**EXHIBIT C**

Park Access Agreement

SEE ATTACHED

~~31648931:18~~
~~31162.0001~~

**AGREEMENT BETWEEN**
**THE CITY OF SUNRISE, A FLORIDA MUNICIPAL CORPORATION,**
**AND WINDSOR INVESTMENTS (SUNRISE GOLF & COUNTRY CLUB), LLC,**
**A FLORIDA LIMITED LIABILITY COMPANY**

**WHEREAS**, the City of Sunrise ("City") is home to a vibrant and diverse community of residents and their visitors who enjoy the City's parks and recreational opportunities, and who rely upon the City's parks and recreational opportunities to promote their health and well-being; and

**WHEREAS**, the City has directed its staff, engaged consultants, and surveyed its residents to evaluate its current parks and recreational opportunities, to establish a long-range vision, and to formulate an action plan to improve its parks system and to promote enhanced recreational opportunities; and

**WHEREAS**, the City in 2010 completed a Needs Assessment and Service Delivery Study ("Needs Assessment") to solicit ideas and recommendations for improvements to the City's parks and recreation system, and in 2014 adopted a Leisure Services Master Plan ("Master Plan") to evaluate ideas and recommendations for improvements to the City's parks and recreation system, to identify funding mechanisms for such improvements, and to create an action plan to implement the City's long-range vision for its parks and recreational opportunities; and

**WHEREAS**, both the Needs Assessment and the Master Plan found that the City has a need for additional parks and recreational facilities, particularly for those "additional neighborhood-scale parks [which generally are considered to be 3 to 10 acres in size that serve basic recreation needs of neighborhoods in an urbanized area] that are within walking distance of residents' homes;" and

**WHEREAS**, the Sunrise Country Club Golf Club Course property ("Course Property"), located at 7400 N.W. 24th Place, ceased operations in July 2015, has remained unutilized for more than two years, and has limited recreational prospects to reopen as a public golf course due to the diminishing demand for golf participation throughout Broward County; and

**WHEREAS**, the current Course Property owner, Windsor Investments (Sunrise Golf & Country Club), LLC, a Florida limited liability company ("Course Owner"), has made initial inquiry to the City about redeveloping the Course Property for residential use, and has suggested that a portion of the Course Property be dedicated to the City for development as a neighborhood park; and

**WHEREAS**, based upon the City's need for additional park and recreational opportunities, City staff has conducted initial diligence into the viability of developing a neighborhood park upon a portion of the Course Property; and

**WHEREAS**, although it has determined that a neighborhood park upon a portion of the Course Property is consistent with the Needs Assessment and the Master Plan and would enhance

recreational opportunities for citizens and their visitors, and promote their health and well-being, City staff has concluded that there currently is no adequate means of access to a future neighborhood park on the Course Property; and

**WHEREAS**, City staff has evaluated several potential alternative means of access to a future neighborhood park upon the Course Property, and has identified a "corridor" of real property ("Access Corridor" illustrated in Exhibit "A" attached) as the most viable alternative because it would provide the least disruptive and least circuitous means of access to a future neighborhood park upon the Course Property; and

**WHEREAS**, the Access Corridor also would provide the least disruptive and least circuitous means of access to future residential development planned by the Course Owner for the Course Property; and

**WHEREAS**, City staff intends to evaluate and analyze whether acquisition of fee simple title or another property interest in the Access Corridor, which currently is held in private ownership and is unimproved (except for possible limited subsurface improvements), would serve a public purpose and is necessary to develop a neighborhood park upon the Course Property, thereby enhancing recreational opportunities for citizens and their visitors, and promoting their health and well-being; and

**WHEREAS**, if the City determines that acquisition of fee simple title or another property interest in the Access Corridor serves a public purpose and is necessary, the Course Owner is prepared to fund all costs and expenses associated with its acquisition and to construct a roadway upon it in accordance with customary and applicable right of way construction standards; and

**WHEREAS**, this agreement ("Agreement") shall be liberally interpreted to assure that the City shall bear no financial responsibility of any kind or amount whatsoever as a result of its evaluation and analysis, and furthermore, that the City shall bear no financial responsibility of any kind or amount whatsoever for any actions in any way related to the acquisition (whether through negotiated conveyance or its power of eminent domain) of fee simple title or another property interest in the Access Corridor; and

**WHEREAS**, this Agreement shall be liberally interpreted to assure that the City shall bear no liability or fault, and shall be immune from damages and specific performance, for failing to acquire (whether through negotiated conveyance or its power of eminent domain) fee simple title or another property interest in the Access Corridor.

