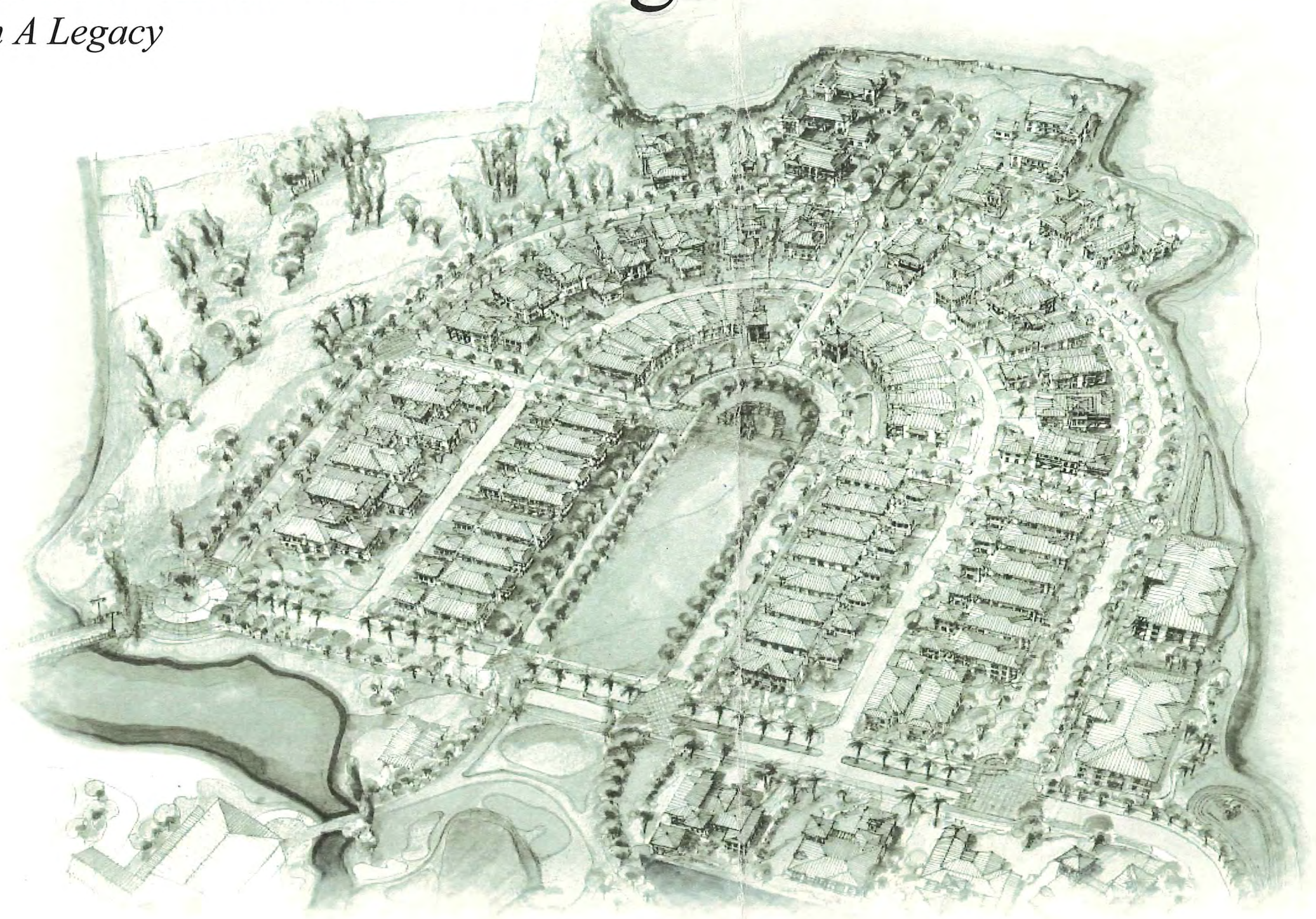


EXHIBIT E

Atlantic Beach Village at Selva

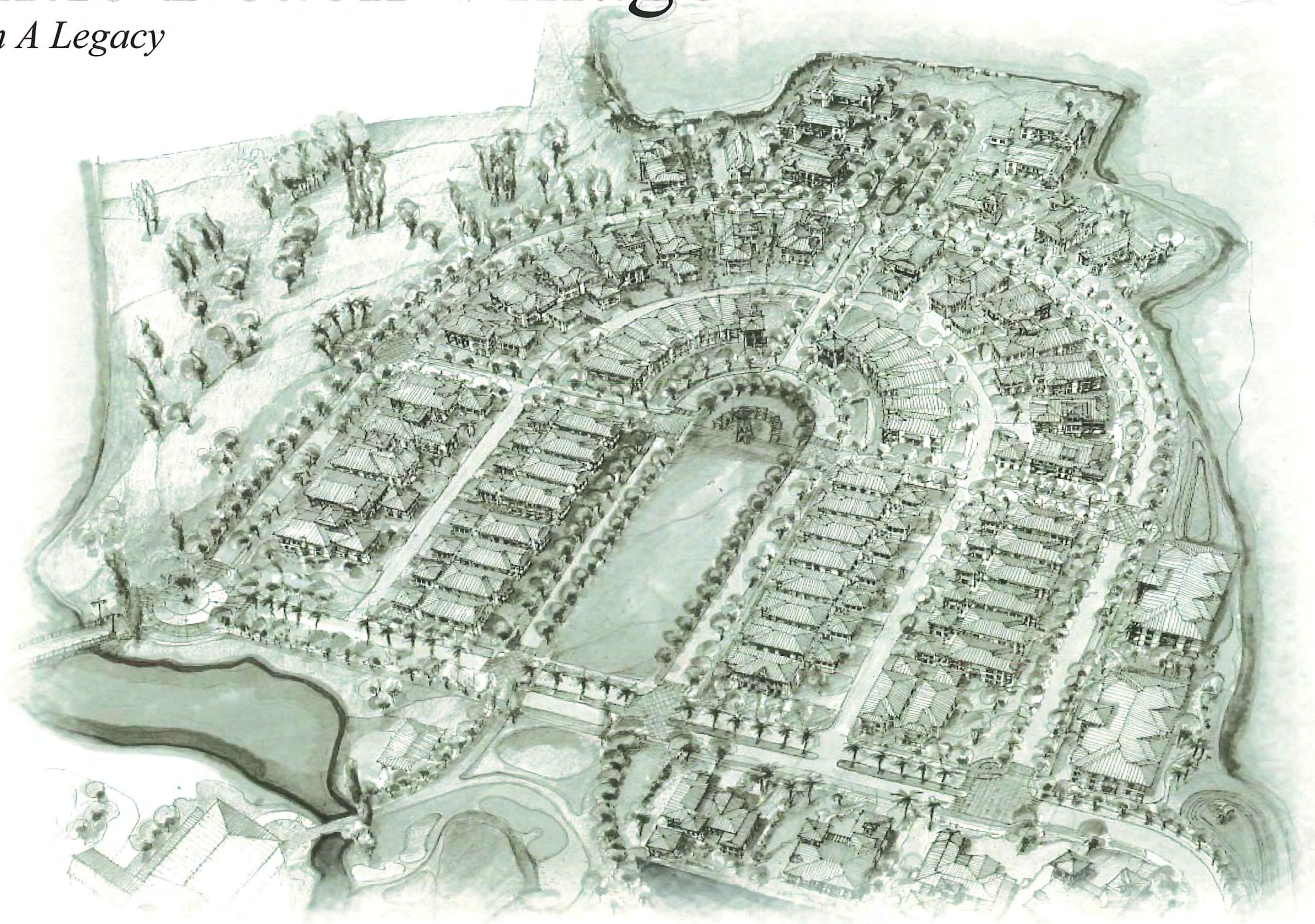
Building On A Legacy



Neighborhood Pattern Book
Conceptual Design Guide • February, 2007

Atlantic Beach Village at Selva

Building On A Legacy



Neighborhood Pattern Book

Conceptual Design Guide • February, 2007

Design and Development Team

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Midland

Midland Development Group (“Midland”) is a real estate development and investment company with offices in St. Louis, Missouri and Jacksonville, Florida. Over the past twenty five years, the Midland principals have developed more than seventy five shopping centers and office buildings totaling more than twelve million square feet across the country. Office parks and planned developments of over 500 acres have been completed in that period. Currently, Midland has approximately \$286,000,000.00 of real estate under development comprising seventeen (17) projects. Further, each of the Midland principals has a proven track record and each has over 25 years of broad real estate experience.



CRONK DUCH PARTNERS

Cronk Duch Partners is a ten year old Design Led-Design/ Build Firm of Architects and Contractors with a foundation of over 30 years of combined experience of Architectural and Construction Craft Experience. We are an award winning team of professional dedicated to the renaissance of the “Master Builder”: Where the Architect is the Builder. Our mission is to create a positive impact on the built environment. We remain steadfast in our commitment to provide quality traditional architecture that reflects the integrity of thoughtful detail and craftsmanship. Our broad expertise in the areas of custom residential, multi family residential, commercial, restoration, Mixed use, planning and pattern book assembly, makes us a leader in the industry. Collectively, our portfolio includes projects throughout the Southeast, the Florida Keys and the Caribbean islands. We provide a full spectrum of architectural design aptitudes, including thoughtful contemporary approaches to more timeless, classical applications.



