



**TERRENO
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
MARCH 13, 2023
9:00 A.M.**

Special District Services, Inc.
27499 Riverview Center Boulevard, #253
Bonita Springs, FL 33134

www.terrenocdd.org
561.630.4922 Telephone
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AGENDA
TERRENO
COMMUNITY DEVELOPMENT DISTRICT
Golf Club of the Everglades
8835 Vanderbilt Beach Road
Naples, Florida 34120
REGULAR BOARD MEETING
March 13, 2023
9:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. February 13, 2022 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2023-05 – Ratifying Sale of Bonds.....Page 6
 - 2. Consider Approval of Master Disclosure of Public Financing.....Page 8
 - 3. Consider Approval of Supplemental Disclosure of Public Financing.....Page 29
 - 4. Consider Approval of Interlocal Agreement for Preparation and Submission of District
Non-Ad Valorem Assessment Roll and the Related Uniform Collection and Enforcement..Page 50
 - 5. Consider Resolution No. 2023-06 – Adopting a Fiscal Year 2023/2024 Proposed Budget...Page 57
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

Miscellaneous Notices

Published in Naples Daily News on March 3, 2023

Location

Collier County, Florida

Notice Text

TERRENO COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING The Board of Supervisors ("Board") for the Terreno Community Development District ("District") will hold a Regular Board Meeting ("Meeting") on March 13, 2023, at 9:00 a.m. at the Golf Club of the Everglades located at 8835 Vanderbilt Beach Road, Naples, Florida 34120 for the purpose of considering any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, Ph: (561) 630-4922 ("District Manager's Office"), during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting. There may be occasions when Board Supervisors or District staff may participate by speaker telephone. Any person requiring special accommodations at this Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michelle Krizen District Manager TERRENO COMMUNITY DEVELOPMENT DISTRICT www.terrenocdd.org March 3, 2023 #5608256

**TERRENO COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 13, 2023**

A. CALL TO ORDER

The February 13, 2023, Regular Board Meeting of the Terreno Community Development District (the “District”) was called to order at 9:05 a.m. at the Golf Club of the Everglades located at 8835 Vanderbilt Beach Road, Naples, Florida 34120.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Naples Daily News* on February 3, 2023, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman Scott Brooks, Vice Chairperson Laura Ray and Supervisors Naomi Robertson, Patrick Butler and Michael Hueniken who arrived at 9:14 a.m.

Also in attendance were Michelle Krizen of Special District Services, Inc.; Attorney Alyssa Willson of Kutak Rock (via phone); Engineer Josh Evans of J.R. Evans Engineering, P.A. (via phone); Kate John of Kutak Rock (via phone); and Andrew Karmeris of Special District Services, Inc.(via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. December 12, 2022, Regular Board Meeting

The December 12, 2022, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously approving the December 12, 2022, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Supplemental Assessment Methodology Report

Mr. Karmeris went over the report, noting that this would be a two bond series and the PAR amount is \$8,060,000. Table F shows the maximum annual debt per product type. Mr. Karmeris confirmed the debt was the same as described in the methodology.

2. Consider Resolution No. 2023-01 – Supplemental Assessment Resolution

Resolution No. 2023-01 was presented, entitled:

RESOLUTION 2023-01

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023; CONFIRMING THE DISTRICT'S PROVISION OF THE SERIES 2023 PROJECT AND ADOPTING AN ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2023 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2023 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously adopting Resolution No. 2023-01, as presented.

3. Consider Amended and Restated Acquisition Agreement

Ms. Willson explain the purpose of the agreement was to preserve the ability to be repaid from conveyances. "Phase 1" has been amended to read "2023 project" to avoid confusion.

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously approving the Amended and Restated Acquisition Agreement, as presented.

4. Consider Resolution No. 2023-02 – Adopting a Record Retention Policy Option 2

Resolution No. 2023-02 was presented, entitled:

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING

**THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND
PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

Ms. Willson noted there were two options to update this policy. The Board discussed Option 2, which would direct the District on how to retain records and how and when items can be disposed.

A **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously adopting Resolution No. 2023-02, Option 2, as presented.

5. Consider Resolution No. 2023-03 – Electing Officers

Resolution No. 2023-03 was presented, entitled:

RESOLUTION 2023-03

**A RESOLUTION ELECTING THE OFFICERS OF THE TERRENO
COMMUNITY DEVELOPMENT DISTRICT, COLLIER COUNTY, FLORIDA.**

A motion was made by Ms. Ray, seconded by Mr. Hueniken and passed unanimously electing the below slate of officers of the District:

CH: Scott Brooks
VC: Laura Ray
AS: Naomi Robertson
AS: Patrick Butler
AS: Michael Hueniken
Treasurer/Secretary: Michelle Krizen

6. Consider Resolution No. 2023-04 – Authorizing Electronic Approvals and Check Signers

Resolution No. 2023-04 was presented, entitled:

RESOLUTION NO. 2023-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO
COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE
ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT,
DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO
REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES,
SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN
EFFECTIVE DATE.**

Since there was an update to the Treasurer, this resolution allows for an update to those authorized to sign checks and will include Todd Wodraska, Jason Pierman, Patricia LasCasas, Michelle Krizen and Scott Brooks.

A motion was made by Ms. Ray, seconded by Mr. Hueniken and passed unanimously adopting Resolution No. 2023-04, as presented.

7. Consider Property Appraiser Agreement

8. Consider Tax Collection Agreement

Both #7 & #8 were discussed. We are still awaiting Collier County to provide these items.

I. ADMINISTRATIVE MATTERS

The Disclosure of Public Financing and the proposed budget will be presented at the March 13, 2023, meeting.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Ray, seconded by Mr. Hueniken and passed unanimously adjourning the meeting at 9:27 a.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (2023 PROJECT); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (2023 PROJECT); DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Terreno Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2023 (2023 Project), in the par amount of \$8,060,000 (“Series 2023 Bonds”); and

WHEREAS, the District closed on the sale of the Series 2023 Bonds on February 15, 2023; and

WHEREAS, as prerequisites to the issuance of the Series 2023 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2023 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The sale, issuance, and closing of the Series 2023 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2023 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and

all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2023 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2023 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of March 2023.

ATTEST:

**TERRENO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Terreno Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

**MASTER DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE TERRENO COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Terreno Community Development District

Scott Brooks
Chairperson

Naomi Robertson
Assistant Secretary

Laura Ray
Vice Chairperson

Patrick Butler
Assistant Secretary

Michael Hueniken
Assistant Secretary

Special District Services, Inc.
District Manager
2501A Burns Road
Palm Beach Gardens, Florida 33410
(561) 630-4922

District records are on file at the offices of Special District Services, Inc., at 2501A Burns Road, Palm Beach Gardens, Florida 33410, and are available for public inspection upon request during normal business hours.

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TERRENO COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Terreno Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well as maintenance of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE TERRENO COMMUNITY DEVELOPMENT DISTRICT

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Terreno Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent, special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance No. 2022-22, enacted by the Board of County Commissioners of Collier County, Florida, which was effective on June 17, 2022. The District encompasses approximately 325.767 acres of land located entirely within the boundaries of Collier County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Collier County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 325.767 acres, and located entirely within Collier County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A”. The public infrastructure necessary to support the District’s development program includes, but is not limited to, stormwater management and control systems, including but not limited to related earthwork, water and wastewater facilities, public roadway improvements related to the stormwater facilities, conservation and mitigation areas. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted the *Master Engineer’s Report*, dated July 11, 2022, (the “Engineer’s Report”), which details all of the improvements currently contemplated for the completion of the infrastructure of the District (the “Capital Improvement Plan”). Copies of the Engineer’s Report are available for review in the District’s public records. The improvements, funding and maintenance of the Capital Improvement Plan is described in Table 2 of the Engineer’s Report and is listed below:

Improvement	Funded By	Ownership	Operation & Maintenance
Stormwater Management	CDD	CDD	CDD
Potable Water	CDD	Collier County Utilities	Collier County Utilities
Sanitary Sewer	CDD	Collier County Utilities	Collier County Utilities
Conservation Area	Developer	CDD	CDD

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On October 11, 2022, the Twentieth Judicial Circuit Court of the State of Florida, in and for Collier County, Florida, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$25,000,000 in Special Assessment Bonds for infrastructure needs of the District.

STORMWATER MANAGEMENT

The approved conceptual development plan for the Terreno project provides for approximately 51 acres of stormwater management lakes that are located within the District. These lakes are to provide for both water quality treatment and water attenuation for the proposed 685 single family units, all associated roadways, common areas, and the amenity center.

The District’s stormwater management system will convey runoff from the individual residential lots via a system of gutters, inlets and piping into the lakes for treatment purposes. The lakes within the District are designed with large pipe interconnects that allows for the cross

conveyance of the stormwater runoff from lake to lake and ultimately into the adjacent wetland slough system.

To ensure compliance with the South Florida Water Management District regulatory requirements, control structures have been or will be installed on the outfall pipes leaving the lakes and regulate the individual lake levels. The overall project designs provide for a regulated outfall point from the onsite stormwater treatment network into the natural wetland slough system that expands through the center of the development.

Construction of the District's stormwater remaining improvements is proposed to occur through 2026 and has been constructed in three (3) separate phases. Generally, descriptions of the stormwater infrastructure for each phase of District are as follows:

Phase I - Construction of approximately 17 acres of lakes, 28,694 feet of gutters, 10,399 feet of pipe culverts, and related berms and canals.

Phase II - Construction of approximately 7 acres of lakes, 16,565 feet of gutters, 5,617 feet of pipe culverts, and related berms and canals.

Phase III - Construction of approximately 27 acres of lakes, 17,079 feet of gutters, 6,253 feet of pipe culverts, and related berms and canals.

The District's stormwater system was designed, permitted, and will be constructed based on the following design events:

- Roads and Basins - 25 year - 3-day storm event.
- Buildings and Residences - 100 year - 3-day storm event.

POTABLE WATER AND SANITARY SEWER

The Project is located within the Collier County Water and Sewer service area, and availability of service has been confirmed. The Project will connect to a 12" water main along the north side of Oil Well Road which will provide service of potable water is available for domestic use, fire protection, and irrigation. Wastewater flows within the project will be collected and transmitted via gravity sewers to two (2) lift stations. The force main leaving both lift stations will connect to an 8" force main which runs through the entire project connecting to the existing 12" force main along the north side of Oil Well Road.

Construction of the District's potable water and sanitary sewer infrastructure remaining improvements is also proposed to occur through 2026 and has or will be constructed in three (3) separate phases. Generally, descriptions of the potable water and sanitary sewer infrastructure for each phase of District are as follows:

Phase I - Construction of approximately 9,587 feet of gravity sewer, 4,167 feet of sewer force main, 8,920 feet of potable water mains, and 2 sewer pump stations.

Phase II - Construction of approximately 7,162 feet of gravity sewer, 744 feet of sewer force main, and 8,614 feet of potable water mains.

Phase III - Construction of approximately 7,539 feet of gravity sewer and 8,920 feet of potable water mains.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements may be financed by the District through the sale of special assessment bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Information regarding the maximum annual assessment levels for such bonds may be found in supplements to this Master Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Terreno Community Development District as recorded over the property subject to the special assessment bonds and special assessments. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*. More information can be obtained from the Capital Improvement Plan on file with the District.