**NOW THEREFORE**, be it agreed by and between the City and the Course Owner as follows:

**Section 1:** The above referenced "whereas" clauses are true and correct and made a part hereof.

**Section 2:** The City shall evaluate, with input from its staff and whichever consultants that it deems appropriate, whether acquisition of fee simple title or another property interest in the Access Corridor serves a public purpose and is necessary for development of a neighborhood

park. The City's evaluation shall consider cost, long-range planning, availability of alternate routes, safety, the environment and other relevant factors. The City shall have sole discretion to evaluate and determine whether the Access Corridor serves a public purpose and is necessary for development of a neighborhood park, as well as to configure the specific parcel necessary for access to the neighborhood park.

**Section 3:** To the extent that the City deems input from consultants to be useful for evaluating the public purpose and necessity for acquisition of the Access Corridor, or engages counsel to handle such acquisition, the Course Owner shall bear full and complete financial responsibility for such services. Accordingly, within ten (10) days of the City approving this Agreement, the Course Owner shall deposit ONE HUNDRED THOUSAND DOLLARS ($100,000) into an account established by the City (the "Costs Account," which may be co-mingled with the City's general funds, but shall bear a specific account number for accounting purposes) for the purpose of funding the services of consultants and counsel.

**Section 4:** If, after its evaluation, the City determines that acquisition of the Access Corridor serves a public purpose and is necessary for development of a neighborhood park, it shall consider adopting a resolution ("Resolution of Necessity") to acquire the Access Corridor through negotiated conveyance or through its power of eminent domain. The City, however, shall be under no obligation to adopt a Resolution of Necessity.

**Section 5:** If the City adopts a Resolution of Necessity, upon such adoption:

(a) The Course Owner shall replenish and supplement the Costs Account within ten (10) days' written notice in an amount that the City shall determine in its sole discretion is sufficient to pay all expected fees of attorneys and consultants incurred by the City for evaluating and appraising the Access Corridor for negotiated conveyance and for purchasing the Access Corridor through negotiated conveyance, along with payment of all expected fees of attorneys and consultants (if such payments are appropriate) claimed by the owner of the Access Corridor ("Property Owner") as reimbursable under the terms of a negotiated conveyance.

(b) The City shall have sole discretion regarding the manner, timetable, and procedure for acquiring the Access Corridor, as well as sole discretion to abandon acquisition of the Access Corridor.

(c) The City may retain those professionals whom it deems appropriate in its sole discretion to delineate the boundaries of the Access Corridor, to appraise the Access Corridor, and to take whatever additional steps are necessary to acquire the Access Corridor. The City may, in its sole discretion, determine the amount of property needed for the Access Corridor. If such determination results in a legal description that describes property which is different from the property depicted in Exhibit "A", then this Agreement shall be construed to apply to that final determination made by the City.

(d) The City shall use its sole discretion in attempting to acquire the Access Corridor through negotiated conveyance. If the City negotiates mutually acceptable acquisition terms which it deems, in its sole discretion, to be reasonable, it shall notify the Course Owner. Within ten (10)

days of said written notice, the Course Owner shall deposit with the City the anticipated purchase price of the Access Corridor as set forth in the City's written notice, plus an additional 2% to cover anticipated closing costs (which such costs include, but are not limited to, inspections, surveys, title insurance, recording fees, and attorneys' fees). The Course Owner shall be solely responsible for payment of any necessary deposit, whether refundable or non-refundable.

(e) If the City determines that an eminent domain action is the appropriate mechanism to acquire the Access Corridor, the City shall have sole discretion to prosecute an eminent domain action as a "slow take" under Chapter 73, Florida Statutes, or as a "quick take" under Chapter 74, Florida Statutes, as those terms are customarily used in the field of eminent domain. The City also shall have the sole discretion to convert the eminent domain action from a "slow take" to a "quick take," or to abandon either action at any time.

(f) If the Access Corridor is acquired through the City's power of eminent domain, the Course Owner likewise shall be required to pay for all costs as set forth in this section and throughout this Agreement.

