EXHIBIT E-1

Overall Entrance Exhibit

SEE ATTACHED

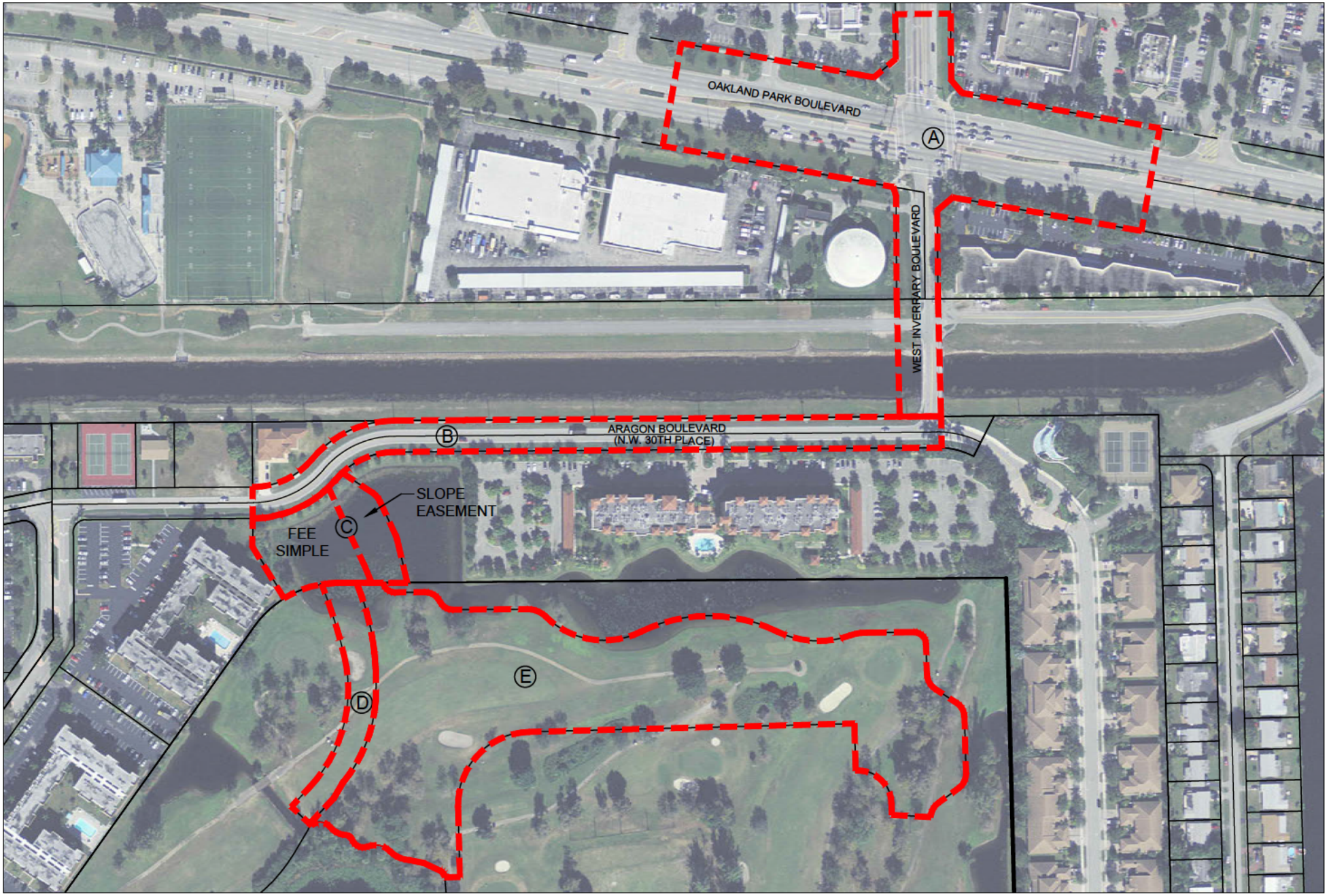


EXHIBIT E-1
OVERALL ENTRANCE EXHIBIT

LEGEND:

Ⓐ OFFSITE ROADWAY IMPROVEMENTS
Ⓑ PERIMETER ROADWAY
Ⓒ ENTRANCE AREA
Ⓓ INTERNAL PARK ROADWAY
Ⓔ PARK

0 125 250 500

SCALE: 1"=250'

EXHIBIT E-2

Access Corridor - Conceptual Design

SEE ATTACHED

TRACT 6, BLOCK 2
"EVERGLADES PLANTATION
COMPANY SUBDIVISION"
(P.B. 2, PG. 7, M.D.C.R.)

PARCEL C
QUAIL RUN OF SUNRISE
RECREATION AREA
(P.B. 86, PG. 25, B.C.R.)

240' SIGHT DISTANCE (DESIGN SPEED 30 MPH)

EXISTING UTILITY POLE,
3' MIN. CLEAR WIDTH
PER ADA REQS. (TYP.)

6" DOUBLE YELLOW

6" WHITE

5' CONC. S/W

60' R/W

18" WHITE WITH WHITE/RED RPMS

FLEXIBLE PLASTIC TRAFFIC DELINEATORS @ 35' SPACING

R172.5'

LEFT TURN LANE
200' STORAGE / 50' TAPER

18" YELLOW WITH YELLOW/YELLOW RPMS

EXISTING SINGLE FAMILY DRIVEWAY

NO U-TURN SIGN R3-4

18" WHITE WITH WHITE/RED RPMS

18" YELLOW WITH YELLOW/YELLOW RPMS

19'X7' STD. LARGE PASSENGER CAR

DROP CURB ACROSS EXISTING DRIVEWAY

WHITE DIRECTIONAL ARROW (TYP.)

15' (TYP.)

R35.0' MIN. FOR FIRE TRUCK

N.W. 30TH PLACE

EX. ASPHALT S/W

FIRE TRUCK PATH (TYP.)

PARK ENTRY SIGN

R1-1 STOP SIGN AND R3-5R RIGHT TURN ONLY SIGN

12" WHITE (TYP.)

PROJECT ENTRY FEATURE

53.93' (P)

24" WHITE STOP BAR

(FACE OF CURB TO FACE OF CURB)

A PORTION OF PARCEL "A"
REGENCY HOMES AT SUNRISE
(P.B. 159, PG. 15, B.C.R.)
SPECIAL WARRANTY DEED
(O.R.B. 33208, PG. 160, B.C.R.)

TOE OF 3:1 SLOPE

TOP OF BANK

6" YELLOW

10' MULTI-USE PATH

CURRENT WESTERN PROPERTY LINE OF PARCEL "A"

EDGE OF WATER

UNIT 1
QUAIL RUN OF SUNRISE
UNITS ONE, TWO & THREE
(P.B. 81, PG. 1, B.C.R.)

TRACT 6, BLOCK 2
"EVERGLADES PLANTATION
COMPANY SUBDIVISION"
(P.B. 2, PG. 7, M.D.C.R.)

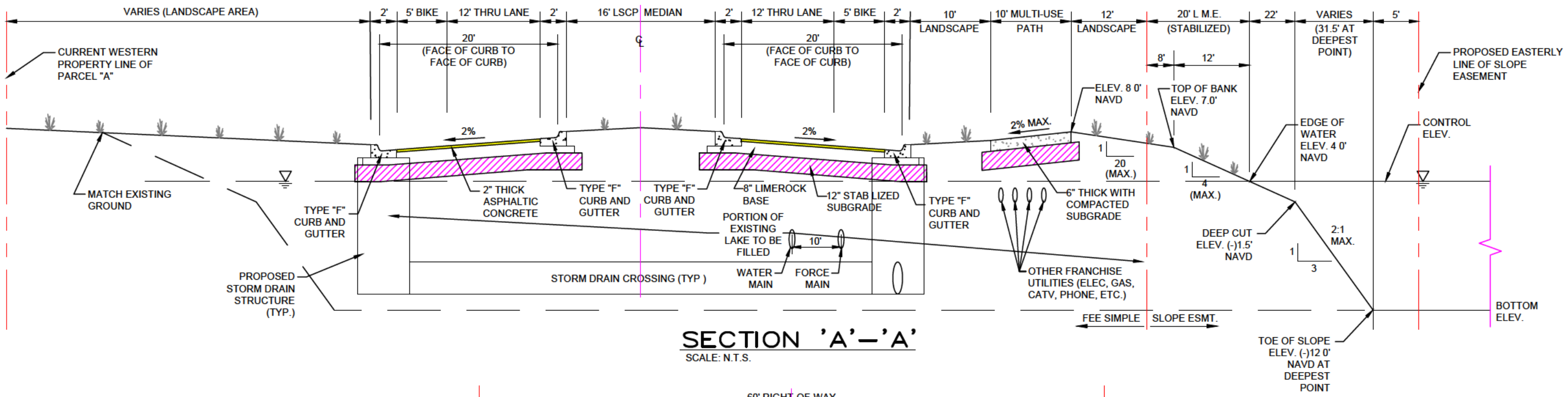
0 40' 80'