In addition to the special assessments described above, the District's Board of Supervisors may annually determine and calculate operations and maintenance assessments against all benefited lands in the District. These assessments may also be collected in the same manner as county ad valorem taxes.

Method of Collection

The District's special and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Collier County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the Terreno Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Terreno Community Development District, 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 13th day of March 2023, and recorded in the Official Records of Collier County, Florida.

WITNESSES:

**TERRENO COMMUNITY
DEVELOPMENT DISTRICT**

[Print Name]

Scott Brooks

Chairperson, Board of Supervisors

[Print Name]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 13th day of March 2023, by Scott Brooks as Chairperson of the Board of Supervisors of the Terreno Community Development District.

(Official Notary Signature & Seal)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA

A PARCEL OF LAND LING IN SECTIONS 24 & 25, TOWNSHIP 48 SOUTH, RANGE 27, EAST AND SECTION 19, TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "A" VALENCIA GOLF AND COUNTRY CLUB CLUBHOUSE AS PER THE PLAY THEREOF RECORDED IN PLAT BOOK 404, PAGE 82 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE 131.34 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 05°09'43", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88°50'47" EAST, A DISTANCE OF 131.49 FEET TO THE END OF THE CURVE; THENCE NORTH 05°16'51" WEST, A DISTANCE OF 239.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE 78.93 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 30°27'00", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°26'39" EAST, A DISTANCE OF 70.99 FEET TO THE END OF THE CURVE; THENCE NORTH 85°10'09" EAST, A DISTANCE OF 126.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 118.87 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 705.60 FEET, A CENTRAL ANGLE OF 09°39'10", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°39'44" EAST, A DISTANCE OF 118.73 FEET TO THE END OF THE CURVE; THENCE SOUTH 85°10'41" EAST, A DISTANCE OF 105.31 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 663.81 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,547.12 FEET, A CENTRAL ANGLE OF 24°39'41", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 82°29'28" EAST, A DISTANCE OF 1462.09 FEET TO THE END OF THE CURVE; THENCE NORTH 70°28'38" EAST, A DISTANCE OF 252.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 85.21 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 97°38'54", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 21°20'11" EAST, A DISTANCE OF 75.27 FEET TO THE END OF THE CURVE; THENCE NORTH 27°29'17" WEST, A DISTANCE OF 157.92 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 58.99 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 41°14'48", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 49°06'40" WEST, A DISTANCE OF 35.22 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 13.73 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11,330.02 FEET, A CENTRAL ANGLE OF 0°25'57", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 78°00'30" WEST, A DISTANCE OF 75.75 FEET; THENCE SOUTH 50°13'32" WEST, A DISTANCE OF 100.28 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 135.82 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 15°53'52", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°00'48" WEST, A DISTANCE OF 135.41 FEET TO A POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 82.29 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 6,125.00 FEET, A CENTRAL ANGLE OF 05°48'42", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°53'22" WEST, A DISTANCE OF 851.02 FEET TO A POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 101.79 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 116°38'34", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°41'41" WEST, A DISTANCE OF 85.70 FEET TO A POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 151.58 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 49°37'40", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 51°11'14" WEST, A DISTANCE OF 144.80 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 259.04 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 205.62 FEET, A CENTRAL ANGLE OF 72°11'02", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 72°26'46" WEST, A DISTANCE OF 242.25 FEET TO THE END OF THE CURVE; THENCE NORTH 30°50'00" WEST, A DISTANCE OF 262.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 281.57 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,010.00 FEET, A CENTRAL ANGLE OF 15°58'23", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°50'49" WEST, A DISTANCE OF 280.66 FEET TO THE END OF THE CURVE; THENCE NORTH 14°51'31" WEST, A DISTANCE OF 241.17 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 504.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 46°36'19", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 08°26'24" EAST, A DISTANCE OF 490.48 FEET TO THE END OF THE CURVE AND THE INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5272, PAGE 2434 OF SAID PUBLIC RECORDS OF COLLIER COUNTY; THENCE THE FOLLOWING SIX COURSES ALONG SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5272, PAGE 2434: THENCE NORTH 75°47'16" EAST, A DISTANCE OF 83.38 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 249.29 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 25°58'10", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 52°43'12" EAST, A DISTANCE OF 247.16 FEET TO THE END OF SAID CURVE AND A POINT DESIGNATED AS POINT "A"; THENCE NORTH 40°15'52" WEST, A DISTANCE OF 150.00 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 14.41 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 399.95 FEET, A CENTRAL ANGLE OF 2°03'32", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 48°42'12" EAST, A DISTANCE OF 14.41 FEET TO THE END OF THE CURVE; THENCE NORTH 47°40'18" EAST, A DISTANCE OF 18.52 FEET; THENCE NORTH 42°19'44" WEST, A DISTANCE OF 46.79 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 5272, PAGE 2434; THENCE (FOLLOWING SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5272, PAGE 2434) NORTH 47°40'31" EAST, A DISTANCE OF 59.31 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 282.66 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 100°19'44", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°20'31" WEST, A DISTANCE OF 230.37 FEET TO THE END OF THE CURVE TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST.

CONTINUED ON SHEET 2



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Harold S. Bagdasarian
Date: 2002.04.03
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THIS MAP PREPARED BY: DAVID S. JACOBSON, FPM DATE: 10/1/88 DRAWN BY: DAVID S. JACOBSON SCALE: 1" = 100' PROJECT: RECONSTRUCTION OF THE OLD FARM ROAD SHEET: 1 OF 1

**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 14 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

LEGAL DESCRIPTION (CONTINUED)

THENCE 57.99 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33°13'38", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°02'24" WEST, A DISTANCE OF 57.18 FEET TO THE END OF THE CURVE; THENCE NORTH 19°25'34" WEST, A DISTANCE OF 233.25 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 148.10 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 164.23 FEET, A CENTRAL ANGLE OF 51°40'06", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 08°24'29" EAST, A DISTANCE OF 143.14 FEET TO THE END OF THE CURVE; TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 129.25 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 211.53 FEET, A CENTRAL ANGLE OF 34°56'31", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 14°46'16" EAST, A DISTANCE OF 127.25 FEET TO THE END OF THE CURVE; THENCE NORTH 02°41'58" WEST, A DISTANCE OF 364.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE 122.39 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 117.19 FEET, A CENTRAL ANGLE OF 59°50'19", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 27°13'11" EAST, A DISTANCE OF 116.91 FEET TO THE END OF THE CURVE; THENCE NORTH 58°24'26" EAST, A DISTANCE OF 98.98 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 47.95 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 47.05 FEET, A CENTRAL ANGLE OF 58°23'29", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 29°12'41" EAST, A DISTANCE OF 45.90 FEET TO THE END OF THE CURVE; THENCE NORTH 00°00'55" EAST, A DISTANCE OF 57.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 858 (OIL WELL ROAD); THENCE NORTH 89°35'13" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OIL WELL ROAD, A DISTANCE OF 523.37 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 1181 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE THE FOLLOWING 10 COURSES ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 1181 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA: SOUTH 00°24'26" EAST, A DISTANCE OF 850.00 FEET; THENCE SOUTH 30°58'31" EAST, A DISTANCE OF 255.00 FEET; THENCE SOUTH 50°28'31" EAST, A DISTANCE OF 600.00 FEET; THENCE SOUTH 31°29'31" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 47°05'12" EAST, A DISTANCE OF 686.83 FEET; THENCE NORTH 81°45'29" EAST, A DISTANCE OF 230.00 FEET; THENCE SOUTH 88°17'03" EAST, A DISTANCE OF 645.91 FEET; THENCE SOUTH 58°31'31" EAST, A DISTANCE OF 1,010.00 FEET; THENCE NORTH 89°30'44" EAST, A DISTANCE OF 400.52 FEET TO THE WESTERLY LINE OF THE NORTH GOLDEN GATE CANAL AS SHOWN ON THE PLAT OF NORTH GOLDEN GATE UNIT NO. 4 AS RECORDED IN PLAT BOOK 9, PAGES 52-54 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°31'01" EAST, ALONG SAID WESTERLY LINE OF THE NORTH GOLDEN GATE CANAL, A DISTANCE OF 2,395.82 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1275, PAGE 003, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 88°30'33" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1275, PAGE 003, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°31'01" EAST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1275, PAGE 003, A DISTANCE OF 360.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RANDALL BOULEVARD; THENCE SOUTH 89°32'08" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF RANDALL BOULEVARD, A DISTANCE OF 3,156.89 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 02°22'38" WEST, A DISTANCE OF 437.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 438.83 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 12°34'18", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 08°40'08" WEST, A DISTANCE OF 437.95 FEET TO THE END OF THE CURVE; THENCE NORTH 14°52'17" WEST, A DISTANCE OF 413.25 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 123.08 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 94°01'41", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°58'07" WEST, A DISTANCE OF 109.73 FEET TO THE END OF THE CURVE; THENCE SOUTH 71°01'02" WEST, A DISTANCE OF 54.17 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE 69.78 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 79°37'51", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°02'01" WEST, A DISTANCE OF 64.25 FEET TO THE END OF THE CURVE; THENCE SOUTH 09°06'06" EAST, A DISTANCE OF 273.44 FEET; THENCE SOUTH 18°30'20" EAST, A DISTANCE OF 134.79 FEET; THENCE SOUTH 05°06'38" EAST, A DISTANCE OF 21.37 FEET; THENCE SOUTH 14°17'48" EAST, A DISTANCE OF 208.37 FEET; THENCE SOUTH 24°44'20" EAST, A DISTANCE OF 180.69 FEET; THENCE SOUTH 26°26'53" EAST, A DISTANCE OF 130.56 FEET; THENCE SOUTH 00°20'47" EAST, A DISTANCE OF 239.98 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF RANDALL BOULEVARD; THENCE SOUTH 60°32'08" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF RANDALL BOULEVARD, A DISTANCE OF 683.61 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 37°21'41" EAST, A DISTANCE OF 168.48 FEET; THENCE NORTH 26°23'03" WEST, A DISTANCE OF 115.76 FEET; THENCE NORTH 15°12'41" WEST, A DISTANCE OF 224.81 FEET; THENCE NORTH 06°11'53" WEST, A DISTANCE OF 255.33 FEET; THENCE NORTH 01°52'57" EAST, A DISTANCE OF 126.40 FEET; THENCE NORTH 88°07'03" EAST, A DISTANCE OF 35.14 FEET; THENCE NORTH 88°48'04" EAST, A DISTANCE OF 39.61 FEET; THENCE NORTH 51°57'07" EAST, A DISTANCE OF 37.15 FEET; THENCE NORTH 35°21'41" EAST, A DISTANCE OF 40.85 FEET; THENCE NORTH 07°43'32" WEST, A DISTANCE OF 376.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 206.46 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 25°42'57", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 5°07'58" EAST, A DISTANCE OF 204.73 FEET TO THE END OF THE CURVE AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 264.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,540.00 FEET, A CENTRAL ANGLE OF 9°51'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88°50'40" WEST, A DISTANCE OF 264.46 FEET TO THE END OF THE CURVE AND THE EASTERLY LINE OF SAID TRACT "A", VALENCIA PHASE ONE AS RECORDED IN PLAT BOOK 29, PAGE 21 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