Euthenics Studios

Euthenics Studios is a premier landscape architectural firm located in Atlantic Beach, FL. Kelly R. Elmore, RLA, ASLA is principal of Euthenics Studio, with a practice that encompasses a wide range of site planning, Landscape Architecture and urban design projects. He has twenty-five years experience in the profession and is a registered Landscape Architect in Florida and Georgia. He is a member of the American Society of Landscape Architects and numerous civic boards and organizations. He resides in Atlantic Beach.



Rodgers Land Development Group, Inc. is one of Florida’s leading land development specialists. Rodgers serves as consultants and on site managers for the infrastructure development of planned single family communities, condominium communities, retirement communities, commercial construction and renovations. Rodgers consists of highly motivated, educated and dedicated professionals who are committed to meeting the needs of our clientele. Rodgers embraces the “On time-on budget” philosophy of development and we are committed to excellence and quality in every project.

SKILES ENGINEERING, P.A.

CIVIL ENGINEERING AND PLANNING

Skiles Engineering, P.A. was founded in 2004 by Doug Skiles, P.E. and consists of a team of professional engineers, engineer interns and designers. Our team of engineers have several years of experience working for a large design-build firm in Jacksonville, Florida. Our firm provides a number of engineering services, including; site planning, civil engineering design, and permit coordination services for a wide range of residential, commercial and industrial projects in the Northeast Florida region.