SCALE: 1" = 40'

LEGEND:

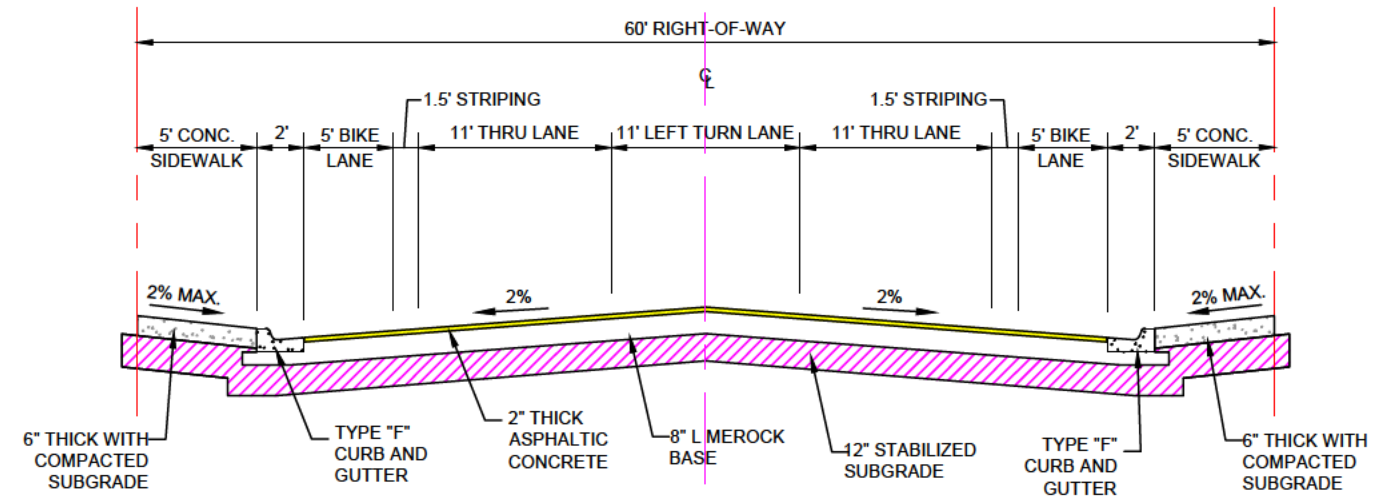
- PROPOSED SURFACE WATER (LAKE)
- PROPOSED ROADWAY (ASPHALT)
- PROPOSED PARK SITE
- AREA FREE OF SIGHT OBSTRUCTIONS

EXHIBIT E-2
ACCESS CORRIDOR - CONCEPTUAL DESIGN



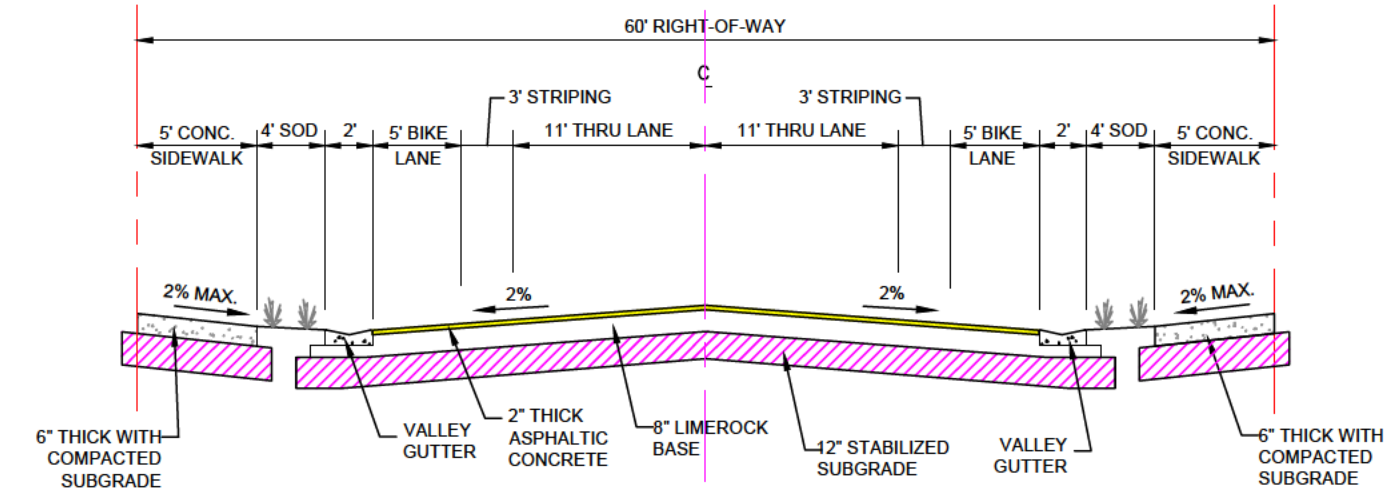
SECTION 'A'–'A'

SCALE: N.T.S.



SECTION 'B'–'B'

SCALE: N.T.S.



SECTION 'C'–'C'

SCALE: N.T.S.