CONTINUED ON SHEET 3

**** THIS IS NOT A BOUNDARY SURVEY ****

THIS MAP PREPARED BY: DIVISION OF SURVEYS AND MAPPING COLLEGE OF ENGINEERING AND ARCHITECTURE UNIVERSITY OF SOUTHERN ALABAMA	DATE: 11/01/2014 DRAWN BY: [Signature] CHECKED BY: [Signature]	PROJECT NO.: 14-001 SHEET NO.: 2 OF 2	DIVISION OF SURVEYS AND MAPPING COLLEGE OF ENGINEERING AND ARCHITECTURE UNIVERSITY OF SOUTHERN ALABAMA	DESIGNED BY: [Signature]	11-0000 2 OF 2
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**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

LEGAL DESCRIPTION (CONTINUED)

THENCE NORTH 08°04'33" EAST ALONG THE EASTERLY LINE OF SAID TRACT "A" VALENCIA PHASE ONE, A DISTANCE OF 80.00 FEET TO THE SOUTHERLY LINE OF SAID TRACT "A" VALENCIA GOLF AND COUNTRY CLUB CLUBHOUSE AS RECORDED IN PLAT BOOK 48, PAGE 82, PUBLIC RECORDS OF COLLIER COUNTY; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A" VALENCIA GOLF AND COUNTRY CLUB CLUBHOUSE, AND THE ARC OF A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE NORTH, THENCE 131.33 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 05°09'14", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 86°29'44" EAST, A DISTANCE OF 131.29 FEET TO THE END OF THE CURVE AND THE POINT OF BEGINNING.
SAID PARCEL CONTAINING .335.324 ACRES, MORE OR LESS

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, (NAD1983 (NSRS 2007)).

" THIS IS NOT A BOUNDARY SURVEY "

THIS MAP PREPARED BY: GEOGRAPHIC INFORMATION SYSTEMS AND SURVEYING SERVICES LLC	DATE: 01/20/2018	PROJECT NO.: 18-001	PROJECT NAME: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	DATE: 01/20/2018	PROJECT NO.: 18-001	PROJECT NAME: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	DATE: 01/20/2018	PROJECT NO.: 18-001	PROJECT NAME: VALENCIA GOLF AND COUNTRY CLUB - PHASE I
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**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 34 AND 25 TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 8,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

LEGAL DESCRIPTION

LESS AND EXCEPT

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 48 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT DESIGNATED AS POINT "A" ABOVE; THENCE NORTH 55°31'31" EAST, A DISTANCE OF 282.78 FEET TO THE POINT OF BEGINNING BEING THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 70.75 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 521.55 FEET, A CENTRAL ANGLE OF 0°46'19", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 18°35'10" EAST, A DISTANCE OF 70.70 FEET TO THE END OF THE CURVE AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 153.07 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 58°28'00", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°40'48" EAST, A DISTANCE OF 146.52 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 87.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 100°18'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°30'37" EAST, A DISTANCE OF 70.75 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 96.96 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 50°30'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 72°29'32" EAST, A DISTANCE OF 83.85 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 142.61 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 54°28'22", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 70°30'44" EAST, A DISTANCE OF 137.10 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 77.23 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 68.72 FEET, A CENTRAL ANGLE OF 64°23'17", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 78°28'11" EAST, A DISTANCE OF 73.23 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 43.85 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°14'40", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 82°32'30" EAST, A DISTANCE OF 42.45 FEET TO THE END OF THE CURVE AND TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 5.36 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 0°31'14", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 28°12'13" EAST, A DISTANCE OF 5.36 FEET TO THE POINT OF CURVATURE OF A COMPOUND CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 26.70 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 17°00'03", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 19°25'41" EAST, A DISTANCE OF 25.61 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 254.95 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 62°08'44", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°01'35" EAST, A DISTANCE OF 242.64 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 112.64 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 33°58'06", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 36°07'24" EAST, A DISTANCE OF 111.00 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 120.73 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 00°32'03", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 43°34'23" EAST, A DISTANCE OF 120.61 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 130.99 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 39°30'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 18°15'23" EAST, A DISTANCE OF 128.41 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 134.67 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 38°34'51", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°47'46" EAST, A DISTANCE OF 132.14 FEET TO THE END OF THE CURVE; THENCE SOUTH 47°05'11" EAST, A DISTANCE OF 59.83 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 87.10 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 24°58'41", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 59°34'32" EAST, A DISTANCE OF 86.50 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 216.88 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 63°24'11", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 39°21'47" EAST, A DISTANCE OF 205.30 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 253.98 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 14°35'30", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 14°07'27" EAST, A DISTANCE OF 253.26 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 150.54 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 95°50'16", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°19'56" WEST, A DISTANCE OF 133.60 FEET TO THE END OF THE CURVE; THENCE SOUTH 74°15'34" WEST, A DISTANCE OF 66.31 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 65.31 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,120.00 FEET, A CENTRAL ANGLE OF 01°45'54", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 84°54'77" WEST, A DISTANCE OF 65.31 FEET TO THE END OF THE CURVE; THENCE NORTH 47°45'37" WEST, A DISTANCE OF 79.70 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 38.35 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 66.39 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 166.71 FEET, A CENTRAL ANGLE OF 22°48'38", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°05'04" EAST, A DISTANCE OF 65.95 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 153.18 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 447.68 FEET, A CENTRAL ANGLE OF 20°22'22", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°29'33" EAST, A DISTANCE OF 158.35 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST;

CONTINUED ON SHEET 5

**** THIS IS NOT A BOUNDARY SURVEY ****

THE MAP PREPARED BY:	DATE: 11/20/2018	SCALE: 1"=100'	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	CLIENT: GOLF COURSE DEVELOPMENT, INC.	DATE: 11/20/2018
BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]
FOR: [Signature]	FOR: [Signature]	FOR: [Signature]	FOR: [Signature]	FOR: [Signature]	FOR: [Signature]
PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I
1 OF 12			1 OF 12		

**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

LEGAL DESCRIPTION (CONTINUED)

THENCE 132.88 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 156.90 FEET, A CENTRAL ANGLE OF 48°31'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23°37'22" WEST, A DISTANCE OF 128.95 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 257.61 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 539.35 FEET, A CENTRAL ANGLE OF 43°29'39", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°57'55" WEST, A DISTANCE OF 251.47 FEET TO THE END OF THE CURVE; THENCE SOUTH 89°59'10" WEST, A DISTANCE OF 59.45 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 80.84 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 890.83 FEET, A CENTRAL ANGLE OF 03°54'47", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 87°31'58" WEST, A DISTANCE OF 50.83 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 82.74 FEET THENCE NORTH 00°56'18" EAST, A DISTANCE OF 42.38 FEET; THENCE NORTH 28°39'01" WEST, A DISTANCE OF 185.42 FEET; THENCE NORTH 46°52'49" WEST, A DISTANCE OF 184.52 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 269.39 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 75°17'30", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°51'02" WEST, A DISTANCE OF 250.42 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 80.59 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 24°18'00", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°20'44" WEST, A DISTANCE OF 79.98 FEET TO THE END OF THE CURVE; THENCE NORTH 58°11'41" WEST, A DISTANCE OF 65.37 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 113.02 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 09°31'22", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 53°26'01" WEST, A DISTANCE OF 112.89 FEET TO THE END OF THE CURVE; THENCE NORTH 48°40'20" WEST, A DISTANCE OF 73.52 FEET TO THE POINT OF BEGINNING.

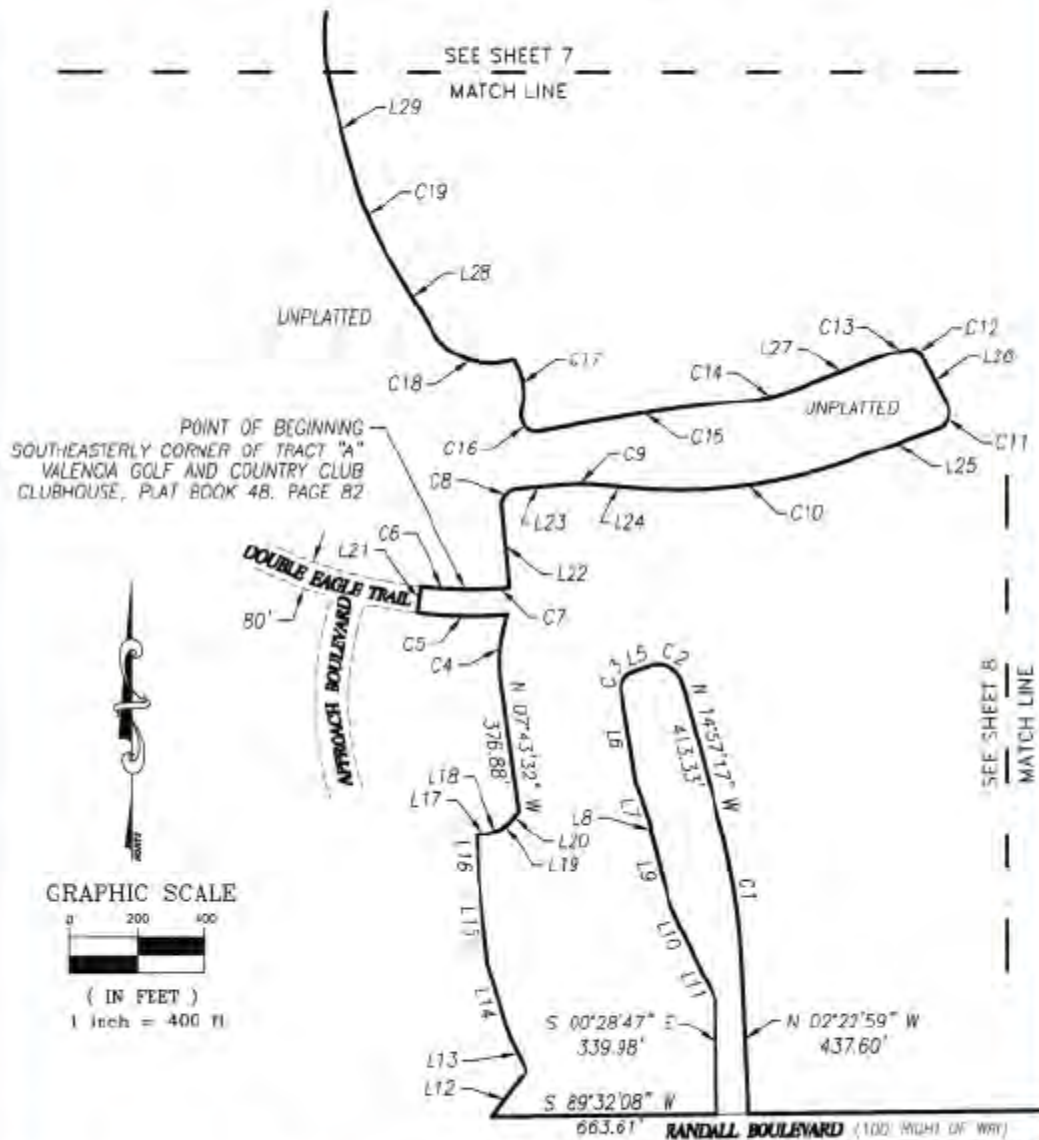
SAID PARCEL CONTAINING 10.557 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, (NAD1983 (NARS 2007)).