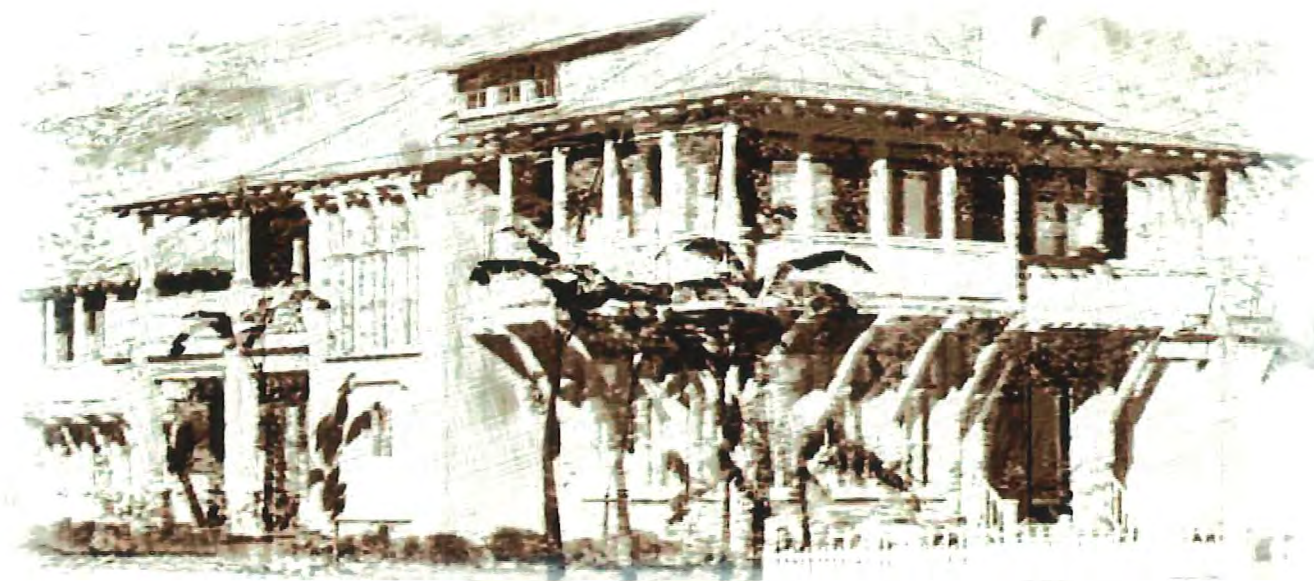
Atlantic Beach Village

Project Design Philosophy

This team respectfully endeavors to partner in your dream to enhance and preserve the Club and Course. Our approach to this project will be with both excitement and respect. The existing Club and course has a wonderful History and Heritage that is now at a cross roads to become secure and reborn. Our plan is to enhance the Club/Course and increase membership by sensitively planning and executing a seamless integration with the existing historical community culture and character.

Our objective is to create a “Village Neighborhood” not just another project. This plan to create a seamless integration, has it’s foundation in being a Good Community Steward of the “Core” Atlantic Beach Concepts, Lifestyles and Environment. We propose a Traditional Neighborhood community that reflects a neighborly “Green” walkable environment, that encourages the existing social culture of family, friends and civic pride.

Imagine a Village Plaza Green, tree lined streets with sidewalks, front porches, and picket fences. These ideas of neighborhood are our starting points to make this a successful integration into the Club/Course Community. The combination of great landscaping and complementary architecture is essential in making this neighborhood a welcomed member of the Club /Course family. We plan to establish Architectural Patterns that reflect this existing , rich architectural character of the community. Architectural Integrity , Traditional design and craft will be at the core of our approach.



We have respectfully & thoughtfully assembled a Uniquely Qualified team that will ” Secure the Vision” through Talent & Experience. The following contents of this Pattern Book depict our vision for this sensitive partnership of Club and Course.

Core Project Values



Building On A Legacy

- Seamless integration of existing historical community character
- Preserve the “Club & Course” integrity with sensitive planning



Creating “Place”

- Establishing a traditional neighborhood community
- Integration of public and private spaces in a “Walkable” green village



Community Stewardship

- Capitalizing on the essence of Atlantic Beach lifestyle
- Borrowing on the concepts of core City Atlantic Beach



