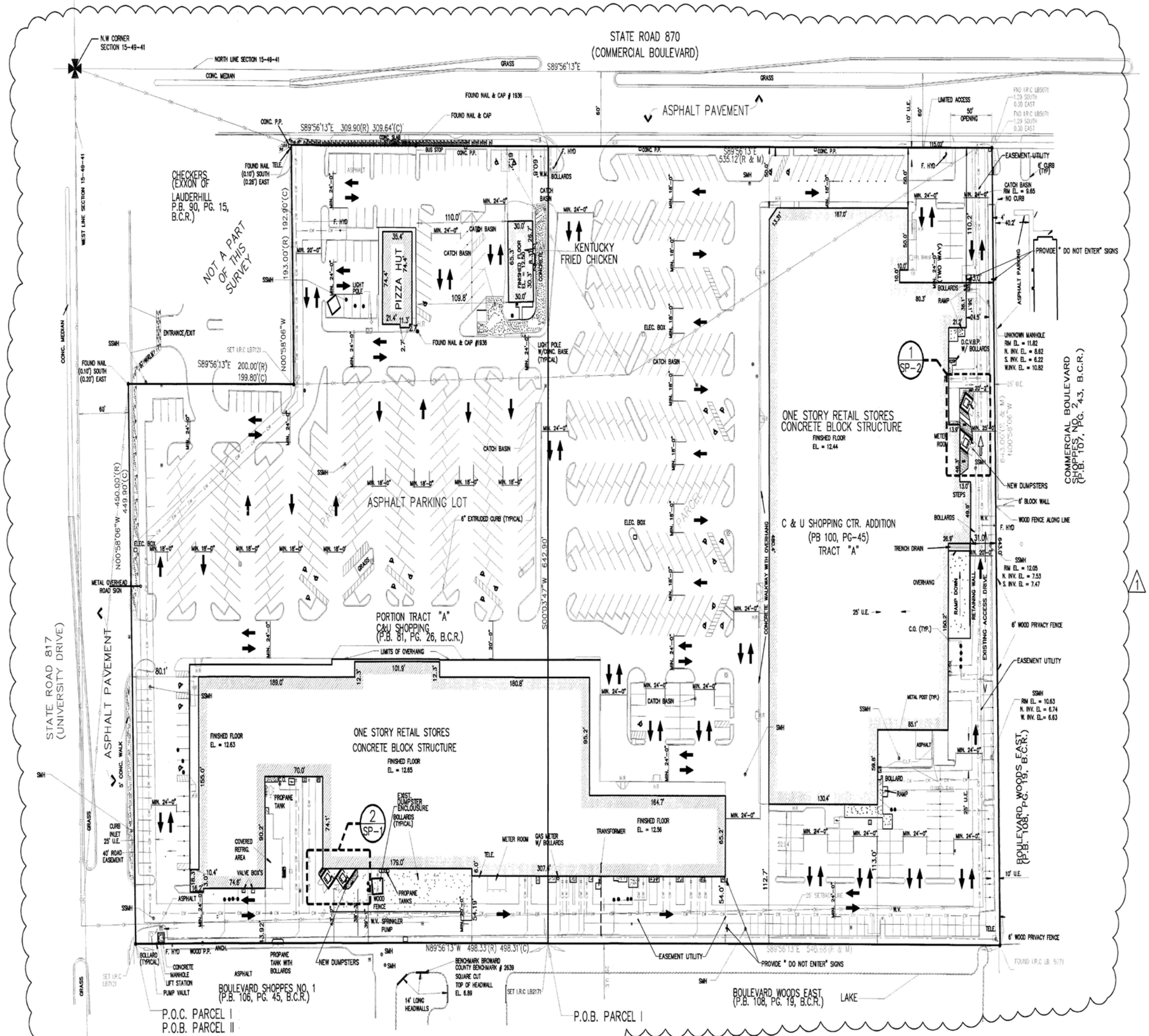
A PORTION OF TRACT "A", C & U SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 81, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "A", C& U SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 81 AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND RUN ALONG THE BOUNDARY OF SAID TRACT "A" FOR THE NEXT THREE DESCRIBED COURSES: (1) ON AN ASSUMED BEARING OF N 0° 58' 06" W FOR 450.00 FEET; (2) S 89° 56' 13" E FOR 200.00 FEET; (3) N 0° 58' 06" W FOR 193.00 FEET;
THENCE RUN S 89° 56' 13" E ALONG THE NORTH LINE OF SAID TRACT "A" FOR 309.90' FEET; THENCE RUN S 0° 03' 47" W FOR 642.90 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A";
THENCE RUN N 89° 56' 13" W ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 498.33 FEET TO THE POINT OF BEGINNING, CONTAINING 6.554 ACRES MORE OR LESS. SAID LANDS LYING AND BEING IN LAUDERHILL, BROWARD COUNTY, FLORIDA.

VICINITY MAP





NOTE: VERIFY EXACT DUMPSTER LOCATION WITH ARCHITECT

TOTAL EXISTING PARKING SPACES
TOTAL HANDICAP PARKING: 28 (12' +/- STALLS)
TOTAL STANDARD PARKING: 640 (9' +/- STALLS)

SITE PLAN

SCALE: 1" = 50'-0"

O&A
OCAMPO & ASSOC
ARCHITECTURE INTERIORS

Registered Architects
Raul Ocampo, Jr., AIA,

DATE	NO	REVI
04/20/06	1	PLANING DEPT. CO

THIS DOCUMENT IS ACCEPTED AS IS FOR DESIGN LAYOUT ANY CHANGES HAVE BEEN NOTED VERBAL

SIGNATURE: DATE:
PRINTED NAME:
OWNER'S REPRESENTATIVE SIGNATURE

STATE
A R C

A NEW LEASE BU
FOR:

CONTRACT SIGNATURES DO
OWNER:
DESIGN BUILDER:
GEN. CONTRACT.:
DATE:

C&U
SHOPPIN
CENTER

COMMERCIAL BLVD
& UNIVERSITY DR

DRAWING IDENTIFI
SITE PLAN

JOB FILE NUMBER:		C-05
CADD FILE NUMBER:		DWG/C-05
DRAWN BY:	KS/PT	DATE:
THIS DRAWING HAS BEEN ISSUED ON THE DATE SHOWN & FOR THE USE NOTED TO THE RIGHT	DESIGN	09/02/05
	PERMIT	-/-/05
	BIDDING	-/-/05
DRAWING No.:		STATE