**** THIS IS NOT A BOUNDARY SURVEY ****

THE MAP PREPARED BY: OFFICE OF SURVEYING NO. 2, INC. 401 N. W. 10th Ave., Suite 100 Fort Lauderdale, FL 33304	BY: DAVID L. CHASE, PLS. License No. 100000000000000000	CHECKED BY: [Signature] DATE: 10/1/2010	TITLE: [Blank]	SCALE: [Blank]	PROJECT: [Blank]	SHEET: 11 OF 12
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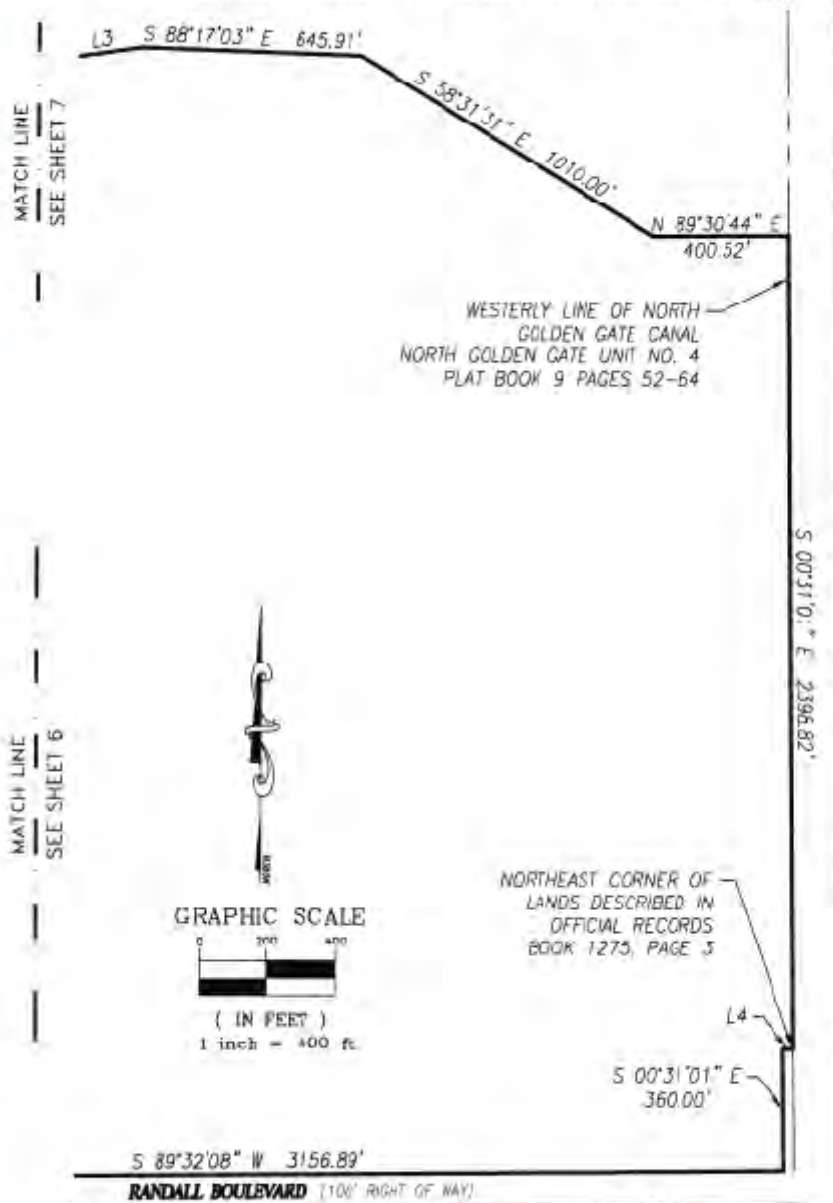
**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**



**** THIS IS NOT A BOUNDARY SURVEY ****

THIS MAP PREPARED BY: DAVID E. GOSWOLD, P.E.	DATE: 10/1/11	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	SCALE: 1" = 400'	PROJECT NO. 11-098	CERTIFIED TO: 11-098	DATE: 10/1/11	SHEET NO. 8 OF 12
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**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

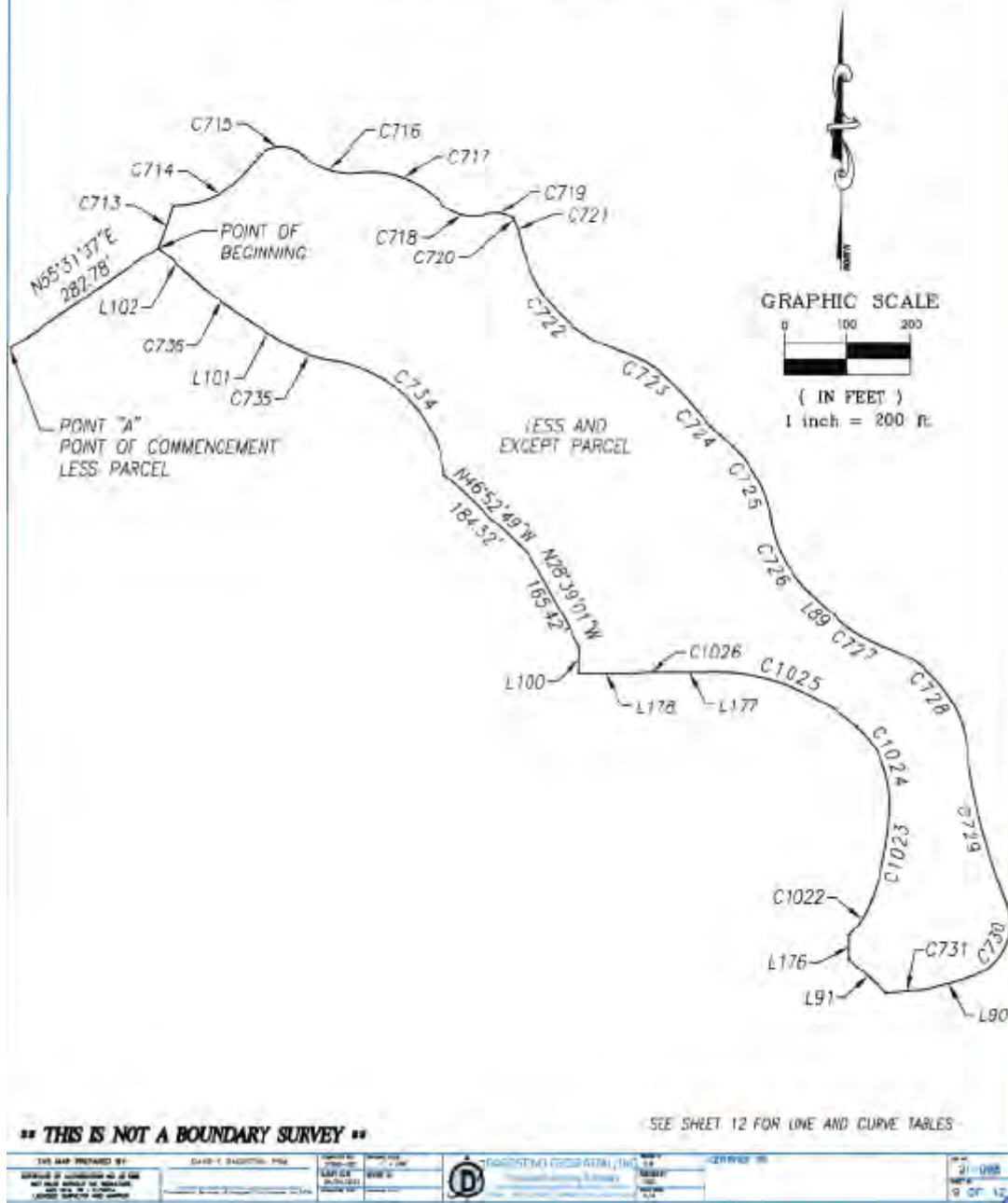


**** THIS IS NOT A BOUNDARY SURVEY ****

SEE SHEETS 10-11 FOR LINE AND CURVE TABLES

THIS MAP PREPARED BY: OFFICE OF ALFONSO H. G. JR. 407 OLD WINDY HILL ROAD AND 1001 W. 11th ST. CORPUS CHRISTI, TEXAS 78401	DAVID S. CASADITTA, P.E. Professional Surveyor & Mapper The License No. 10174	DAVID S. CASADITTA, P.E. Surveyor 11th & 10th CORPUS CHRISTI, TEXAS 78401	DAVID S. CASADITTA, P.E. Surveyor 11th & 10th CORPUS CHRISTI, TEXAS 78401	DAVID S. CASADITTA, P.E. Surveyor 11th & 10th CORPUS CHRISTI, TEXAS 78401	CERTIFIED TO: DATE: BY:	71-038 8 OF 12
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**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 24 AND 25 TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**



**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 34 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39°58'31"E	255.00'
L2	S31°29'31"E	300.00'
L3	N81°45'29"E	230.00'
L4	S89°30'33"W	30.00'
L5	S71°01'02"W	54.17'
L6	S09°06'06"E	273.44'
L7	S18°30'20"E	134.76'
L8	S05°06'58"E	21.37'
L9	S14°17'48"E	208.37'
L10	S24°44'20"E	180.69'
L11	S26°26'53"E	138.56'
L12	N37°21'41"E	168.48'
L13	N26°23'03"W	115.76'
L14	N18°12'41"W	224.81'
L15	N06°11'53"W	255.33'
L16	N01°52'57"W	126.40'
L17	N85°07'03"E	35.34'
L18	N68°48'04"E	39.61'
L19	N51°57'07"E	31.19'
L20	N39°21'41"E	40.85'
L21	N05°04'53"E	80.00'
L22	N05°16'51"W	239.14'
L23	N85°10'09"E	120.52'
L24	S85°10'41"E	105.31'
L25	N70°09'38"E	252.10'
L26	N27°29'17"W	157.92'
L27	S69°13'52"W	300.28'
L28	N30°50'00"W	262.14'
L29	N14°51'37"W	241.17'
L30	N75°42'16"E	83.38'
L31	N40°15'52"W	150.00'
L32	N47°40'16"E	38.52'
L33	N42°19'44"W	46.79'
L34	N47°40'31"E	98.31'
L35	N19°25'34"W	235.55'
L36	N58°24'26"E	98.88'
L37	N00°00'56"E	57.65'

