

EXHIBIT "C"

4. Final design of all public improvements including any additional requirements required by the Plat or Land Use Plan Amendment, shall be acquired and addressed at the time of building permit submittal.

Public Improvements			
Requirement	Completion Date	Amount- Construction Estimate	LOC (Letter of Credit) Amount
Hillcrest Drive Road improvements: Hillcrest Drive widening at entrance into Executive Golf Course parcel for turn lane improvements; pedestrian safety. Install two radar speed indicator signs.	Prior to the release of the 640 th 516 Certificate of Occupancy.	\$763,940.00	\$1,145,910.00
Intersection improvements South 52 nd Avenue & Washington Street: Reconstruct intersection to provide left turn lanes in all directions, and bond for traffic signal for construction if warranted, bond to be in effect for 2 years after last Certificate of Occupancy. No right of way acquisition is contemplated. Developer to reimburse the City for Traffic Signal warrant study or studies as needed.	Prior to the 640 th 516 Certificate of Occupancy.	\$733,142.00 \$299,459.00	\$1,099,713.00
Intersection improvements South 37 th Avenue and Hillcrest Drive: intersection realignment, walkway improvements and community identification signage amenities. Includes eight foot shared pedestrian connection / bike path installation, through City property.	Prior to the 640 th 516 Certificate of Occupancy.	\$366,160.00 \$208,242.00	\$549,240.00
Washington Street & South Park Road improvements: traffic signal hardware and signal timing updates to accommodate the additional protected northbound left turn phase.	Prior to the 640 th 516 Certificate of Occupancy.	\$34,680.00 \$13,000.00	\$52,020.00
New sidewalk along east side of S 42 nd Avenue from Mahogany Lane to Washington St, new type D curbing along east side of S 42 nd Avenue and swale regrading with new landscaping from Washington Street to approximately 500' south.	Prior to the 640 th 516 Certificate of Occupancy.	\$40,000.00 \$18,485.00	\$60,000.00

Warrant study, design, permitting and construction of a traffic signal at the intersection of South 52 nd Avenue & Washington Street if warranted. ⁽¹⁾	After final C.O.	\$700,000.00	\$1,050,000.00
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[1] A letter of credit in form reasonably acceptable to City (the "Letter of Credit") issued for warrant study, design, permitting and construction of a traffic signal at the intersection of South 52nd Avenue & Washington Street. The Letter of Credit shall be in effect as detailed below:

- City shall obtain the Traffic Signal Warrant Study (Study) no later than thirty (30) months after last Certificate of Occupancy is issued, and submit and coordinate with Broward County for review. The City shall be reimbursed for the Study by the Owner as soon as the Study is completed.
- If the traffic signal is warranted and approved by Broward County, then Owner shall design the traffic signal. If new right of way is required based on 30% design of the signal, completed by the Owner and reviewed and approved by the City, City shall then acquire the necessary right of way within 465 days. After such acquisition Owner shall construct the traffic signal in accordance with such design. Upon final acceptance of the improvements, the LOC shall be returned to the Owner.
- If the traffic signal is not warranted by the Study, the County does not approve the traffic signal, or City does not obtain the necessary right of way within 465 days from 30% plan approval, then the Letter of Credit shall be returned to Owner and Owner shall have no further liabilities or obligations under Section 3b of the Declaration of Restrictive Covenant.