**Section 6:** The following provisions shall apply upon the City initiating an eminent domain action:

(a) If the City notifies the Course Owner that acquisition of the Access Corridor is to be accomplished through a "slow take" eminent domain action, the Course Owner shall replenish and supplement the Costs Account within fourteen (14) days' written notice in an amount that the City shall determine in its sole discretion for the purpose of funding all expected attorneys' fees, fees of expert witnesses and consultants, and litigation costs incurred by the City in prosecuting the eminent domain action (including all fees incurred by the City Attorney for monitoring or participating in any action). The Course Owner also shall be obligated to: (i) within fourteen (14) days of a final judgment being entered, pay to the City, by cashier's check or wire transfer, the full amount of said judgment; (ii) concurrent with the payment in (i) above, deliver to the City an irrevocable Letter of Credit in an amount that the City estimates in its sole discretion is necessary to assure that it can cover payment of all expected attorneys' fees, fees of expert witnesses and consultants, litigation costs, and any other taxable expenses that may be awarded by the Court to the Property Owner; and (iii) within fourteen (14) days of any post-judgment order or supplemental judgment relative to the payment of the Course Owner's attorneys' fees, fees of expert witnesses and consultants, litigation costs, and other taxable expenses, pay to the City's Costs Account, by cashier's check or wire transfer, all funds required to pay such post-judgment order or supplemental judgment.

(b) If the City notifies the Course Owner that acquisition of the Access Corridor is to be accomplished through a "quick take" eminent domain action, or upon notification that the City intends to convert the "slow take" action into a "quick take" action, the Course Owner shall replenish and supplement the Costs Account within fourteen (14) days' written notice in an amount that the City shall determine in its sole discretion for the purpose of funding all expected attorneys' fees, fees of expert witnesses and consultants, and litigation costs incurred by the City in prosecuting the eminent domain action (including all fees incurred by the City Attorney for monitoring or participating in any action). The Course Owner also shall be obligated to: (i)

within fourteen (14) days of an order of taking being entered, pay to the City, by cashier's check or wire transfer, the full amount necessary to fully fund the order of taking via deposit into the court registry; (ii) concurrent with the payment in (i) above, deliver to the City an irrevocable Letter of Credit in an amount that the City estimates in its sole discretion is necessary to assure that it can cover payment of both of the following: (a) the amount representing the difference between the deposit used to fund the order of taking and the potential amount of compensation to be determined as payable through entry of a final judgment for the City taking the Access Corridor; and (b) the amount of all expected attorneys' fees, fees of expert witnesses and consultants, litigation costs, and other taxable expenses that may be awarded by the Court to the Property Owner; and (iii) within fourteen (14) days of any post-judgment order or supplemental judgment relative to the payment of the Course Owner's attorneys' fees, fees of expert witnesses and consultants, litigation costs, and other taxable expenses, pay to the City's Costs Account, by cashier's check or wire transfer, all funds required to pay such post-judgment order or supplemental judgment.

(c) If at any time during the course of litigation, the City determines in its sole discretion that the Costs Account may not be adequate to cover payment of the City's attorneys' fees, fees of its expert witnesses and consultants, and its litigation costs, the City may in its sole discretion require that the Course Owner within fourteen (14) days' written notice: (i) replenish and supplement the Costs Account in an amount that the City determines in its sole discretion to ensure that the City will not at any time bear any risk of non-payment of any portion of the costs described above; and (ii) deliver to the City an irrevocable Letter of Credit in an amount that the City determines in its sole discretion to ensure that the City will not at any time bear any risk of non-payment of any portion of the costs described above.

(d) It shall be the responsibility of the Course Owner to be apprised of the progress of any acquisition or condemnation proceedings so as to be prepared to make the payments set forth herein. The City shall promptly notify the Course Owner of the events which require payments or issuance of irrevocable Letters of Credit, but the Course Owner is to make all reasonable efforts to be aware of the judicial actions which may trigger payments or issuance of irrevocable Letters of Credit. Further, if the arrangements set forth above are not sufficient to assure that all costs, fees, orders or judgments in or related to the condemnation action, of whatever nature or kind, have not been paid by the Course Owner, then the Course Owner shall pay within fourteen (14) days' written notice from the City said amounts as determined in the City's sole discretion to be necessary to assure that all such costs, fees, orders or judgments are fully paid without any liability to the City.

(e) The City shall have sole discretion to determine the amounts necessary to periodically replenish and supplement the Costs Account, and to determine the amount of any irrevocable Letter of Credit to be provided by the Course Owner.