EXHIBIT E-3

The Park

SEE ATTACHED

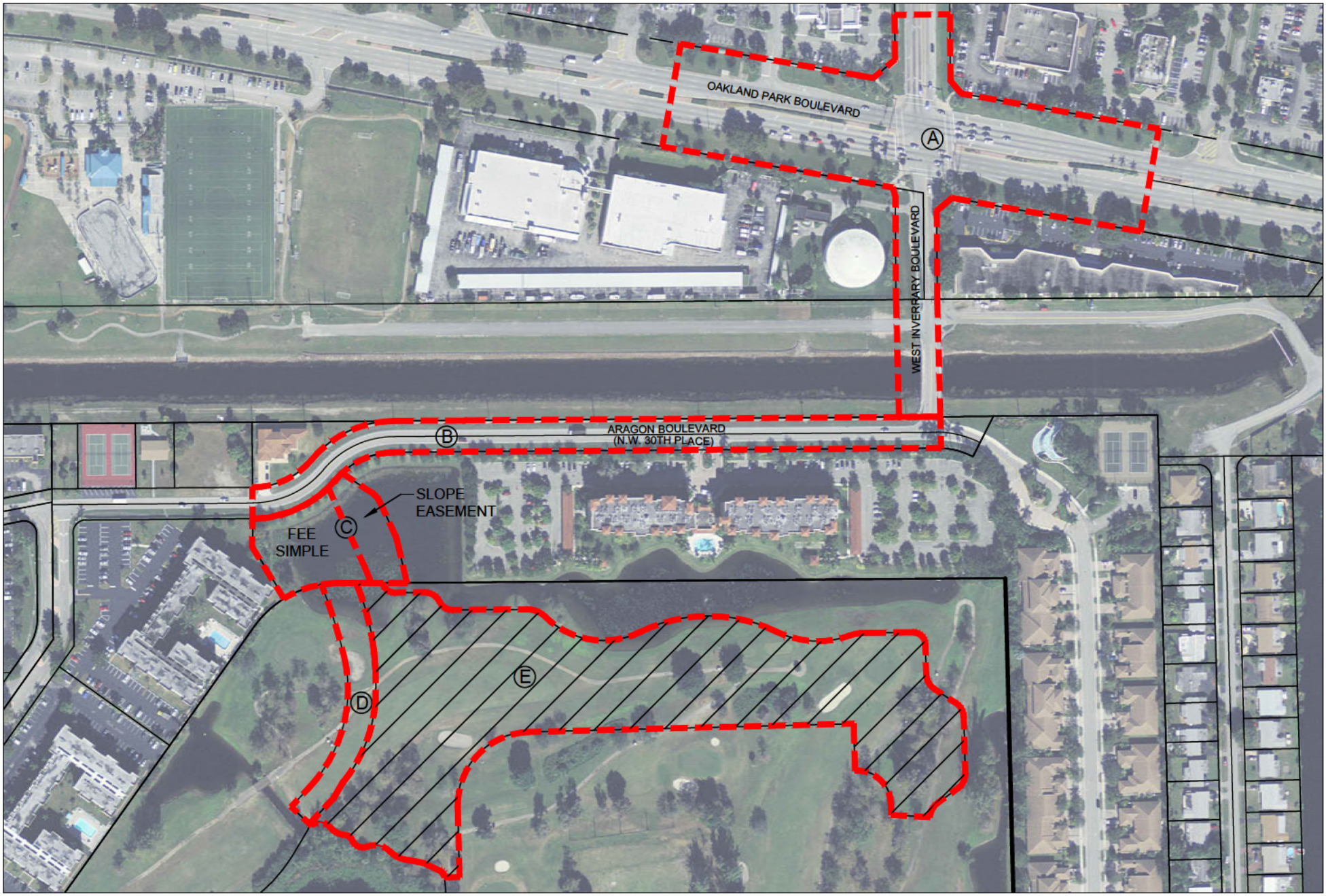


EXHIBIT E-3
THE PARK EXHIBIT

LEGEND:

Ⓐ OFFSITE ROADWAY IMPROVEMENTS
Ⓑ PERIMETER ROADWAY
Ⓒ ENTRANCE AREA
Ⓓ INTERNAL PARK ROADWAY
Ⓔ PARK

0 125 250 500

SCALE: 1"=250'

EXHIBIT E-4

The Entrance Area

SEE ATTACHED

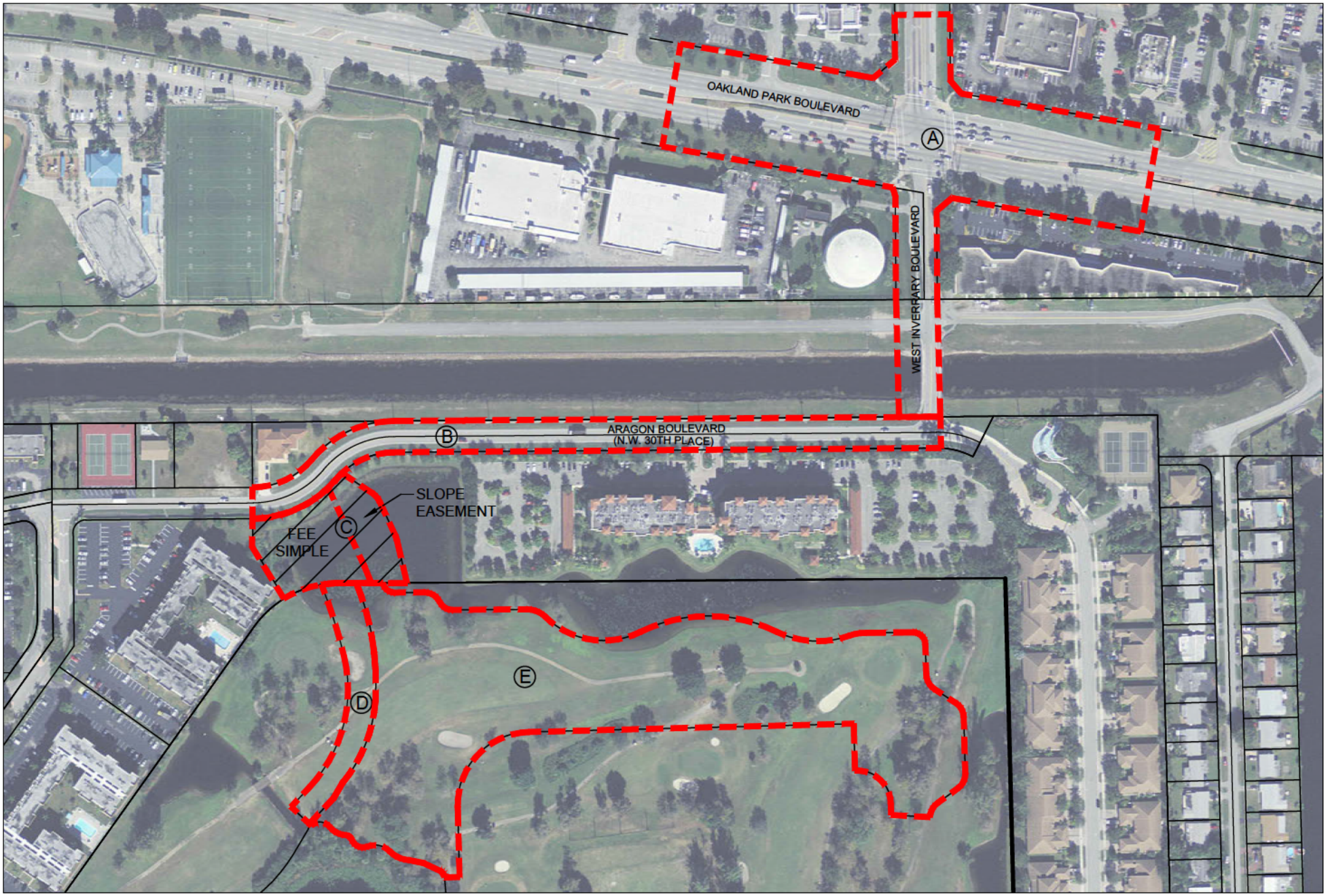


EXHIBIT E-4
THE ENTRANCE AREA EXHIBIT

LEGEND:

Ⓐ OFFSITE ROADWAY IMPROVEMENTS
Ⓑ PERIMETER ROADWAY
Ⓒ ENTRANCE AREA
Ⓓ INTERNAL PARK ROADWAY
Ⓔ PARK

0 125 250 500

SCALE: 1"=250'