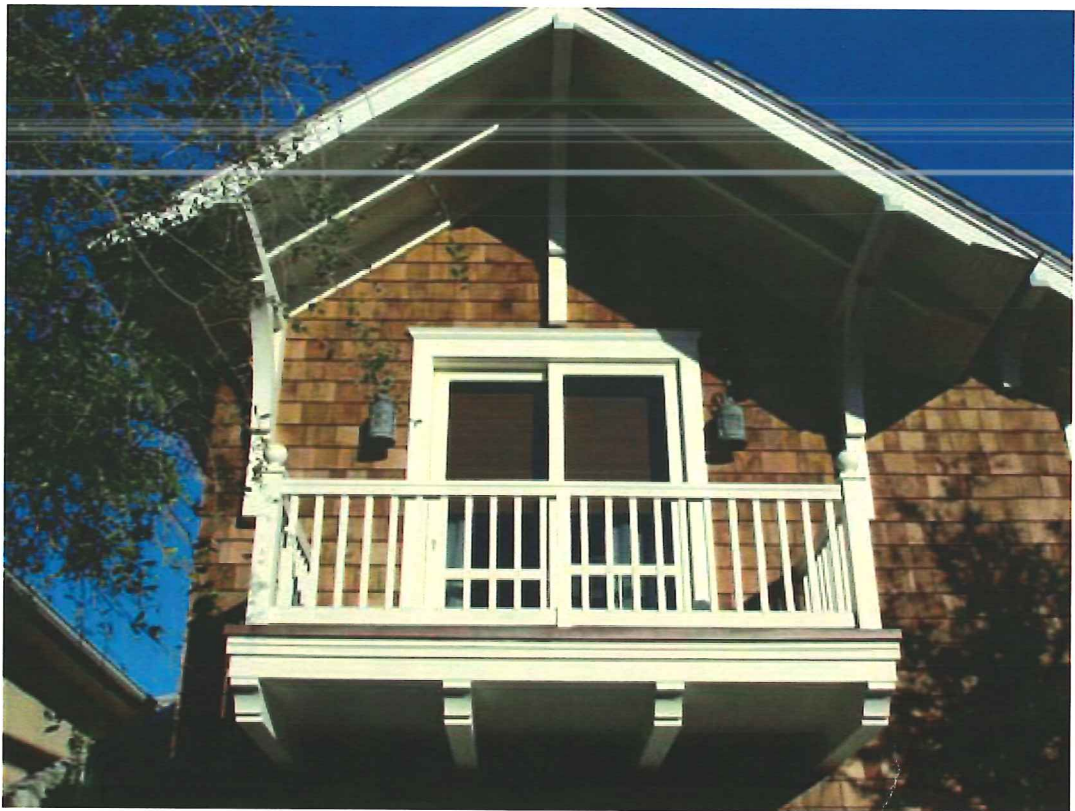
Architectural Integrity

- Continuity of established architectural patterns
- The use of traditional design and craftsmanship



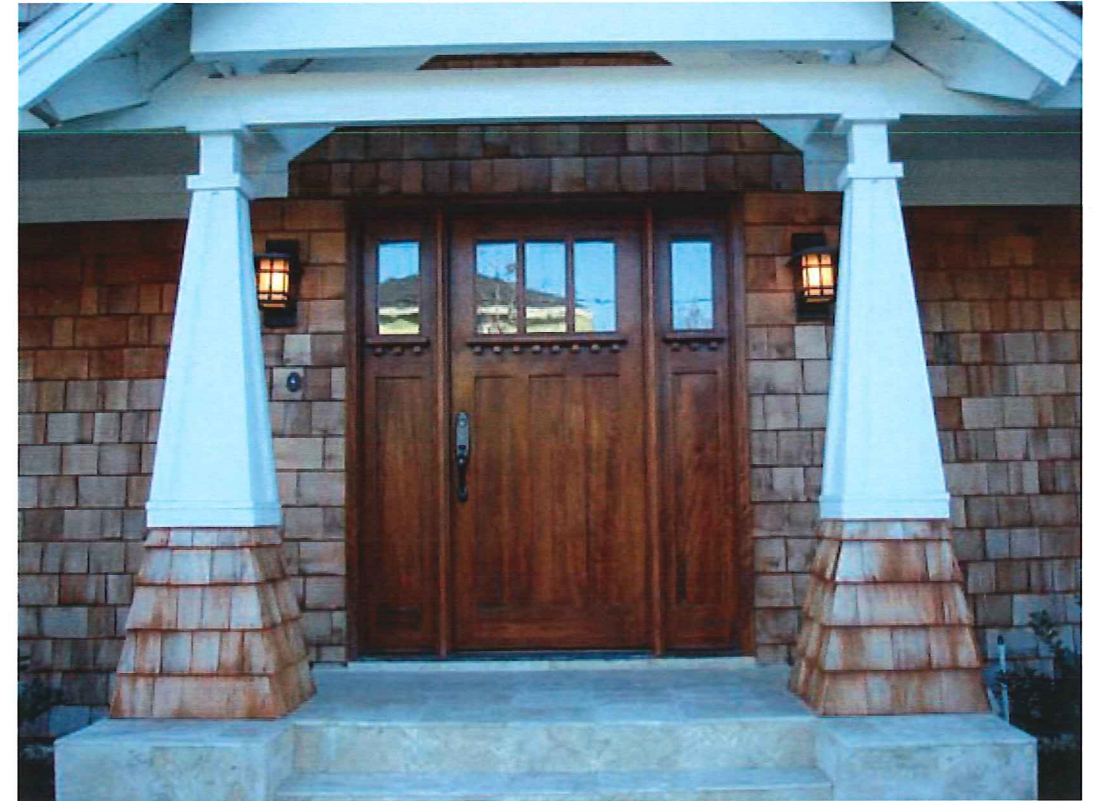
Securing The Vision

- Vision
- Talent
- Experience



Atlantic Beach Village

Atlantic Beach Design Influences



Atlantic Beach Design Influences



Enlarged Aerial Site Photo

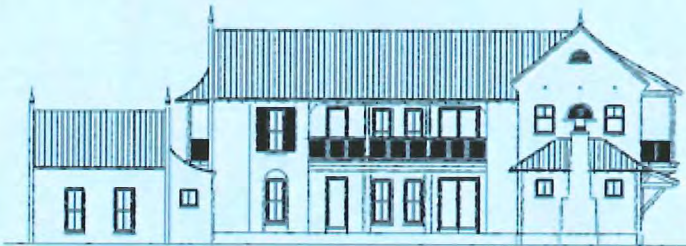
Area of Development



Atlantic Beach Village

Artistic Site Perspective Rendering

The Neighborhoods:



The Manors



The Cottages



The Plaza Green Townhomes

The Manors

The Manors village is comprised of courtyard houses modeled after the Dutch West Indies Architecture. This style emphasizes flat white stucco with an out door courtyard serving as the core of the house. The specific architectural features are simple gable roofs with well proportioned openings and colonnades. These features are punctuated with Timber porches and assorted subtleties. Such as Roof finials, Wood roof vents, Decorative wood entry doors and accent light fixtures.

The Cottages

The Cottages are located on the tree lined "Main street" complete with picket fences, sidewalks and porches. These homes will embody the concept of neighbors making neighborhoods. These homes are designed in the traditional coastal vernacular with classic materials.

The Plaza Green Townhomes

The Plaza Flats Anchor the Green with a walk up urban entrance from the plaza Rotunda. These Townhomes are comprised of a series of connected row house type structures, offering spectacular views of the green. This Architecture is reminiscent of the St. Augustine structures with Stucco and shingles as their primary cladding with deep over hangs and contrasting window and door colors.



The Neighborhoods of Atlantic Beach Village

The Villas

The Villas are the heart of the neighborhood. Flanking the plaza green, these structures have easy walk up entrances and porches. These homes are dressed in bracketed and columned porches with immediate access to the Green.

The Estates

The Estates comprise select custom Shingle style homes reminiscent of the Old & New Atlantic Beach Architectural Styles. These homes are derived from the origin and form of the great New England classics but with a unique adaptation to the Florida climate. Such adaptations reflect, porches, large windows, an abundance of doors and windows, deep overhangs, gutters and a mix of exterior materials. The buildings seem to reflect a grace growth that occurred over several generations.

The Golf and Village Flats

Course Side Flats view the golf course. These Flats are comprised of a series of connected row house type structures, offering spectacular views of the Course. This Architecture is reminiscent of the Old New England and Atlantic Beach Vacation Hotels with Stucco and shingles as their primary cladding with deep overhangs and contrasting window and door colors.



The Neighborhoods:



The Villas



The Estates



The Golf and Village Flats

Architectural Features

1. Single Family 2 story residences with detached garages on 70' wide lots.
2. Architectural windows w/Dimensional appearance & profiles.
3. Authentic Historical Stucco
4. Decorative Clay or Metal Chimney pots/caps.
5. Decorative Metal roof cresting and finial appointments.
6. Exposed & sculpted architectural rafter tails.
7. Heavy timber porch brackets.
8. Dimensional Architectural Asphalt shingle.
9. Decorative / Accent Lamp features.

Site Key Plan

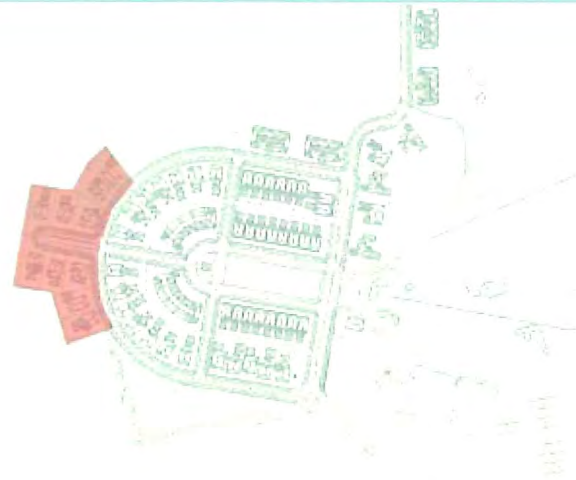


Illustration of Architectural Features



Conceptual Elevation Studies



Conceptual Massing Studies





The Manors Neighborhood



The Cottages Neighborhood

Architectural Features

1. Multi family units consisting of single story flats atop 2 story town homes, adjacent to the Village Greens.
2. Architectural windows w/Dimensional appearance & profiles.
3. Authentic Historical Stucco
4. Architectural Cedar wall shingles.
5. Decorative Clay or Metal Chimney pots/caps.
6. Decorative Metal roof cresting and finial appointments.
7. Exposed & sculpted architectural rafter tails.
8. Heavy timber porch brackets.
9. 5 V Crimp or Standing seam metal roof System.
10. Decorative / Accent Lamp features