**** THIS IS NOT A BOUNDARY SURVEY ****

THIS MAP PREPARED BY: SURVEYOR OF AGRICULTURE IN FLORIDA THE STATE OF FLORIDA LICENSED SURVEYOR AND MAPPER	NAME OF CLIENT: VALENCIA GOLF AND COUNTRY CLUB 10000 VALENCIA BLVD FORT MYERS, FL 33907	PROJECT NO.: 2008-001 DATE OF SURVEY: 10/10/08 DATE OF PLOTTING: 10/10/08	 DOUGLAS G. CERVANTES, P.E. STATE OF FLORIDA LICENSE NO. 12456	SHEET NO.: 1 OF 1	DATE OF PLOTTING: 10/10/08
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**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 34 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 18,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	12°34'18"	2000.00'	438.83'	N08°40'08"W	437.95'
C2	94°01'41"	75.00'	123.08'	N61°58'07"W	109.73'
C3	79°57'51"	50.00'	69.78'	S31°02'07"W	64.25'
C4	25°42'57"	460.00'	206.46'	S05°07'56"W	204.73'
C5	9°51'05"	1540.00'	264.79'	N88°50'40"W	264.46'
C6	5°09'14"	1460.00'	131.33'	S86°29'44"E	131.29'
C7	5°09'43"	1460.00'	131.54'	N88°20'47"E	131.49'
C8	90°27'00"	50.00'	78.93'	N39°56'39"E	70.99'
C9	9°39'10"	705.60'	118.87'	N89°59'44"E	118.73'
C10	24°39'41"	1547.12'	665.91'	N82°29'28"E	660.79'
C11	97°38'54"	50.00'	85.21'	N21°20'11"E	75.27'
C12	41°14'48"	50.00'	35.99'	N48°06'40"W	35.22'
C13	0°22'57"	1:350.02'	75.75'	S79°00'30"W	75.75'
C14	15°33'52"	500.00'	135.82'	S77°00'48"W	135.41'
C15	5°48'42"	6125.00'	621.29'	S81°53'22"W	621.02'
C16	116°38'34"	50.00'	101.79'	S42°41'41"E	85.10'
C17	49°37'40"	175.00'	151.38'	N09°11'14"W	146.89'
C18	72°11'02"	205.62'	259.04'	N72°26'46"W	242.25'
C19	15°58'23"	1010.00'	281.57'	N22°50'49"W	280.66'
C20	46°36'03"	620.00'	504.27'	N08°26'24"E	490.49'
C21	25°58'10"	550.00'	249.29'	N62°43'12"E	247.16'
C22	2°03'52"	399.95'	14.41'	N46°42'12"E	14.41'
C23	100°19'44"	150.00'	262.66'	N02°29'21"W	230.37'
C24	33°13'39"	100.00'	57.99'	N36°02'24"W	57.18'
C25	51°40'06"	164.23'	148.10'	N06°24'29"E	143.14'
C26	34°56'31"	211.93'	129.25'	N14°46'16"E	127.25'
C27	59°50'19"	117.19'	122.39'	N27°13'11"E	116.91'
C28	58°23'29"	47.05'	47.95'	N29°12'41"E	45.90'

**** THIS IS NOT A BOUNDARY SURVEY ****

THIS MAP PREPARED BY:	DATE: 11/01/2010	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	SCALE: AS SHOWN	BY: J. L. BROWN	DATE: 11/01/2010	BY: J. L. BROWN	DATE: 11/01/2010
CERTIFIED BY: J. L. BROWN, P.E. AND: J. L. BROWN, P.E. AND: J. L. BROWN, P.E. AND: J. L. BROWN, P.E.		J. L. BROWN, P.E. J. L. BROWN, P.E. J. L. BROWN, P.E. J. L. BROWN, P.E.		J. L. BROWN, P.E. J. L. BROWN, P.E. J. L. BROWN, P.E. J. L. BROWN, P.E.		J. L. BROWN, P.E. J. L. BROWN, P.E. J. L. BROWN, P.E. J. L. BROWN, P.E.	

LINE TABLE		
LINE	BEARING	DISTANCE
L89	S47°05'11"E	59.83'
L90	S74°15'04"W	66.31'
L91	N47°45'37"W	79.70'
L100	N03°55'18"E	60.52'
L101	N53°11'41"W	65.37'
L102	N48°40'20"W	73.52'
L176	N03°00'00"E	38.35'
L177	S89°59'10"W	59.45'
L178	N93°00'00"W	82.74'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C80	25°58'10"	550.00'	249.29'	N62°43'12"E	247.16'
C110	25°41'17"	320.00'	143.46'	S62°51'53"W	142.26'
C713	7°46'19"	521.59'	70.75'	N18°35'10"E	70.70'
C714	58°28'09"	150.00'	153.07'	N61°40'48"E	146.52'
C715	100°18'26"	50.00'	87.53'	N82°35'57"E	76.78'
C716	50°30'05"	110.00'	96.96'	S72°29'52"E	93.85'
C717	54°28'22"	150.00'	142.61'	S70°30'44"E	137.30'
C718	64°23'17"	58.72'	77.23'	S75°28'11"E	73.23'
C719	50°14'40"	50.00'	43.85'	S82°32'30"E	42.46'
C720	0°31'14"	590.00'	5.35'	S28°12'23"E	5.36'
C721	17°00'03"	90.00'	26.70'	S19°26'44"E	26.61'
C722	62°09'44"	235.00'	254.96'	S42°01'35"E	242.04'
C723	33°58'06"	190.00'	112.64'	S56°07'24"E	111.00'
C724	8°52'05"	780.00'	120.73'	S43°34'23"E	120.61'
C725	39°30'05"	190.00'	130.99'	S28°15'23"E	126.41'
C726	38°34'51"	200.00'	134.67'	S27°47'46"E	132.14'
C727	24°58'41"	200.00'	87.19'	S59°34'32"E	86.50'
C728	65°24'11"	190.00'	216.88'	S39°21'47"E	205.30'
C729	14°55'30"	975.00'	253.98'	S14°07'27"E	253.26'
C730	95°50'16"	90.00'	150.54'	S26°19'56"W	133.60'
C731	1°45'54"	2120.00'	65.31'	S84°34'27"W	65.31'
C734	75°17'30"	205.00'	269.39'	N44°51'02"W	250.42'
C735	24°18'05"	190.00'	80.59'	N70°20'44"W	79.98'
C736	9°31'22"	680.00'	113.02'	N53°26'01"W	112.89'
1022	22°48'39"	166.74'	66.39'	N32°05'04"E	65.95'
1023	20°22'22"	447.68'	159.18'	N10°29'33"E	158.35'
1024	48°31'26"	156.90'	132.88'	N23°57'22"W	128.95'
1025	43°29'39"	339.35'	257.61'	N69°57'55"W	251.47'
1026	3°54'47"	690.83'	60.84'	S87°31'58"W	60.83'

== THIS IS NOT A BOUNDARY SURVEY ==

THIS MAP PREPARED BY: **DAVID S. GARDNER, PLS** REVIEWED BY: **DAVID S. GARDNER, PLS** DRAWN BY: **DAVID S. GARDNER, PLS** CHECKED BY: **DAVID S. GARDNER, PLS** DATE: **11/11/11** SCALE: **1"=100'**

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Terreno Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

**FIRST SUPPLEMENTAL DISCLOSURE OF PUBLIC FINANCING AND
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE TERRENO COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Terreno Community Development District

Scott Brooks
Chairperson

Naomi Robertson
Assistant Secretary

Laura Ray
Vice Chairperson

Patrick Butler
Assistant Secretary

Michael Hueniken
Assistant Secretary

Special District Services, Inc.
District Manager
2501A Burns Road
Palm Beach Gardens, Florida 33410
(561) 630-4922

District records are on file at the offices of Special District Services, Inc., at 2501A Burns Road, Palm Beach Gardens, Florida 33410, and are available for public inspection upon request during normal business hours.

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What is the District and how is it governed?	4
What infrastructure improvements does the District provide and how are the improvements paid for?	5
Assessments, Fees and Charges	7
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TERRENO COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Terreno Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well as maintenance of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE TERRENO COMMUNITY DEVELOPMENT DISTRICT

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Terreno Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent, special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance No. 2022-22, enacted by the Board of County Commissioners of Collier County, Florida, which was effective on June 17, 2022. The District encompasses approximately 325.767 acres of land located entirely within the boundaries of Collier County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Collier County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 325.767 acres, and located entirely within Collier County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A”. The public infrastructure necessary to support the District’s development program includes, but is not limited to, stormwater management and control systems, including but not limited to related earthwork, water and wastewater facilities, public roadway improvements related to the stormwater facilities, conservation and mitigation areas. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted the *Master Engineer’s Report*, dated July 11, 2022, (the “Engineer’s Report”), which details all of the improvements currently contemplated for the completion of the infrastructure of the District (the “Capital Improvement Plan”). Copies of the Engineer’s Report are available for review in the District’s public records. The improvements, funding and maintenance of the Capital Improvement Plan is described in Table 2 of the Engineer’s Report and is listed below:

Improvement	Funded By	Ownership	Operation & Maintenance
Stormwater Management	CDD	CDD	CDD
Potable Water	CDD	Collier County Utilities	Collier County Utilities
Sanitary Sewer	CDD	Collier County Utilities	Collier County Utilities
Conservation Area	Developer	CDD	CDD

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On October 11, 2022, the Twentieth Judicial Circuit Court of the State of Florida, in and for Collier County, Florida, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$25,000,000 in Special Assessment Bonds for infrastructure needs of the District.

On February 15, 2023, the District issued \$8,060,000 Terreno Community Development District Special Assessment Bonds, Series 2023 (2023 Project) (the “Series 2023 Bonds”) for the purpose of: (1) financing a portion of the costs association with the acquisition, construction, installation and equipping the Series 2023 Project, a portion of the Capital Improvement Plan as described in the Engineer’s Report and generally described below; (2) funding the Series 2023 Reserve Account in an amount equal to the Series 2023 Reserve Account Requirement; (3) capitalizing a portion of the interest to accrue on the Series 2023 Bonds, and (4) paying certain costs associated with the issuance of the Series 2023 Bonds.

STORMWATER MANAGEMENT

The approved conceptual development plan for the Terreno project provides for approximately 51 acres of stormwater management lakes that are located within the District. These lakes are to provide for both water quality treatment and water attenuation for the proposed 685 single family units, all associated roadways, common areas, and the amenity center.

The District's stormwater management system will convey runoff from the individual residential lots via a system of gutters, inlets and piping into the lakes for treatment purposes. The lakes within the District are designed with large pipe interconnects that allows for the cross conveyance of the stormwater runoff from lake to lake and ultimately into the adjacent wetland slough system.

To ensure compliance with the South Florida Water Management District regulatory requirements, control structures have been or will be installed on the outfall pipes leaving the lakes and regulate the individual lake levels. The overall project designs provide for a regulated outfall point from the onsite stormwater treatment network into the natural wetland slough system that expands through the center of the development.

Construction of the District's stormwater remaining improvements is proposed to occur through 2026 and has been constructed in three (3) separate phases. Generally, descriptions of the stormwater infrastructure for each phase of District are as follows:

Phase I - Construction of approximately 17 acres of lakes, 28,694 feet of gutters, 10,399 feet of pipe culverts, and related berms and canals.

Phase II - Construction of approximately 7 acres of lakes, 16,565 feet of gutters, 5,617 feet of pipe culverts, and related berms and canals.

Phase III - Construction of approximately 27 acres of lakes, 17,079 feet of gutters, 6,253 feet of pipe culverts, and related berms and canals.

The District's stormwater system was designed, permitted, and will be constructed based on the following design events:

- Roads and Basins - 25 year - 3-day storm event.
- Buildings and Residences - 100 year - 3-day storm event.