EXHIBIT E-5

The Offsite Roadway

SEE ATTACHED

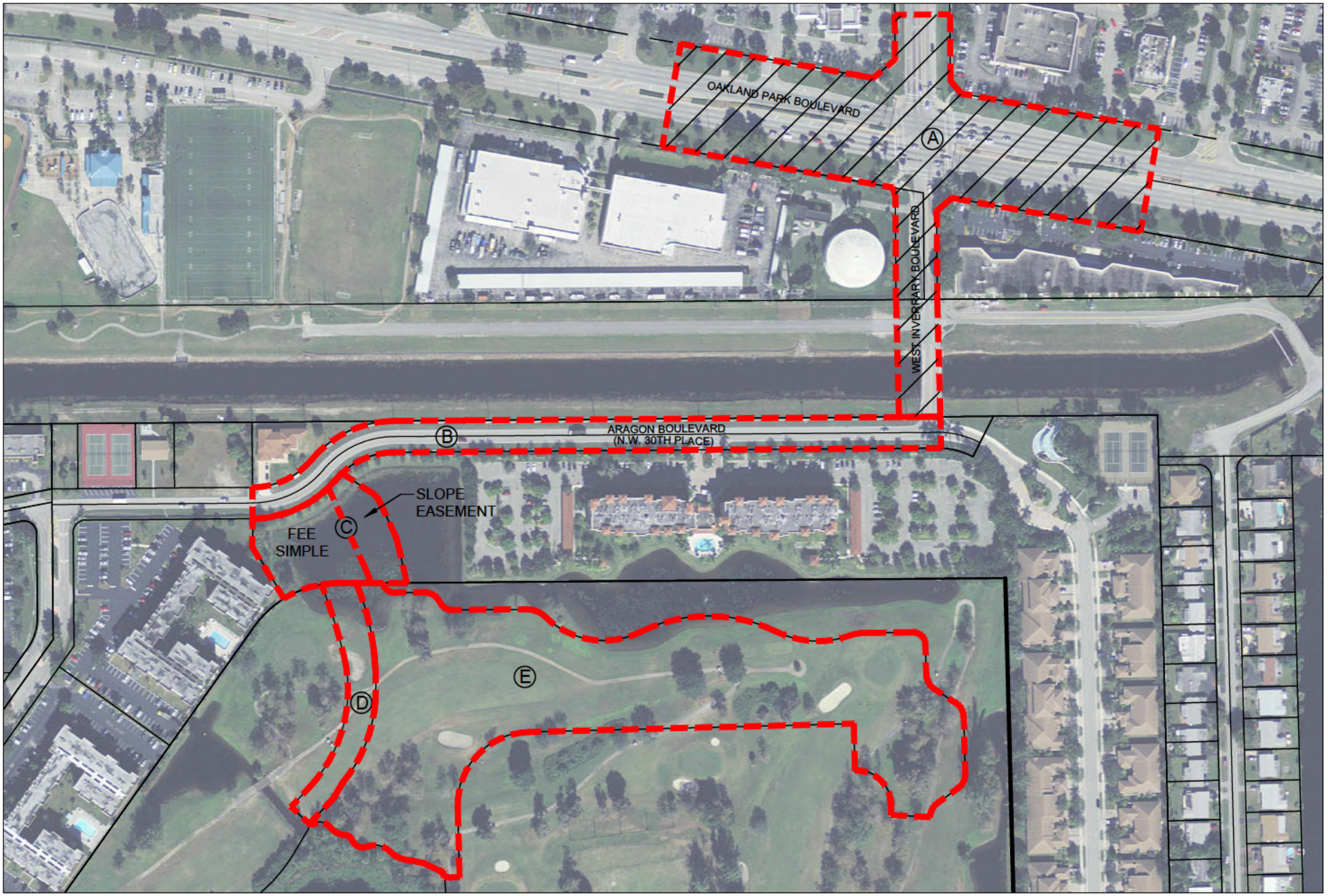


EXHIBIT E-5
THE OFFSITE ROADWAY EXHIBIT

LEGEND:

Ⓐ OFFSITE ROADWAY IMPROVEMENTS
Ⓑ PERIMETER ROADWAY
Ⓒ ENTRANCE AREA
Ⓓ INTERNAL PARK ROADWAY
Ⓔ PARK

0 125 250 500

SCALE: 1"=250'