Site Key Plan



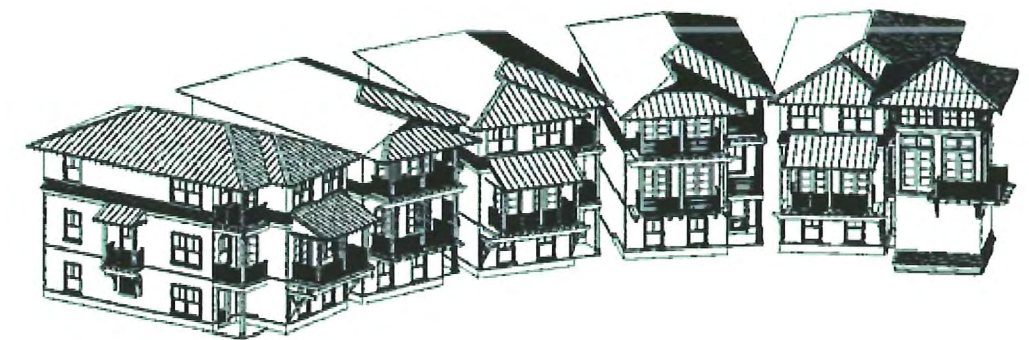
Illustration of Architectural Features



Conceptual Elevation Studies



Conceptual Massing Studies





The Plaza Green Townhomes Neighborhood

Architectural Features

1. Three story detached town home residences with detached garages on 35' wide lots and flanking the Village Green
2. Architectural windows w/Dimensional appearance & profiles.
3. Authentic Historical Stucco
4. Architectural Cedar wall shingles.
5. Decorative Clay or Metal Chimney pots/caps.
6. Decorative Metal roof cresting and finial appointments.
7. Exposed & sculpted architectural rafter tails.
8. Heavy timber porch brackets.
9. 5 V Crimp or Standing seam metal roof System.
10. Decorative / Accent Lamp features.

Site Key Plan

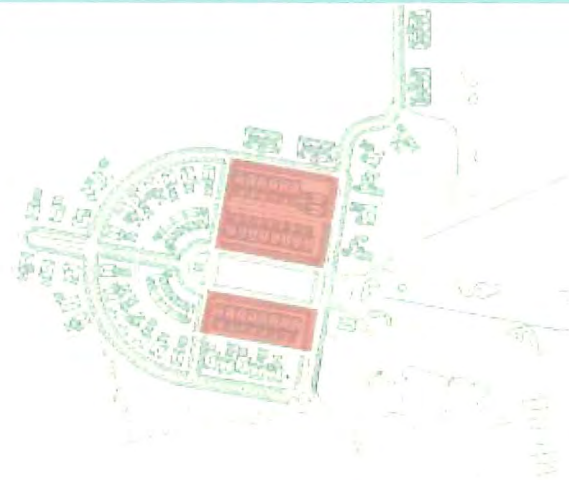


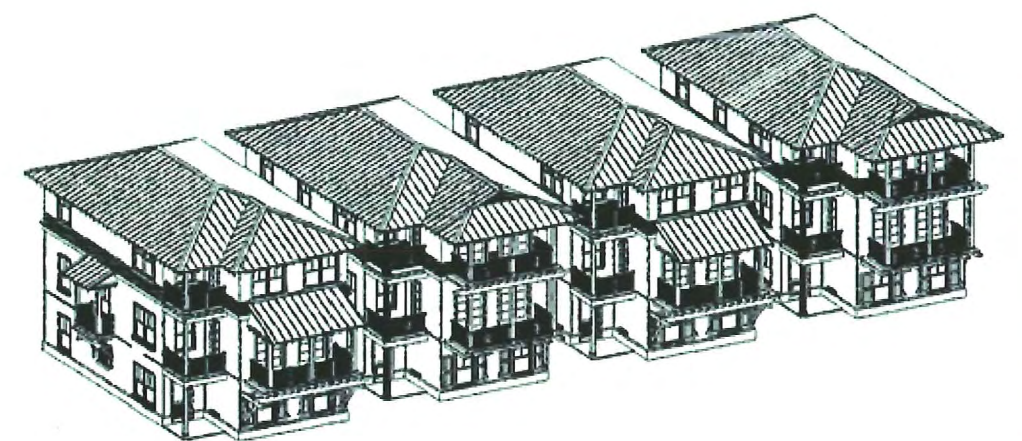
Illustration of Architectural Features



Conceptual Elevation Studies



Conceptual Massing Studies





The Villas Neighborhood

Architectural Features

1. Single family estates situated on 100' wide water front lots overlooking the golf course
2. Architectural windows w/Dimensional appearance & profiles.
3. Authentic Historical Stucco
4. Painted distress brick.
5. Architectural Cedar wall shingles.
6. Decorative Clay or Metal Chimney pots/caps.
7. Decorative Metal roof cresting and finial appointments.
8. Exposed & sculpted architectural rafter tails.
9. Heavy timber porch brackets.
10. 5 V Crimp, Standing seam metal roof System, copper, flat slate roofs and or Cedar roof shingles.
11. Decorative / Accent Lamp features.