**Section 7:** The irrevocable Letter of Credit, as described above, shall be from a bank with offices in Broward County and in a form acceptable to the City Manager. It shall be irrevocable, and shall provide that the City may draw on it based solely on a letter from the City Manager that the funds (or a portion of the funds) are actually or foreseeably needed as part of an eminent domain action. The irrevocable Letter of Credit shall automatically be renewed each year until

the City determines, in its sole discretion, that all obligations set forth are completed and there is no further need for such security. The City may draw on the irrevocable Letter of Credit as funds are needed to: (i) pay the City's actual or expected attorneys' fees, fees of expert witnesses and consultants, and litigation costs (including all fees incurred by the City Attorney for monitoring or participating in any action); (ii) pay the Property Owner's actual or expected attorneys' fees, fees of expert witnesses and consultants, litigation costs, and any other taxable expenses; (iii) pay the actual or expected amount necessary to fully fund the order of taking via deposit into the court registry; and (iv) fund the actual or expected amount representing the difference between the deposit used to fund the order of taking and the potential amount of compensation to be determined as payable through entry of a final judgment for the City taking the Access Corridor. The irrevocable Letter of Credit shall not require any statements or conditions in regard to the City Manager's ability to draw on the funds. If the irrevocable Letter of Credit is exhausted and funds are still necessary to satisfy payment of any portion of items (i) through (iv) above, the Course Owner shall, within fourteen (14) days of written notice by the City, pay to the City all funds necessary to satisfy complete payment of items (i) through (iv) above and any and all outstanding costs related to condemnation of the Access Corridor.

**Section 8:** The City shall have sole discretion concerning the institution and prosecution of any eminent domain action including, but not limited to, the choice of legal counsel, the decision and timing of any eminent domain action, the manner in which the action is prosecuted, any decision to file an appeal, any decision to settle the action, and any decision to not prosecute or to abandon the action once commenced. The Course Owner shall be responsible for all attorneys' fees, costs, deposits, purchase amounts, and settlements, judgments, and payment orders of any kind whatsoever incurred by the City in the preparation for, and institution of, any proceeding as contemplated herein. If an eminent domain action is commenced but abandoned, the Course Owner shall be responsible for all the above described costs through the date the City formally abandons said action. In no event, however, shall the City be liable or responsible to the Course Owner for any costs or damages resulting from the manner in which the action is prosecuted, or for any decision to prosecute, to not prosecute, to settle, or to abandon the action. All provisions of this Agreement shall be liberally interpreted to insure that (1) the City shall bear no costs whatsoever in the endeavor to acquire the Access Corridor, and (2) the City shall bear no liability for its decisions as to how it prosecutes, or whether it continues to prosecute, an eminent domain action.

**Section 9:** Should the City initiate an eminent domain action, it shall use its best efforts to prosecute the action in a commercially reasonable fashion to minimize expenditure of funds consistent with the right of the City to use its discretion to prosecute and / or settle the action.

**Section 10:** Upon conclusion of a negotiated conveyance or resolution of an eminent domain action by settlement, abandonment of the action, or issuance of a final judgment, and after payment of all attorneys' fees, fees of expert witnesses and consultants, litigation costs, deposits, purchase amounts, and settlements, judgments, and payment orders of any kind whatsoever incurred by the City, the City shall release all unexpended funds paid by the Course Owner and return all outstanding irrevocable Letters of Credit used for the purposes of acquiring the Access Corridor under this Agreement.

**Section 11:** In addition to funding all attorneys' fees, fees of expert witnesses and consultants, litigation costs, deposits, purchase amounts, and settlements, judgments, and payment orders of any kind whatsoever incurred by the City, the Course Owner also shall be financially responsible for paying the attorneys' fees and costs of the City for any appeals, as well as the Property Owner's attorneys' fees and costs for any appeals if the Property Owner's attorneys' fees and costs are taxable against the City under Section 73.131, Florida Statutes.

**Section 12:** The City at all times shall have sole discretion to acquire the Access Corridor through negotiated conveyance in lieu of an eminent domain action. In such case, the Course Owner shall pay the purchase price and all costs associated with the purchase as described in Section 4 above. The City also shall have sole discretion to evaluate the risk and expense of eminent domain litigation in evaluating a potential negotiated conveyance or negotiated resolution of an eminent domain action.