POTABLE WATER AND SANITARY SEWER

The Project is located within the Collier County Water and Sewer service area, and availability of service has been confirmed. The Project will connect to a 12" water main along the north side of Oil Well Road which will provide service of potable water is available for domestic use, fire protection, and irrigation. Wastewater flows within the project will be collected and transmitted via gravity sewers to two (2) lift stations. The force main leaving both

lift stations will connect to an 8” force main which runs through the entire project connecting to the existing 12” force main along the north side of Oil Well Road.

Construction of the District’s potable water and sanitary sewer infrastructure remaining improvements is also proposed to occur through 2026 and has or will be constructed in three (3) separate phases. Generally, descriptions of the potable water and sanitary sewer infrastructure for each phase of District are as follows:

Phase I - Construction of approximately 9,587 feet of gravity sewer, 4,167 feet of sewer force main, 8,920 feet of potable water mains, and 2 sewer pump stations.

Phase II - Construction of approximately 7,162 feet of gravity sewer, 744 feet of sewer force main, and 8,614 feet of potable water mains.

Phase III - Construction of approximately 7,539 feet of gravity sewer and 8,920 feet of potable water mains.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2023 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District’s improvements. Specifically, the Series 2023 Assessments pay back the Series 2023 Bonds for the Series 2023 Project infrastructure. The Series 2023 Assessments were initially levied on the entirety of the gross acreage located within the District for a maximum annual Series 2023 Assessment of \$1,725.94 per unplatted acre. However, upon platting, the Series 2023 Assessments will be allocated to the first 328 single family units on a first platted, first assigned basis. Upon full allocation to the 328 single family units, the remaining unplatted acreage will not be encumbered by the Series 2023 Assessments. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for the Series 2023 Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District’s assessment methodology and assessment roll are available for review in the District’s public records.

The current maximum annual debt assessment for each issuance of the Series 2023 Bonds per unit is as follows:

Product Type	Maximum Annual Debt Assessment Per Unit
42’	\$1,595.00
52’	\$1,701.00

66'	\$1,808.00
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Note: The current listed maximum annual assessments level amounts include discounts for early payments and estimated county collection costs, which may fluctuate.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*. More information can be obtained from the Capital Improvement Plan on file with the District.

In addition to the Series 2023 Assessments described above, the District's Board of Supervisors may annually determine and calculate operations and maintenance assessments to be levied against all benefited lands in the District. These assessments may also be collected in the same manner as county ad valorem taxes.

Method of Collection

The District's special and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Collier County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the Terreno Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Terreno Community Development District, 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 13th day of March 2023, and recorded in the Official Records of Collier County, Florida.

WITNESSES:

**TERRENO COMMUNITY
DEVELOPMENT DISTRICT**

[Print Name]

Scott Brooks
Chairperson, Board of Supervisors

[Print Name]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 13th day of March 2023, by Scott Brooks as Chairperson of the Board of Supervisors of the Terreno Community Development District.

(Official Notary Signature & Seal)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

SKETCH AND DESCRIPTION OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19, TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 24 & 25, TOWNSHIP 48 SOUTH, RANGE 27, EAST AND SECTION 19, TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "A" VALENCIA GOLF AND COUNTRY CLUB CLUBHOUSE AS PER THE PLAN THEREOF RECORDED IN PLAT BOOK 40, PAGE 62 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE 131.34 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 05°09'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88°20'47" EAST, A DISTANCE OF 131.49 FEET TO THE END OF THE CURVE; THENCE NORTH 05°16'51" WEST, A DISTANCE OF 238.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE 78.93 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 30°27'00", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°06'39" EAST, A DISTANCE OF 70.99 FEET TO THE END OF THE CURVE; THENCE NORTH 85°10'09" EAST, A DISTANCE OF 126.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 118.81 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 705.60 FEET, A CENTRAL ANGLE OF 09°35'10", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°59'44" EAST, A DISTANCE OF 118.73 FEET TO THE END OF THE CURVE; THENCE SOUTH 85°10'41" EAST, A DISTANCE OF 105.31 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 663.91 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,547.12 FEET, A CENTRAL ANGLE OF 24°39'41", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 82°29'28" EAST, A DISTANCE OF 640.76 FEET TO THE END OF THE CURVE; THENCE NORTH 70°28'38" EAST, A DISTANCE OF 282.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 85.21 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 97°38'54", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 21°20'11" EAST, A DISTANCE OF 73.27 FEET TO THE END OF THE CURVE; THENCE NORTH 27°29'17" WEST, A DISTANCE OF 157.92 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 35.99 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 41°14'48", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 49°08'40" WEST, A DISTANCE OF 35.22 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE 70.73 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11,300.02 FEET, A CENTRAL ANGLE OF 0°22'57", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 78°00'30" WEST, A DISTANCE OF 75.75 FEET; THENCE SOUTH 80°13'32" WEST, A DISTANCE OF 300.28 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 135.82 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13°53'32", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°00'48" WEST, A DISTANCE OF 135.41 FEET TO A POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 62.29 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 6,125.00 FEET, A CENTRAL ANGLE OF 05°48'42", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°53'22" WEST, A DISTANCE OF 631.02 FEET TO A POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 101.79 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 116°38'34", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°41'41" WEST, A DISTANCE OF 85.70 FEET TO A POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 151.58 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 49°37'40", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 5°11'14" WEST, A DISTANCE OF 146.86 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE NORTH; THENCE 259.04 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 205.62 FEET, A CENTRAL ANGLE OF 72°11'02", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 72°26'46" WEST, A DISTANCE OF 242.25 FEET TO THE END OF THE CURVE; THENCE NORTH 30°50'00" WEST, A DISTANCE OF 262.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 281.57 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,010.00 FEET, A CENTRAL ANGLE OF 15°58'23", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°50'49" WEST, A DISTANCE OF 280.66 FEET TO THE END OF THE CURVE; THENCE NORTH 11°51'37" WEST, A DISTANCE OF 241.17 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 504.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 46°38'33", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 08°28'34" EAST, A DISTANCE OF 490.48 FEET TO THE END OF THE CURVE AND THE INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3272, PAGE 2434 OF SAID PUBLIC RECORDS OF COLLIER COUNTY; THENCE THE FOLLOWING SIX COURSES ALONG SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3272, PAGE 2434: THENCE NORTH 75°42'18" EAST, A DISTANCE OF 83.38 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 249.29 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 25°58'10", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°43'12" EAST, A DISTANCE OF 247.16 FEET TO THE END OF SAID CURVE AND A POINT DESIGNATED AS POINT "A"; THENCE NORTH 40°15'52" WEST, A DISTANCE OF 150.00 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 14.41 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 399.95 FEET, A CENTRAL ANGLE OF 2°03'32", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 48°42'12" EAST, A DISTANCE OF 14.41 FEET TO THE END OF THE CURVE; THENCE NORTH 47°40'18" EAST, A DISTANCE OF 38.32 FEET; THENCE NORTH 42°19'44" WEST, A DISTANCE OF 46.79 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 3272, PAGE 2434; THENCE (FACING SAID LANDS DESCRIBED) IN OFFICIAL RECORDS BOOK 3272, PAGE 2434 NORTH 47°40'31" EAST, A DISTANCE OF 58.31 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 262.66 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 100°19'44", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°29'21" WEST, A DISTANCE OF 230.37 FEET TO THE END OF THE CURVE TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST;

**** THIS IS NOT A BOUNDARY SURVEY ****

CONTINUED ON SHEET 2



Digitally signed by
David E. Davidson
Date: 2022.04.05
16:23:14 -0400

THIS MAP PREPARED BY: DAVID E. DAVIDSON, P.S.	DATE: 04/05/22	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	CERTIFIED BY:
OFFICE OF THE SURVEYOR GENERAL COLLIER COUNTY, FLORIDA	PROFESSIONAL SURVEYOR'S SEAL: No. 12345, State of Florida	DATE: 04/05/22	DATE: 04/05/22



DAVIDSON SURVEYING, INC.
10000 W. 10th Ave., Suite 100
Miramar, FL 33181
(305) 231-1234

21-098
1 OF 12

**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 14 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

LEGAL DESCRIPTION (CONTINUED)

THENCE 57.99 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33°13'38", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°02'24" WEST, A DISTANCE OF 57.18 FEET TO THE END OF THE CURVE; THENCE NORTH 19°25'34" WEST, A DISTANCE OF 233.25 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 148.10 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 164.23 FEET, A CENTRAL ANGLE OF 51°40'06", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 08°24'29" EAST, A DISTANCE OF 143.14 FEET TO THE END OF THE CURVE; TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 129.25 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 211.53 FEET, A CENTRAL ANGLE OF 34°56'31", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 14°46'16" EAST, A DISTANCE OF 127.25 FEET TO THE END OF THE CURVE; THENCE NORTH 02°41'58" WEST, A DISTANCE OF 364.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE 122.39 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 117.19 FEET, A CENTRAL ANGLE OF 59°50'19", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 27°13'11" EAST, A DISTANCE OF 116.91 FEET TO THE END OF THE CURVE; THENCE NORTH 58°24'26" EAST, A DISTANCE OF 98.98 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 47.95 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 47.05 FEET, A CENTRAL ANGLE OF 58°23'29", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 29°12'41" EAST, A DISTANCE OF 45.90 FEET TO THE END OF THE CURVE; THENCE NORTH 00°00'55" EAST, A DISTANCE OF 57.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 858 (OIL WELL ROAD); THENCE NORTH 89°35'13" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OIL WELL ROAD, A DISTANCE OF 523.37 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 1181 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE THE FOLLOWING 10 COURSES ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 1181 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA: SOUTH 00°24'26" EAST, A DISTANCE OF 850.00 FEET; THENCE SOUTH 30°58'31" EAST, A DISTANCE OF 255.00 FEET; THENCE SOUTH 50°28'31" EAST, A DISTANCE OF 630.00 FEET; THENCE SOUTH 31°29'31" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 47°05'12" EAST, A DISTANCE OF 686.83 FEET; THENCE NORTH 81°45'29" EAST, A DISTANCE OF 230.00 FEET; THENCE SOUTH 88°17'03" EAST, A DISTANCE OF 645.91 FEET; THENCE SOUTH 58°31'31" EAST, A DISTANCE OF 1,010.00 FEET; THENCE NORTH 89°30'44" EAST, A DISTANCE OF 400.52 FEET TO THE WESTERLY LINE OF THE NORTH GOLDEN GATE CANAL AS SHOWN ON THE PLAT OF NORTH GOLDEN GATE UNIT NO. 4 AS RECORDED IN PLAT BOOK 9, PAGES 52-54 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°31'01" EAST, ALONG SAID WESTERLY LINE OF THE NORTH GOLDEN GATE CANAL, A DISTANCE OF 2,395.82 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1275, PAGE 003, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 88°30'33" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1275, PAGE 003, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°31'01" EAST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1275, PAGE 003, A DISTANCE OF 360.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RANDALL BOULEVARD; THENCE SOUTH 89°32'08" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF RANDALL BOULEVARD, A DISTANCE OF 3,156.89 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 02°22'38" WEST, A DISTANCE OF 437.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 438.83 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 12°34'18", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 08°40'08" WEST, A DISTANCE OF 437.95 FEET TO THE END OF THE CURVE; THENCE NORTH 14°52'17" WEST, A DISTANCE OF 413.25 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 123.08 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 94°01'41", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°58'07" WEST, A DISTANCE OF 109.73 FEET TO THE END OF THE CURVE; THENCE SOUTH 71°01'02" WEST, A DISTANCE OF 54.17 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE 69.78 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 79°37'51", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°02'01" WEST, A DISTANCE OF 64.25 FEET TO THE END OF THE CURVE; THENCE SOUTH 09°06'06" EAST, A DISTANCE OF 273.44 FEET; THENCE SOUTH 18°30'20" EAST, A DISTANCE OF 134.79 FEET; THENCE SOUTH 05°06'38" EAST, A DISTANCE OF 21.37 FEET; THENCE SOUTH 14°17'48" EAST, A DISTANCE OF 208.37 FEET; THENCE SOUTH 24°44'20" EAST, A DISTANCE OF 180.69 FEET; THENCE SOUTH 26°26'53" EAST, A DISTANCE OF 130.56 FEET; THENCE SOUTH 00°20'47" EAST, A DISTANCE OF 239.98 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF RANDALL BOULEVARD; THENCE SOUTH 60°32'08" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF RANDALL BOULEVARD, A DISTANCE OF 683.61 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 37°21'41" EAST, A DISTANCE OF 168.48 FEET; THENCE NORTH 26°23'03" WEST, A DISTANCE OF 115.76 FEET; THENCE NORTH 15°12'41" WEST, A DISTANCE OF 224.81 FEET; THENCE NORTH 06°11'53" WEST, A DISTANCE OF 255.33 FEET; THENCE NORTH 01°52'57" EAST, A DISTANCE OF 126.40 FEET; THENCE NORTH 88°07'03" EAST, A DISTANCE OF 35.14 FEET; THENCE NORTH 88°48'04" EAST, A DISTANCE OF 39.61 FEET; THENCE NORTH 51°57'07" EAST, A DISTANCE OF 37.15 FEET; THENCE NORTH 35°21'41" EAST, A DISTANCE OF 40.85 FEET; THENCE NORTH 07°43'32" WEST, A DISTANCE OF 376.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 206.46 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 25°42'57", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 5°07'58" EAST, A DISTANCE OF 204.73 FEET TO THE END OF THE CURVE AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 264.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,540.00 FEET, A CENTRAL ANGLE OF 9°51'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88°50'40" WEST, A DISTANCE OF 264.46 FEET TO THE END OF THE CURVE AND THE EASTERLY LINE OF SAID TRACT "A", VALENCIA PHASE ONE AS RECORDED IN PLAT BOOK 29, PAGE 21 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