Site Key Plan



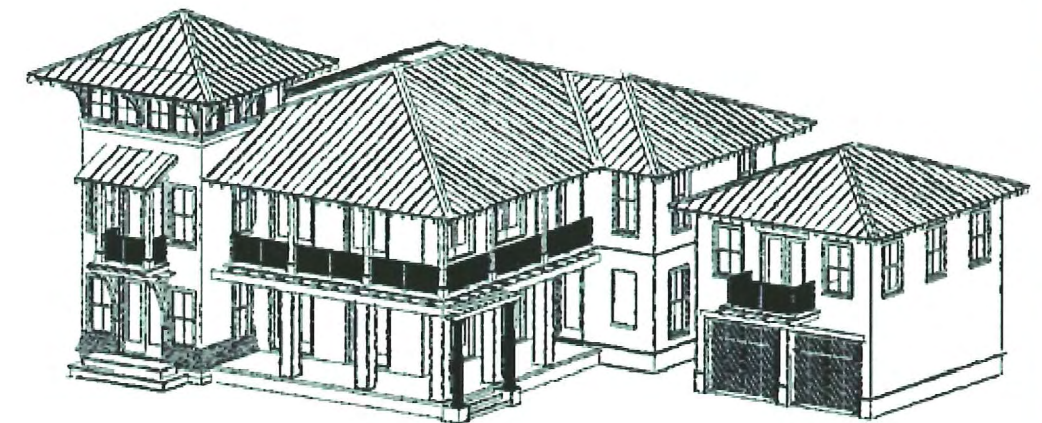
Illustration of Architectural Features



Conceptual Elevation Studies



Conceptual Massing Studies





Architectural Features

1. Multi family units consisting of single story flats atop 2-story town homes adjacent to the golf course.
2. Architectural windows w/Dimensional appearance & profiles.
3. Authentic Historical Stucco
4. Decorative Clay or Metal Chimney pots/caps.
5. Decorative Metal roof cresting and finial appointments.
6. Exposed & sculpted architectural rafter tails.
7. Heavy timber porch brackets.
8. Dimensional Architectural Asphalt shingle.
9. Decorative / Accent Lamp features.
10. Window shutters w/Hardware