**Section 13:** The Course Owner shall be responsible for the design and construction of a roadway improvement ("Access Road") upon the Access Corridor, and all costs necessary or related thereto. Prior to the institution of an eminent domain proceeding, the Course Owner shall enter into an agreement with the City to specifically provide for said obligation, which agreement shall provide that: (i) the Access Road is designed and constructed by the Course Owner according to plans approved by the City; (ii) construction is completed in compliance with appropriate standards applied by the City; and (iii) the Course Owner provides acceptable security to secure said obligation. It is acknowledged by the City and the Course Owner that completion of the Access Road is required prior to the issuance of any certificates of occupancy for improvements upon the redeveloped Course Property.

**Section 14:** This Agreement and all obligations set forth herein shall be binding on the Course Owner, its successors and assigns, and all present and future owners of the Course Property, jointly and severally. The Course Owner acknowledges that the Access Road must be constructed as a condition of development of the Course Property. Therefore, the City shall issue no development permits for any portion of the Course Property while the Course Owner is in non-compliance with any provision of this Agreement. It is further agreed that no building permits for the Course Property shall be issued prior to acquisition of the Access Corridor and no certificates of occupancy for improvements upon the Course Property shall be issued prior to completion of construction of the Access Road as set forth herein.

**Section 15:** All notices, demands, correspondence and communication in connection with this Agreement must be in writing and shall be deemed to have been delivered on the date post-marked by mailing the same by certified mail, or on the date sent by overnight or the express courier, addressed to the respective parties at the following addresses:

For the City:

City of Sunrise
10770 West Oakland Park Boulevard
Sunrise, Florida 33351
Attn: Richard Salamon, City Manager

| | |
|---|---|
| with a copy to: | City Attorney<br>City of Sunrise<br>10770 West Oakland Park Boulevard<br>Sunrise, Florida 33351 |
| For Course Owner: | Windsor Investments (Sunrise Golf & Country Club), LLC<br>1401 Brickell Avenue, Suite 825<br>Miami, Florida 33131<br>Attn: Roland DiGasbarro |

**Section 16:** The Course Owner may terminate the Agreement upon its compliance with the following conditions:

(i) notice of termination is accomplished in a manner consistent with Section 15 above;

(ii) notice of termination is received by the City at least five (5) days before the City is scheduled to acquire the Access Corridor via negotiated conveyance or its power of eminent domain; and

(iii) the Course Owner has fulfilled, based upon the City's determination, all financial obligations for which it committed to be bound under the terms of the Agreement, and the City has been fully paid under such obligations.

Upon the Course Owner's compliance with the above conditions, the City will:

(i) return, after a reasonable period of diligence and accounting, all unused and uncommitted funds from the Costs Account and any irrevocable letter of credit that the Course Owner may have provided under the terms of the Agreement; and

(ii) provide a signed affidavit that the Course Owner is excused from further obligations under the Agreement, and that the Agreement no longer encumbers the Course Property or impairs its title.

**Section 17:** The following general provisions shall apply to this Agreement:

(a) This Agreement, and the Exhibit referenced herein and annexed hereto, contain the final, complete and entire agreement of the parties with respect to the matters contained herein, and no prior agreement or understanding pertaining to any of the matters connected with this transaction shall be effective for any purpose. Except as may be otherwise expressly provided herein, the terms embodied herein may not be amended except by an agreement in writing signed by the parties.

(b) This Agreement shall be construed in accordance with the laws of the State of Florida, and any proceeding arising between the parties in any manner pertaining to this Agreement shall, to the extent permitted by law, be held in Broward County, Florida.

(c) The City and the Course Owner agree to execute and deliver to each other such further documents or instruments as may be reasonable and necessary in furtherance of the performance of the terms, covenants, and conditions of this Agreement.

(d) The titles, captions and paragraph headings are inserted for convenience only and are in no way intended to interpret, define, limit, or expand the scope or content of this Agreement or any provision hereto. If any party to this Agreement is made up of more than one person, then all such persons shall be included jointly and severally, even though the defined term for such party is used in the singular in this Agreement. This Agreement shall be construed without regard to any presumption or other rule requiring construction against the party causing this Agreement to be drafted, unless such presumption or rule is specified elsewhere in this Agreement. If any words or phrases in this Agreement shall have been stricken out or otherwise eliminated, whether or not any other words or phrases have been added, this Agreement shall be construed as if the words or phrases so stricken out or otherwise eliminated were never included in this Agreement and no implication or inference shall be drawn from the fact that said words or phrases were so stricken out or otherwise eliminated.