EXHIBIT E-5A

Conceptual Graphic – Offsite Improvements

SEE ATTACHED

EXHIBIT E-5A
CONCEPTUAL GRAPHIC - OFFSITE IMPROVEMENTS

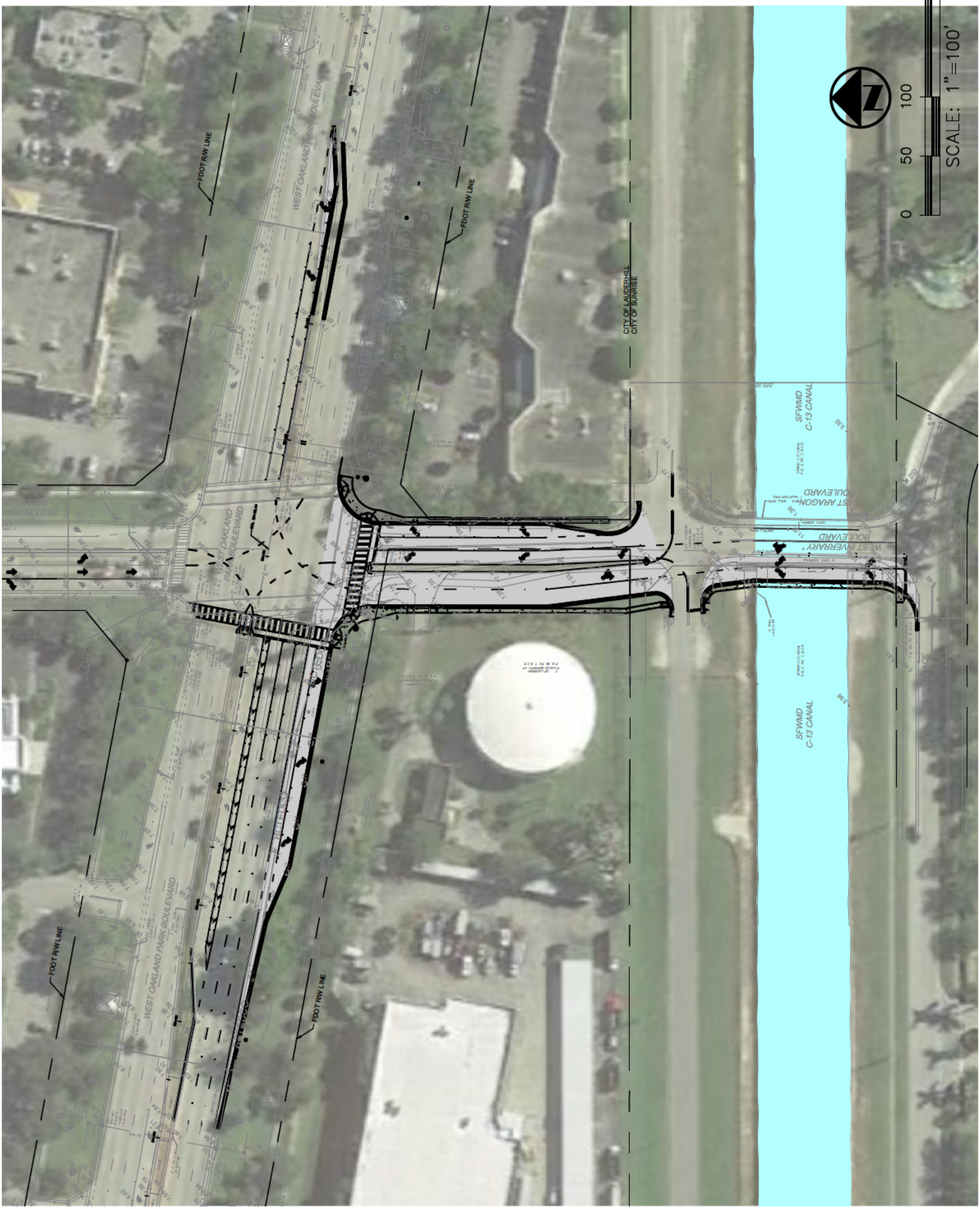


EXHIBIT E-6

The Perimeter Roadway

SEE ATTACHED

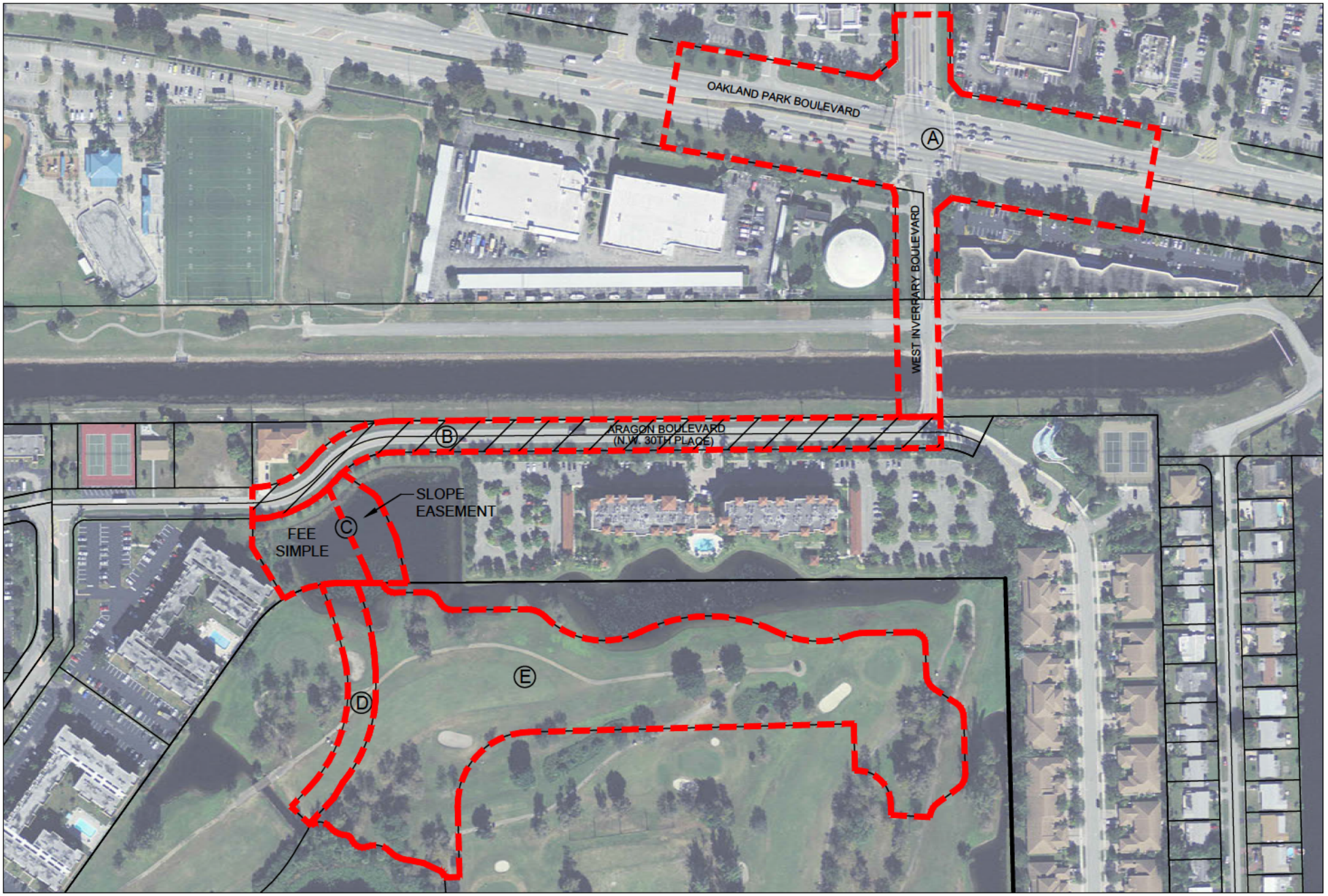


EXHIBIT E-6
THE PERIMETER ROADWAY EXHIBIT

LEGEND:

Ⓐ OFFSITE ROADWAY IMPROVEMENTS
Ⓑ PERIMETER ROADWAY
Ⓒ ENTRANCE AREA
Ⓓ INTERNAL PARK ROADWAY
Ⓔ PARK

0 125 250 500

SCALE: 1"=250'

EXHIBIT E-7

The Internal Park Roadway

SEE ATTACHED

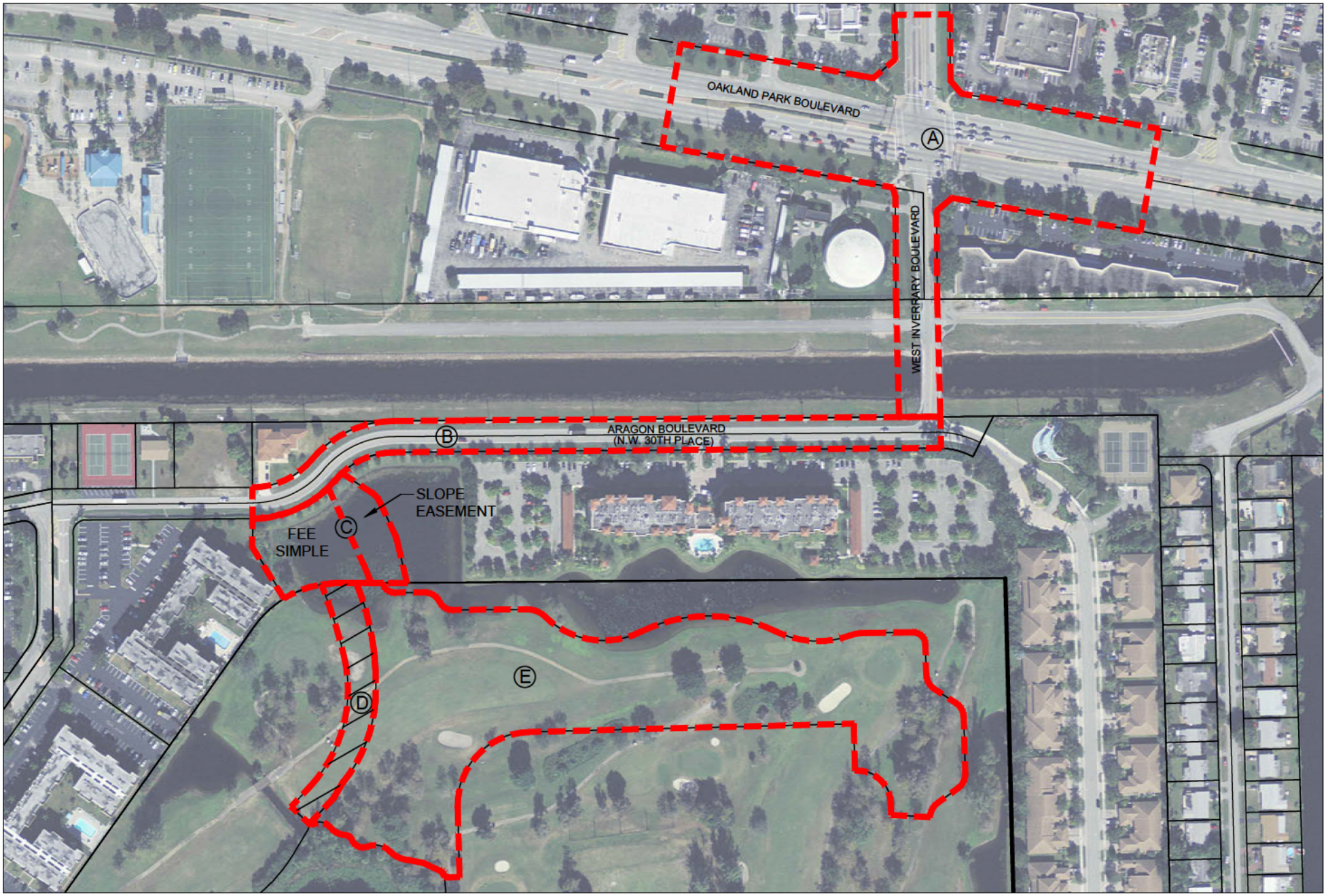


EXHIBIT E-7
THE INTERNAL PARK ROADWAY EXHIBIT

LEGEND:

Ⓐ OFFSITE ROADWAY IMPROVEMENTS
Ⓑ PERIMETER ROADWAY
Ⓒ ENTRANCE AREA
Ⓓ INTERNAL PARK ROADWAY
Ⓔ PARK

0 125 250 500

SCALE: 1"=250'