CONTINUED ON SHEET 3

**** THIS IS NOT A BOUNDARY SURVEY ****

THIS MAP PREPARED BY: DIVISION OF SURVEYS AND MAPPING COLLEGE OF ENGINEERING AND ARCHITECTURE UNIVERSITY OF SOUTHERN ALABAMA	DATE: 11/01/2014 DRAWN BY: [Signature] CHECKED BY: [Signature]	PROJECT NO.: 14-001 SHEET NO.: 2 OF 2	DIVISION OF SURVEYS AND MAPPING COLLEGE OF ENGINEERING AND ARCHITECTURE UNIVERSITY OF SOUTHERN ALABAMA	DESIGNED BY: [Signature]	11-0000 2 OF 2
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**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

LEGAL DESCRIPTION (CONTINUED)

THENCE NORTH 08°04'33" EAST ALONG THE EASTERLY LINE OF SAID TRACT "A" VALENCIA PHASE ONE, A DISTANCE OF 80.00 FEET TO THE SOUTHERLY LINE OF SAID TRACT "A" VALENCIA GOLF AND COUNTRY CLUB CLUBHOUSE AS RECORDED IN PLAT BOOK 48, PAGE 82, PUBLIC RECORDS OF COLLIER COUNTY; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A" VALENCIA GOLF AND COUNTRY CLUB CLUBHOUSE, AND THE ARC OF A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE NORTH, THENCE 131.33 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 05°09'14", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 86°29'44" EAST, A DISTANCE OF 131.29 FEET TO THE END OF THE CURVE AND THE POINT OF BEGINNING.
SAID PARCEL CONTAINING .335.324 ACRES, MORE OR LESS

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, (NAD1983 (NSRS 2007)).

" THIS IS NOT A BOUNDARY SURVEY "

THIS MAP PREPARED BY: GEOGRAPHIC INFORMATION SYSTEMS AND SURVEYING SERVICES LLC	DATE: 01/20/2018	PROJECT NO.: 18-001	SCALE: 1"=100'	PROJECT NAME: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	DATE: 01/20/2018	PROJECT NO.: 18-001	SCALE: 1"=100'	PROJECT NAME: VALENCIA GOLF AND COUNTRY CLUB - PHASE I
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**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 34 AND 25 TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 8,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

LEGAL DESCRIPTION

LESS AND EXCEPT

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 48 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT DESIGNATED AS POINT "A" ABOVE; THENCE NORTH 55°31'31" EAST, A DISTANCE OF 282.78 FEET TO THE POINT OF BEGINNING BEING THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 70.75 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 521.55 FEET, A CENTRAL ANGLE OF 0°46'19", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 18°35'10" EAST, A DISTANCE OF 70.70 FEET TO THE END OF THE CURVE AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 153.07 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 58°28'00", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°40'48" EAST, A DISTANCE OF 146.52 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 87.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 100°18'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 82°30'37" EAST, A DISTANCE OF 70.75 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 96.96 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 50°30'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 72°29'32" EAST, A DISTANCE OF 83.85 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 142.61 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 54°28'22", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 70°30'44" EAST, A DISTANCE OF 137.10 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 77.23 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 68.72 FEET, A CENTRAL ANGLE OF 64°23'17", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 78°28'11" EAST, A DISTANCE OF 73.23 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 43.85 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°14'40", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 82°32'30" EAST, A DISTANCE OF 42.45 FEET TO THE END OF THE CURVE AND TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 5.36 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 0°31'14", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 28°12'13" EAST, A DISTANCE OF 5.36 FEET TO THE POINT OF CURVATURE OF A COMPOUND CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 26.70 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 17°00'03", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 19°25'41" EAST, A DISTANCE OF 25.61 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 254.95 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 62°08'44", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°01'35" EAST, A DISTANCE OF 242.64 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 112.64 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 33°58'06", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 36°07'24" EAST, A DISTANCE OF 111.00 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 120.73 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 00°32'03", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 43°34'23" EAST, A DISTANCE OF 120.61 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 130.99 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 39°30'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 18°15'23" EAST, A DISTANCE OF 128.41 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 134.67 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 38°34'51", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°47'46" EAST, A DISTANCE OF 132.14 FEET TO THE END OF THE CURVE; THENCE SOUTH 47°05'11" EAST, A DISTANCE OF 59.83 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 87.10 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 24°58'41", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 59°34'32" EAST, A DISTANCE OF 86.50 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 216.88 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 63°24'11", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 39°21'47" EAST, A DISTANCE OF 205.30 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 253.98 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 14°35'30", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 14°07'27" EAST, A DISTANCE OF 253.26 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 150.54 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 95°50'16", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°19'56" WEST, A DISTANCE OF 133.60 FEET TO THE END OF THE CURVE; THENCE SOUTH 74°15'34" WEST, A DISTANCE OF 66.31 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 65.31 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,120.00 FEET, A CENTRAL ANGLE OF 01°45'54", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 84°54'77" WEST, A DISTANCE OF 65.31 FEET TO THE END OF THE CURVE; THENCE NORTH 47°45'37" WEST, A DISTANCE OF 79.70 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 38.35 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 66.39 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 166.71 FEET, A CENTRAL ANGLE OF 22°48'38", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°05'04" EAST, A DISTANCE OF 65.95 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 153.18 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 447.68 FEET, A CENTRAL ANGLE OF 20°22'22", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°29'33" EAST, A DISTANCE OF 158.35 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST;

CONTINUED ON SHEET 5

**** THIS IS NOT A BOUNDARY SURVEY ****

THE MAP PREPARED BY:	DATE: 11/20/2018	SCALE: 1"=100'	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	CLIENT: GOLF COURSE DEVELOPMENT, INC.	DATE: 11/20/2018
BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]
FOR THE PURPOSE OF: [Signature]	FOR THE PURPOSE OF: [Signature]	FOR THE PURPOSE OF: [Signature]	FOR THE PURPOSE OF: [Signature]	FOR THE PURPOSE OF: [Signature]	FOR THE PURPOSE OF: [Signature]
I, [Signature], CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.			I, [Signature], CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.		

**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

LEGAL DESCRIPTION (CONTINUED)

THENCE 132.88 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 156.90 FEET, A CENTRAL ANGLE OF 48°31'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23°37'22" WEST, A DISTANCE OF 128.95 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 257.61 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 539.35 FEET, A CENTRAL ANGLE OF 43°29'39", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°57'55" WEST, A DISTANCE OF 251.47 FEET TO THE END OF THE CURVE; THENCE SOUTH 89°59'10" WEST, A DISTANCE OF 59.45 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 80.84 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 890.83 FEET, A CENTRAL ANGLE OF 03°54'47", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 87°31'58" WEST, A DISTANCE OF 50.83 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 82.74 FEET THENCE NORTH 00°56'18" EAST, A DISTANCE OF 42.38 FEET; THENCE NORTH 28°39'01" WEST, A DISTANCE OF 185.42 FEET; THENCE NORTH 46°52'49" WEST, A DISTANCE OF 184.52 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 269.39 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 75°17'30", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°51'02" WEST, A DISTANCE OF 250.42 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 80.59 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 24°18'00", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°20'44" WEST, A DISTANCE OF 79.98 FEET TO THE END OF THE CURVE; THENCE NORTH 58°11'41" WEST, A DISTANCE OF 65.37 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 113.02 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 09°31'22", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 53°26'01" WEST, A DISTANCE OF 112.89 FEET TO THE END OF THE CURVE; THENCE NORTH 48°40'20" WEST, A DISTANCE OF 73.52 FEET TO THE POINT OF BEGINNING.