(e) This Agreement may be executed in separate counterparts. It shall be fully executed when each party whose signature is required has signed at least one counterpart even though no one counterpart contains the signatures of all of the parties of this Agreement. Facsimile copies shall be deemed originals.

(f) No waiver by the City or the Course Owner of any provision hereof shall be deemed to have been made unless expressed in writing and signed by such party. No delay or omission in the exercise of any right or remedy accruing to the City or the Course Owner upon any breach under this Agreement shall impair such right to remedy or be construed as a waiver of any such breach theretofore or thereafter occurring. The waiver by the City or the Course Owner of any breach of any term, covenant or condition herein stated shall not be deemed to be a waiver of any other breach, or of a subsequent breach of the same or any other term, covenant or condition herein contained.

(g) This Agreement is intended to be performed in accordance with and only to the extent permitted by applicable law. If any provisions of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, but the extent of the invalidity or unenforceability does not destroy the basis of the bargain between the parties as contained herein, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

(h) The Exhibit referred throughout and attached to this Agreement is incorporated herein in full by this reference.

(i) The Course Owner acknowledges that this Agreement is entered into by a municipal corporation. As such, the Course Owner agrees that no individual commission member, administrative official or representative of the City shall have any personal liability under this Agreement or any document executed in connection with the transactions contemplated by this Agreement.

(j) As used throughout this Agreement, the term "written notice" includes notification at the sender's discretion by electronic mail, by U.S. Mail, or by overnight delivery through a commercial carrier.

IN WITNESS WHEREOF, THE CITY OF SUNRISE and WINDSOR INVESTMENTS (SUNRISE GOLF & COUNTRY CLUB), LLC, a Florida limited liability company, have executed this agreement on the day first below written.

**CITY OF SUNRISE**, a municipal corporation

ATTEST:

By: _____
Michael J. Ryan, Mayor

_____ day of _____, 20___

_____
Felicia M. Bravo
City Clerk

By: _____
Richard Salamon, City Manager

_____ day of _____, 20___

Approved as to form:

By: _____
Kimberly A. Kisslan, City Attorney

*[remainder of page left blank]*

Witnesses:

Signature

Kristin Dyrdal
Print Name

Signature

JAMES WRIGHT
Print Name

**WINDSOR INVESTMENTS (SUNRISE GOLF & COUNTRY CLUB), LLC,**
a Florida limited liability company

By: WINDSOR-TIGER INVESTMENTS MANAGER, LLC, its Managing Member

By: _____
Roland DiGasbarro, as the Managing Member of Windsor-Tiger Investments Manager, LLC

Address: 1401 Brickell Avenue
Suite 825
Miami, FL 33131

Dated: _____

STATE OF FLORIDA )
) SS
COUNTY OF Miami Dade)

The foregoing instrument was acknowledged before me this 22 day of March, 2018, by Roland DiGasbarro, as the Managing Member of WINDSOR-TIGER INVESTMENTS MANAGER, LLC, as the Managing Member of WINDSOR INVESTMENTS (SUNRISE GOLF & COUNTRY CLUB), LLC, a Florida limited liability company.

He or she is:

[X] personally known to me, or

[ ] produced identification. Type of identification produced _____.

(Seal)

KRISTIN DYRDAL
Notary Public - State of Florida
Commission # GG 142892
My Comm. Expires Nov 14, 2021
Bonded through National Notary Assn.

NOTARY PUBLIC:

Print Name: Kristin Dyrdal

My commission expires: 11·14·21




09.20.2016

CC Devco Homes
a Codina-Carr Company

SUNRISE COUNTRY CLUB
DEVELOPMENT CONCEPT

# Exhibit "A"

CRAVEN
THOMPSON
AND ASSOCIATES

**EXHIBIT D**

Conceptual Master Plan

SEE ATTACHED

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~~31162.0001~~




**SINGLE FAMILY & TOWNHOME TOTAL UNITS: 900 UNITS**

**12.20.2019**

CC Homes
a Codina-Carr Company

**SUNRISE COUNTRY CLUB**
**CONCEPTUAL MASTER PLAN**

0 150' 300' 600'

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