EXHIBIT F

Maintenance Areas

SEE ATTACHED

MAINTENANCE EXHIBIT

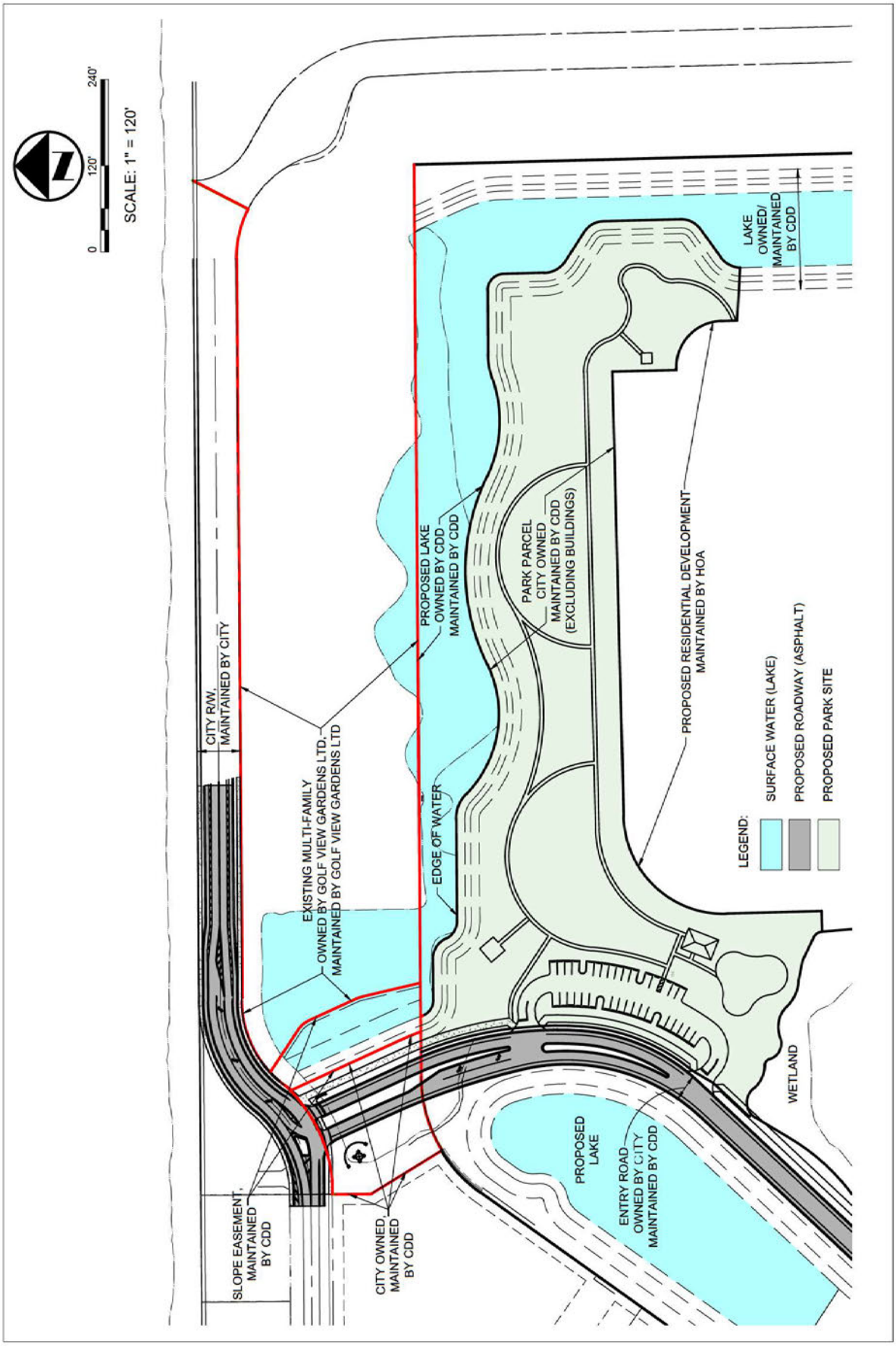
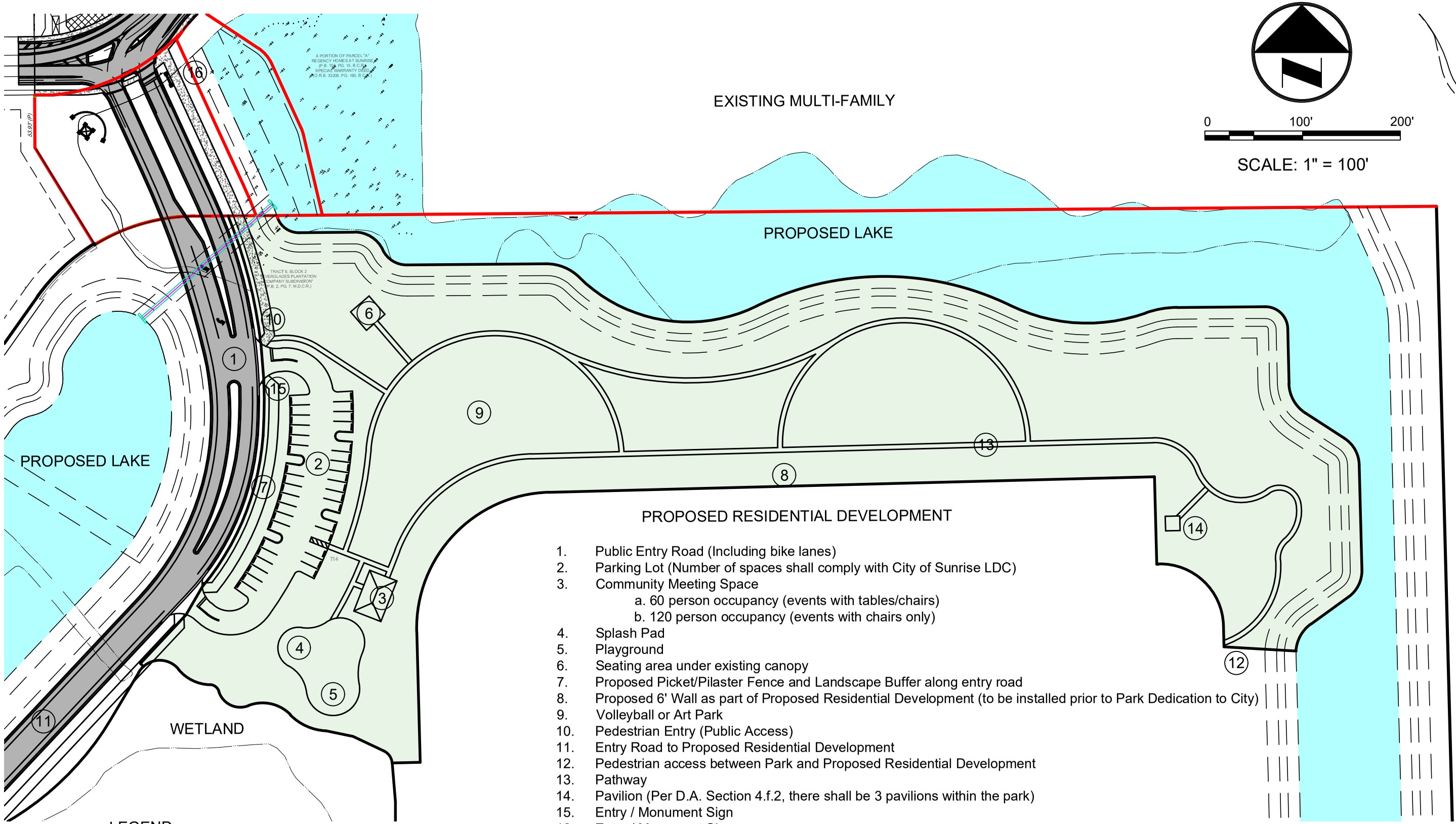


EXHIBIT G

Park Improvements

SEE ATTACHED



PROPOSED RESIDENTIAL DEVELOPMENT

1. Public Entry Road (Including bike lanes)
2. Parking Lot (Number of spaces shall comply with City of Sunrise LDC)
3. Community Meeting Space
   a. 60 person occupancy (events with tables/chairs)
   b. 120 person occupancy (events with chairs only)
4. Splash Pad
5. Playground
6. Seating area under existing canopy
7. Proposed Picket/Pilaster Fence and Landscape Buffer along entry road
8. Proposed 6' Wall as part of Proposed Residential Development (to be installed prior to Park Dedication to City)
9. Volleyball or Art Park
10. Pedestrian Entry (Public Access)
11. Entry Road to Proposed Residential Development
12. Pedestrian access between Park and Proposed Residential Development
13. Pathway
14. Pavilion (Per D.A. Section 4.f.2, there shall be 3 pavilions within the park)
15. Entry / Monument Sign
16. Entry / Monument Sign

LEGEND:

- PROPOSED SURFACE WATER (LAKE)
- PROPOSED ROADWAY (ASPHALT)
- PROPOSED PARK SITE

- Security Call Boxes
- Irrigation
- Security Lights and Cameras
- Bottle Fill Water Station
- Bike Repair Station
- Art in Public Spaces (Per D.A. Section 4.f.2)

PROPOSED 7.0 ACRE PARK
SUNRISE COUNTRY CLUB

EXHIBIT G
PARK IMPROVEMENTS - CONCEPTUAL DESIGN

PARK IMPROVEMENTS SPECIFICATIONS

The following specifications and requirements shall be included in the design and development of the park site.

Park Site

1. The trash/recycle receptacles, benches, and bike racks should be aluminum, located on a concrete pad, and bolted down. A minimum of 5 trash receptacles, 5 recycle receptacles, 6 benches and 2 bike racks shall be provided.
2. A dumpster enclosure shall be provided. The conceptual location is shown on the Community Center Floor Plan.
3. The Entry/Monument Sign's approximate location is depicted on the Park Plan – Conceptual Design. The exact location will be determined at the time of site plan review to ensure there is no conflict with the sidewalk or required sight triangle.
4. The pathway shall be a minimum of 8' in width and constructed of concrete.
5. The park irrigation system shall be separate from the system serving the residential site. The park irrigation water source shall be from the master irrigation system, then connected to reuse once available.
6. The amount of parking spaces shall meet the City's code requirements and determined at the time of site plan review.
7. The site lighting shall meet the City's code using LED fixtures.
8. A "Thorguard" lightning prediction system shall be provided.
9. A security system shall be provided which includes video cameras for the park and Community Center, Network Video Recorder (NVR) capability, and wireless connectivity capability.