Site Key Plan



Illustration of Architectural Features



Conceptual Elevation Studies



Conceptual Massing Studies





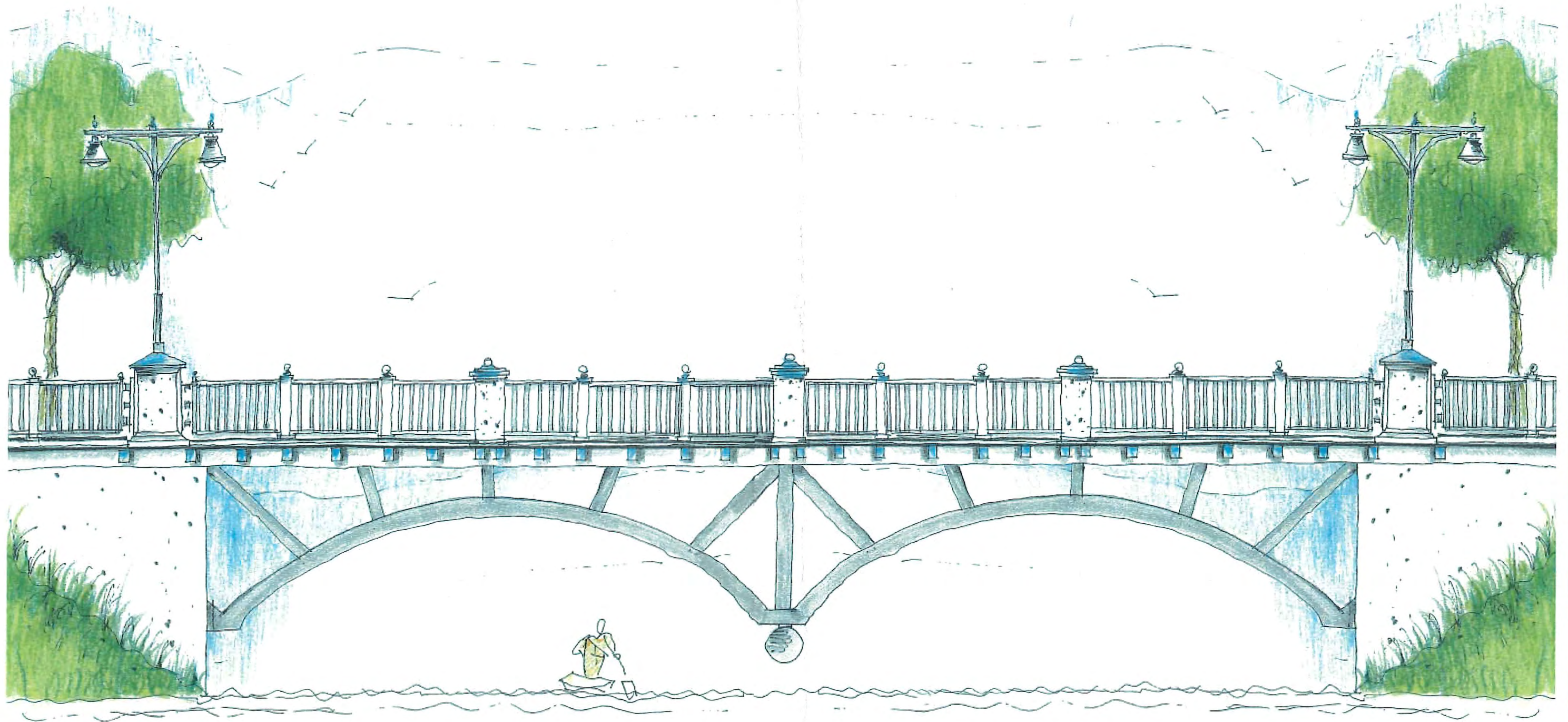
The Golf and Village Flats Neighborhood

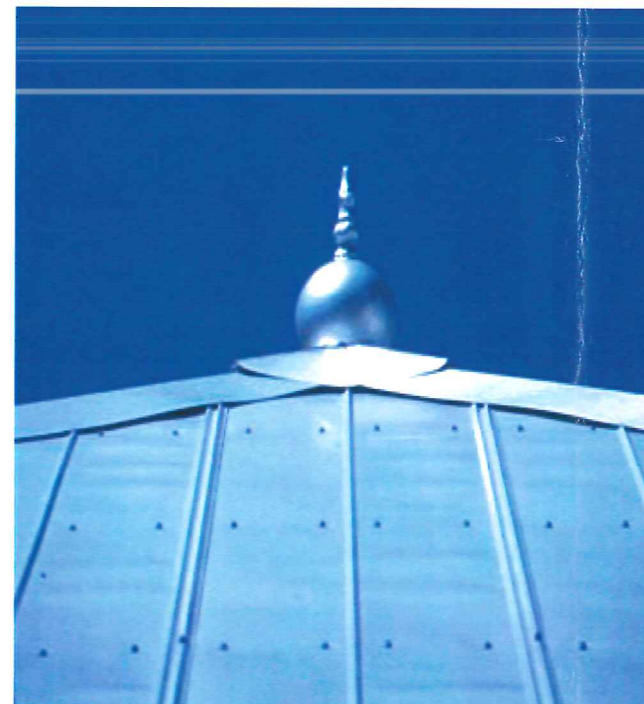
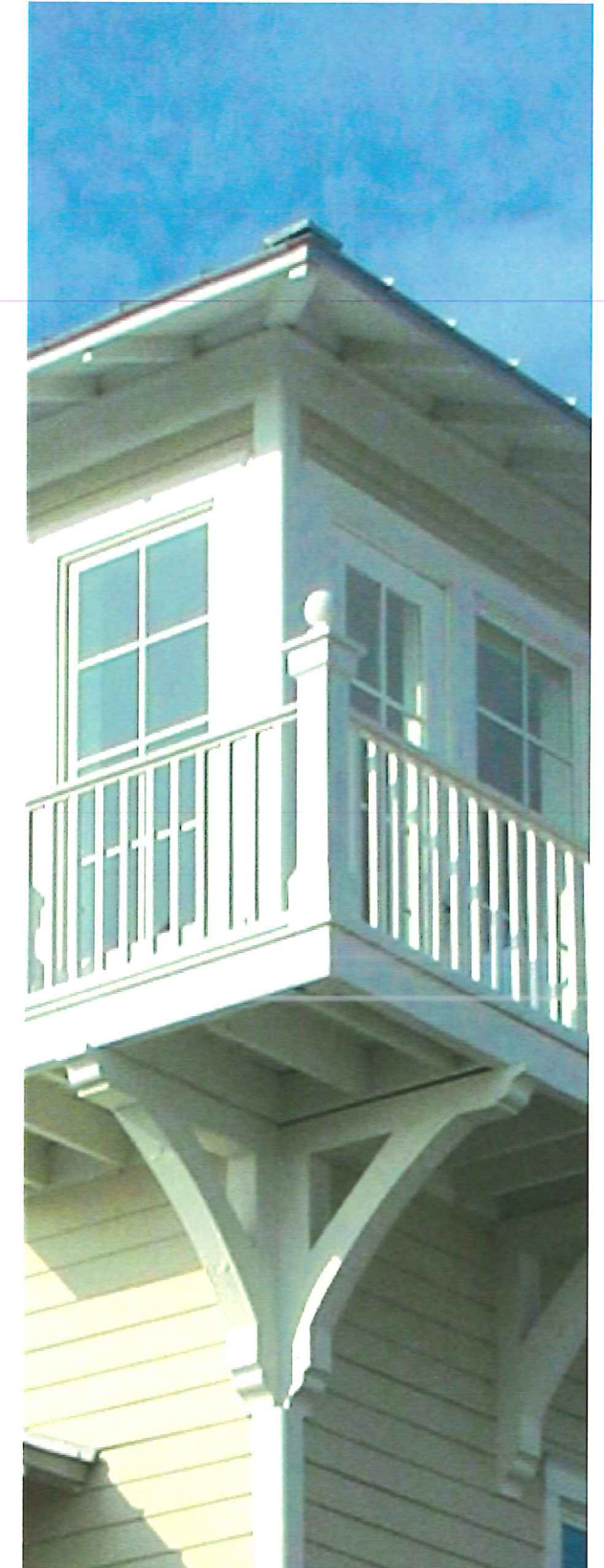


Site Key Plan



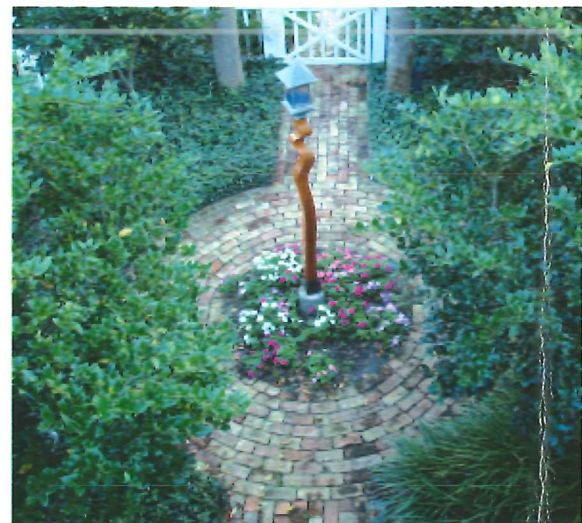
Artistic Conceptual Bridge





Atlantic Beach Village





Site Key Plan