Community Center

1. The Community Center shall be sized per the Florida Building Code requirements to meet capacity agreed to.
2. The fixture count of the Community Center restrooms shall meet the requirements of the Florida Building Code.
3. A small office for 1 employee shall be provided.
4. A warming kitchen containing a refrigerator/freezer, ice machine, and microwave shall be provided.
5. Roof material shall be standing seam metal roof with a gutter system.
6. Interior flooring material shall be commercial tile.
7. Impact windows and doors shall be provided. Exterior doors shall be metal.
8. HVAC
    a. Commercial grade AC controls with off-site AC control capability shall be provided. The system shall be selected by the City at their sole discression.
    b. An interior mechanical room (air handler closet) shall be provided, location to be determined at the time of site plan review.
9. An electrical room shall be provided, location to be determined at the time of site plan review.
10. A speaker system and microphone shall be provided.

11. Storage
    a. A janitorial closet (with a slop sink) shall be provided, location to be determined at the time of site plan review.
    b. A storage closet (capable of fitting 10 six-foot rectangular tables and 40 chairs) shall be provided, location to be determined at the time of site plan review.
    c. A covered/lockable location for a Gator (including appropriate gasoline storage) shall be provided, location to be determined at the time of site plan review. Fuel tank permitting will not be provided by the developer.
12. Restrooms – Restroom partitions, towel dispenser (or electric dryer), and soap dispenser shall be provided, location to be determined at the time of site plan review.

Playground

1. Play structures shall be designed for both 2-5 and 5-12 age groups.
2. A single bay swing set with a minimum of 2 swings shall be provided.
3. The surface within the playground area shall be a poured in placed rubberized surface.
4. Shade trees shall be provided around the playground area.
5. A 5' high vinyl coated chain link fence shall be provided around the playground with 1 entrance/exit.

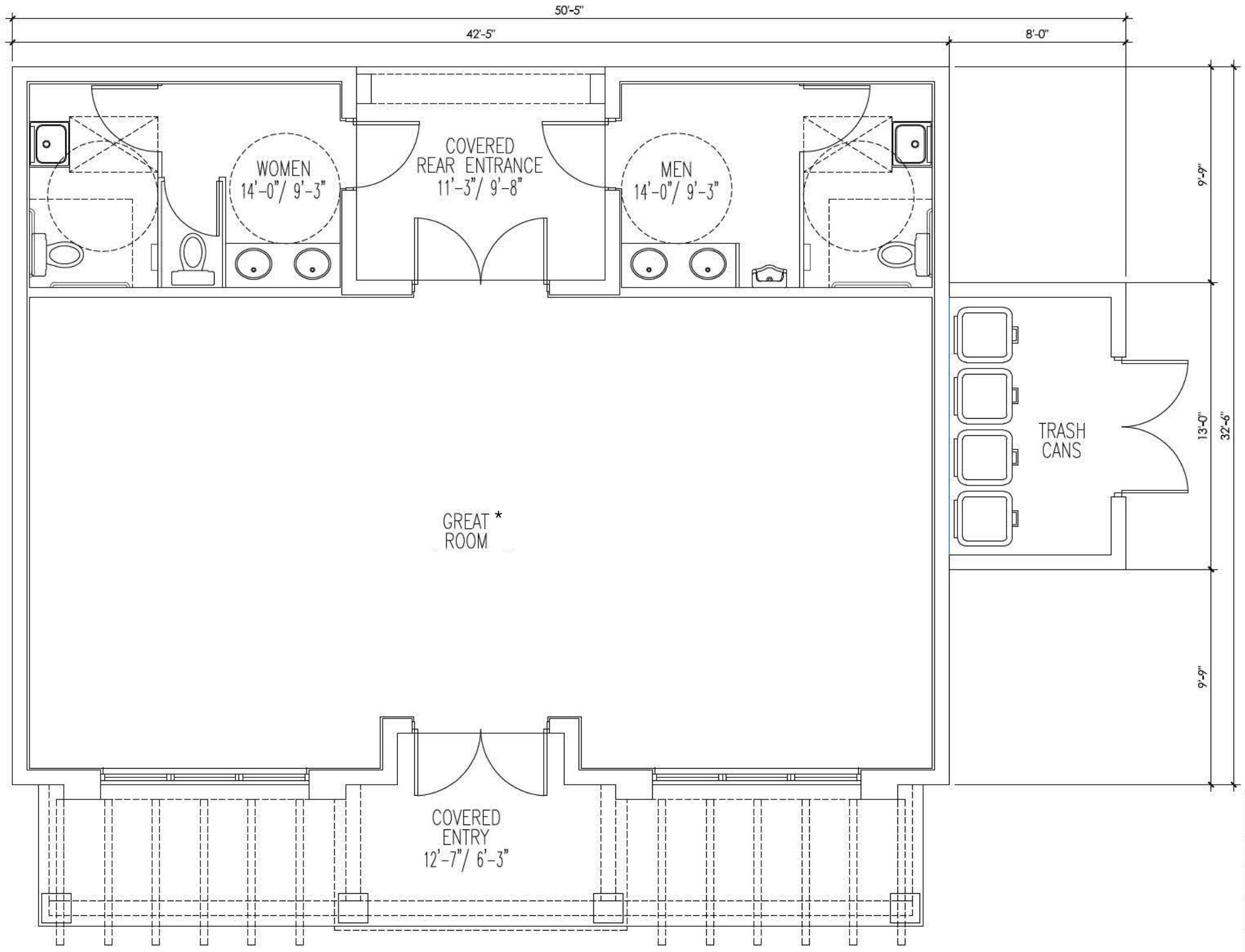
Splash Pad

1. The splash pad shall be a minimum of 2,000 square feet.
2. The splash pad surface shall be integrated colored concrete.
3. A 5' high vinyl coated chain link fence shall be provided around the splash pad with 1 entrance/exit. The perimeter fence shall meet the Florida Building Code and fire code.
4. The splash pad design shall incorporate a large water toy feature and variety of toy features designed for multiple ages.
5. A BECSys 5 automated chemical control system with UV light sanitization shall be provided.
6. An above ground pump/motor in a lockable storage unit shall be provided.

Pavilion

1. The pavilion shall be sized to hold 30 people and 6 six-foot aluminum picnic style benches.
2. A water connection shall be provided.
3. Roof material shall be standing seam metal roof with a gutter system.
4. Elevations of the pavilion will be provided at the time of site plan review.

NOTE:
THIS PLAN IS CONCEPTUAL. FINAL PLANS SHALL COMPLY WITH SECTION 4.f.2.
* SHALL BE SIZED TO COMPLY WITH D.A. SECTION 4.f.2



AREA SUMARY *	
COVERED ENTRY	
A/C SPACE	
COVERED TERRACE	
TOTAL AREA	

7910 NW 25TH
STREET SUITE 200
DORAL FL 33122

305 593 9798
WWW.MAS.MIAM

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

COMMUNITY CENTER
CC HOMES
SUNRISE, FLORIDA.

REVISIONS

SCALE 1/8" = 1'-0"
JOB Project Number
SHEET
A1

HOME RUN






FLAMINGO MEETING ROOM

EXHIBIT H

Insurance Requirements

SEE ATTACHED

EXHIBIT "H"

Insurance Requirement

1. Owner or the CDD agrees, at its sole expense, to maintain on a primary, non-contributory basis during the life of this Agreement, or the performance of work under the roadway improvements and Park Improvements, insurance coverages, limits, and endorsements as required herein. The Owner or the CDD agrees the insurance requirements herein as well as City's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Owner or the CDD under this Agreement. Any self-insurance or coverage maintained by the City shall apply excess of, or contingent upon the absence of, insurance required or maintained by Owner or the CDD.

2. Commercial General Liability. Owner or the CDD agrees to maintain Commercial General Liability at a limit of liability not less than $1,000,000 Each Occurrence $2,000,000 Annual Aggregate. Owner or the CDD agrees its coverage will not contain any restrictive endorsement(s) excluding or limiting Product/Completed Operations, Independent Contractors, Broad Form Property Damage, X-C-U Coverage, Contractual Liability or Separation of Insureds. Coverage shall not include any limitations or exclusions for insured v. insured actions.

3. Additional Insured Endorsements. Owner or the CDD agrees to endorse the City as an Additional Insured on the Commercial General Liability with the following Additional Insured endorsement, or similar endorsement providing equal or broader Additional Insured coverage, the CG 20 10 07 04 or GC 20 10 04 13 Additional Insured - Owners, Lessees, or Contractors – Scheduled Person or Organization endorsement in combination with the additional endorsement GC 20 37 10 01 or GC 20 37 04 13 Additional Insured – Owners, Lessees, or Contractors – Completed Operations. The name of the organizations endorsed as Additional Insured for Commercial General Liability shall be "City of Sunrise, Florida, a municipal corporation," "Golf View Gardens, LTD," "South Florida Water Management District," "City of Lauderhill," and "Broward County". Additional insureds endorsement shall be provided on primary and noncontributory basis. Coverage shall not include any limitations or exclusions for insured v. insured actions.

4. Business Automobile Liability. Owner or the CDD agrees to maintain Business Automobile Liability at a limit of liability not less than $1,000,000 Each Occurrence. Coverage shall include liability for Owned, Non-Owned & Hired automobiles. In the event Owner or the CDD does not own automobiles, Owner or the CDD agrees to maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

5. Worker's Compensation & Employer's Liability. Owner or the CDD agrees to maintain Worker's Compensation & Employers Liability Insurance. Elective exemptions or coverage afforded through an employee leasing arrangement will NOT satisfy the contractual requirement.

6. Commercial Umbrella/Excess Liability. Owner or the CDD agrees to maintain either a Commercial Umbrella or Excess Liability at a limit of liability not less than $2,000,000 Each Occurrence $2,000,000 Aggregate. The name of the organizations endorsed as additional insureds for Commercial Umbrella/Excess Liability shall be "City of Sunrise, Florida, a municipal corporation," "Golf View Gardens, LTD," "South Florida Water Management District," "City of Lauderhill," and "Broward County," unless the certificate of insurance states the Commercial Umbrella/Excess Liability provides coverage on a pure/true follow-form basis, or the additional insureds are

automatically defined as an Additional Protected Persons. Coverage shall not include any limitations or exclusions for insured v. insured actions.

7. Pollution Legal Liability and Remediation Insurance (designate location / per project basis). Owner or the CDD agree to maintain Pollution Legal Liability and Remediation Insurance at a limit of liability not less than $5,000,000 Each Occurrence $5,000,000 Annual Aggregate. The Owner or the CDD agree the policy shall include a minimum five (5) year policy period, or a minimum five (5) discovery (tail) reporting period for an annual policy period. The retroactive date shall equal or proceed the effective date the City acquires fee simple title to the Entrance Area, or the performance of roadway improvements or Park Improvements hereunder, whichever occurs first. In the event the policy is cancelled, non-renewed, switched to an occurrence form, retroactive date advanced, or any other event triggering the right to purchase a supplemental extended reporting period (SERP) during the life of this Agreement, the Owner or the CDD agree to purchase a SERP with a minimum reporting period not less than five (5) years. The requirement to purchase a SERP shall not relieve Owner or the CDD of the obligation to provide replacement coverage. Owner or the CDD agrees the self-insured retention shall not exceed $25,000. The name of the organizations endorsed as additional insureds on Pollution Legal Liability and Remediation Insurance shall be "City of Sunrise, Florida, a municipal corporation" and "Golf View Gardens, LTD" (former landowner and adjacent lake owner). Additional insureds endorsements shall be provided on primary and noncontributory basis. Owner or the CDD is solely responsible for deductibles or self-insured retentions. Coverage shall not include any limitations or exclusions for insured v. insured actions.

This coverage may be provided on a designated location and per-project basis, which is meant to include the property areas for Park Improvements, Entrance Area Improvements and Internal Park Roadway Improvements, including contiguous surface water areas.

8. Builder's Risk Insurance. Owner or the CDD, prior to notice to proceed or commencement of roadway improvements and Park Improvements, whichever occurs first, agrees to maintain Builder's Risk insurance with an amended policy period not less than the Agreement time, plus three (3) months. This coverage shall protect the insurable interests of the City, Owner or the CDD, sub-contractors, including property acquired under a sales tax incentive program, property in transit, and property on or off-premises, which shall become part of the roadway improvements and Park Improvements. Coverage shall be written on an All-Risk, Replacement Cost, and Completed Value Form basis in an amount at least equal to one-hundred 100% of the projected completed value of the roadway improvements and Park Improvements, as well as subsequent modifications of that sum due to change orders. This policy shall also include coverage for "Soft Costs," as defined by the policy, in an amount not less than ten percent (10%) of the projected completed value of the roadway improvements and Park Improvements. The Soft Cost limit shall be a schedule limit on the policy in addition to a scheduled limit for the non-Soft Cost amount. Collectively, the scheduled Soft Cost limit and non-Soft Cost limit should equal one-hundred percent (100%) of the projected value of the roadway improvements and Park Improvements. Owner or the CDD agrees to be responsible for reporting increases in the projected completed value of the roadway improvements and Park Improvements due to change orders to its insurance carrier. Owner or the CDD agrees to endorse the Builder's Risk insurance with a manuscript endorsement eliminating the automatic termination of coverage in the event the roadway improvements and Park Improvements are occupied in whole or in part, or put to its intended use, or partially accepted by City. The manuscript endorsement shall amend the automatic termination clause to only terminate coverage if the policy expires, is cancelled, the City's interest in the roadway Improvement and Park Improvements ceases, or the roadway improvements and Park Improvements are accepted or insured by the City. Owner or the CDD agree to endorse the "City of Sunrise, Florida, A Municipal Corporation" as a Loss Payee on the Builder's Risk insurance.

9. Waiver of Subrogation. Owner or the CDD agree by entering into this written Agreement to a Waiver of Subrogation in favor of the City, Owner or the CDD, sub-contractors, architects, or engineers for each required policy providing coverage during the life of this Agreement. When required by the insurer, or should a policy condition not permit the Owner or the CDD to enter into a pre-loss Agreement to waive subrogation without an endorsement, the Owner or the CDD agrees to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or an equivalent endorsement. This Waiver of Subrogation requirement shall not apply to any policy, which includes a condition that specifically prohibits such an endorsement, or voids coverage should the Owner or the CDD enter into such Agreement on a pre-loss basis.

10. Right to Revise or Reject. Owner or the CDD agree the City reserves the right, but not the obligation, to review or revise any insurance requirement, not limited to limits, coverages and endorsements based on insurance market conditions affecting the availability or affordability of coverage; or changes in the scope of work / specifications affecting the applicability of coverage. Additionally, the City reserves the right, but not the obligation, to review and reject any insurance policies failing to meet the criteria stated herein, or any insurer(s) providing coverage due of its poor financial condition or failure to operating legally in the State of Florida. In such events, City shall provide Owner or the CDD written notice of such revisions or rejections.

11. Certificate of Insurance. Owner or the CDD agrees to provide City a certificate of insurance evidencing that all coverages, limits and endorsements required herein are maintained and in full force and effect, and certificates of insurance shall provide a minimum thirty (30) day endeavor to notify when a manuscript notice endorsement is available by Owner's or the CDD's insurer. If the Owner or the CDD receive a non-renewal or cancellation notice from an insurance carrier affording coverage required herein, or receives notice that coverage no longer complies with the insurance requirements herein, Owner or the CDD agree to notify the City by fax or email within five (5) business days with a copy of the non-renewal or cancellation notice, or written specifics as to which coverage is no longer in compliance. The certificate holder(s) address shall read:

Original to:

City of Sunrise
Community Development Department
Attn: Director
10770 W. Oakland Park Blvd., 2nd Floor
Sunrise, FL 33351
communitydevdirector@sunrisefl.gov

Copy to:

City of Sunrise
Risk Management Division
Attn: Risk Manager
10770 W. Oakland Park Blvd., 3rd Floor
Sunrise, FL 33351
riskmanagement@sunrisefl.gov

12. Other Terms. City shall have the right, but not the obligation, of prohibiting Owner or the CDD from entering the Project site until a new certificate of insurance is provided to the City evidencing the replacement coverage. The Owner or the CDD agrees the City reserves the right to withhold payments owed to Owner or the CDD until evidence of reinstated or replacement coverage is provided to the City. If the Owner or the CDD fails to maintain the insurance as set forth herein, the Owner or the CDD the City shall have the right, but not the obligation, to purchase replacement insurance, which the Owner or the CDD agree to reimburse any premiums or expenses incurred by the City. In the event the insurance requirements in this Agreement conflict with insurance requirements in a separate contract entered into after the effective date of this Agreement with Owner or CDD, the insurance requirement in the separate contract shall govern.