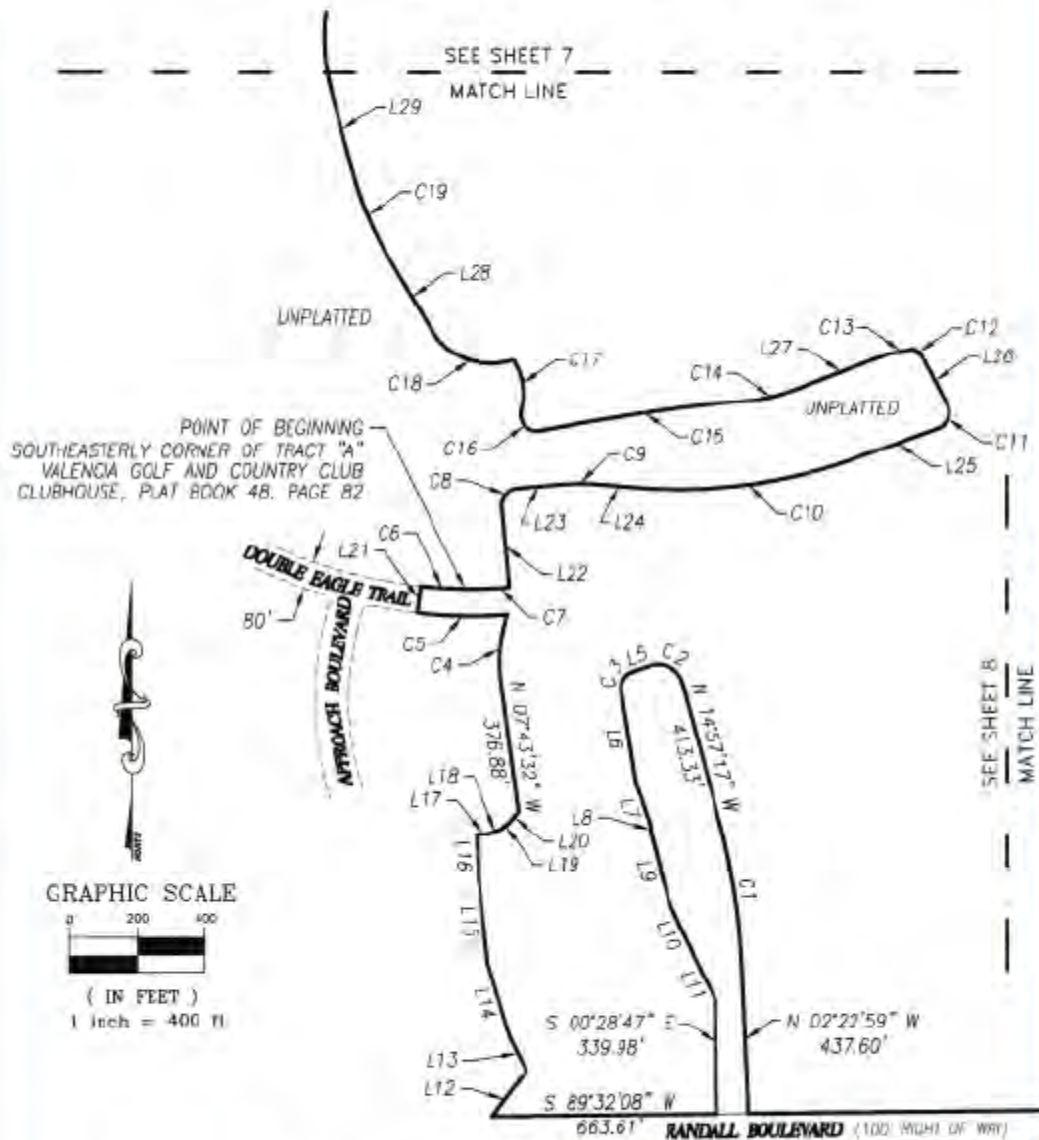
SAID PARCEL CONTAINING 10.557 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, (NAD1983 (NARS 2007)).

**** THIS IS NOT A BOUNDARY SURVEY ****

THIS MAP PREPARED BY:		DATE: 11/08/2011		PROJECT: 11/08/2011		SHEET: 11/08/2011		TOTAL SHEETS: 11/08/2011	
DRAWN BY: [Signature]		CHECKED BY: [Signature]		APPROVED BY: [Signature]		DATE: 11/08/2011		TIME: 11/08/2011	
PROJECT: 11/08/2011		SHEET: 11/08/2011		TOTAL SHEETS: 11/08/2011		DATE: 11/08/2011		TIME: 11/08/2011	

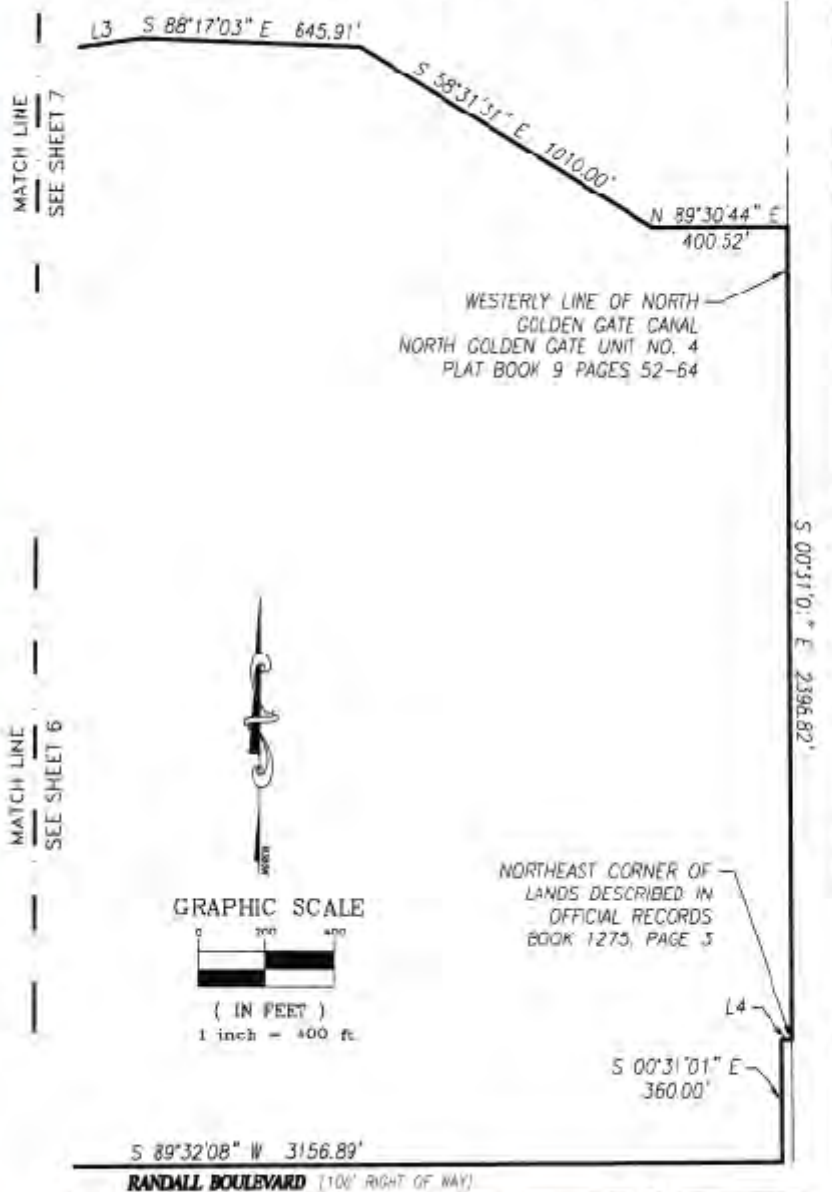
**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**



**** THIS IS NOT A BOUNDARY SURVEY ****

SEE SHEETS 10-11 FOR LINE AND CURVE TABLES

THIS MAP PREPARED BY:	DAVID E. GOSWOLD, P.E.	DATE: 10-10-08	SCALE: 1" = 400'	PROJECT: 08-001	DATE: 10-10-08	BY: D.E.G.	DATE: 10-10-08	BY: D.E.G.	DATE: 10-10-08
				DAVID E. GOSWOLD, P.E. PROFESSIONAL ENGINEER STATE OF FLORIDA NO. 12345		CERTIFIED TO: 21-CRB 8 OF 12			

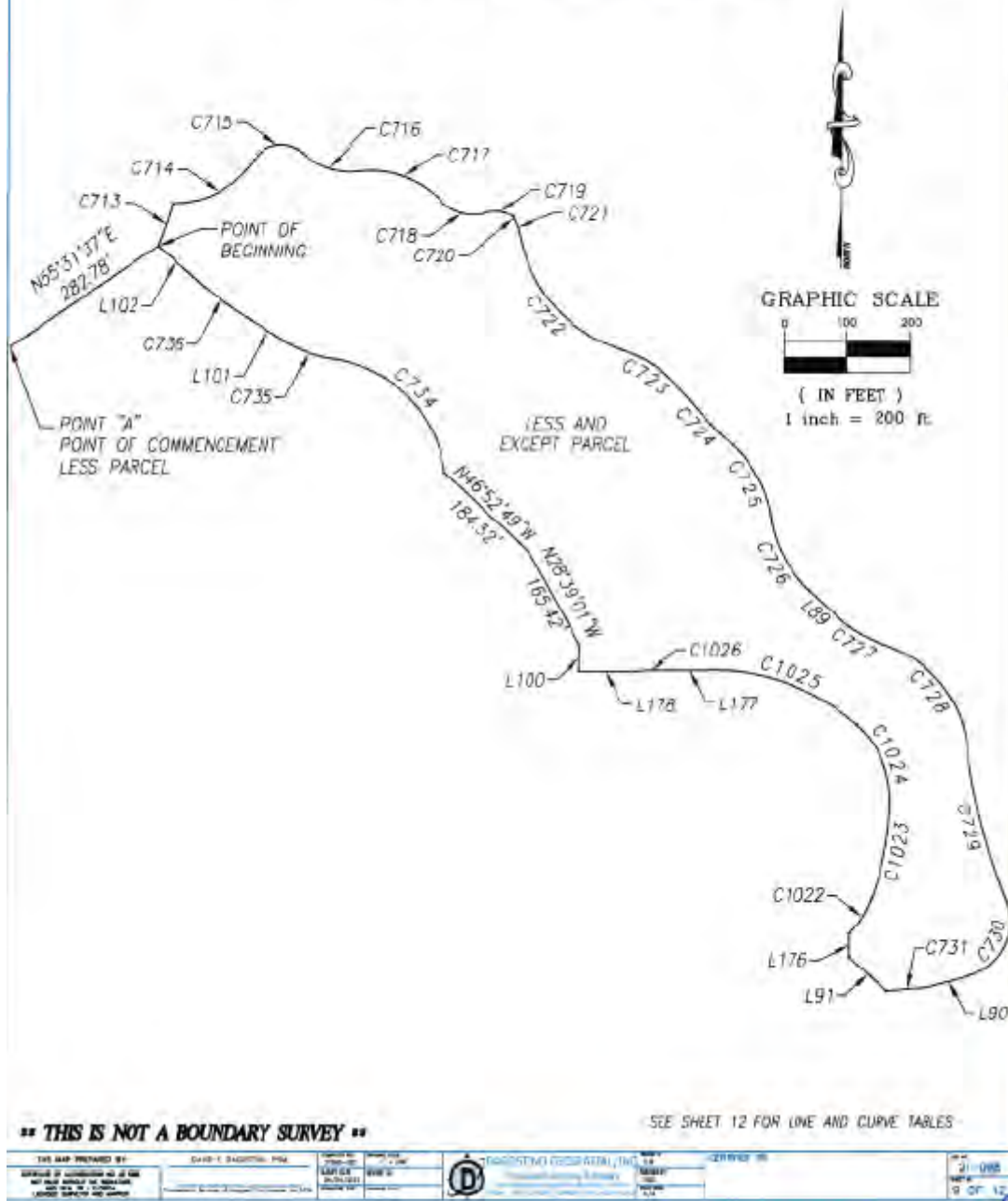


THIS IS NOT A BOUNDARY SURVEY

SEE SHEETS 10-11 FOR LINE AND CURVE TABLES

[illegible]

**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 24 AND 25 TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**



**SKETCH AND DESCRIPTION
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE I
A SUBDIVISION LYING IN SECTIONS 34 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39°58'31"E	255.00'
L2	S31°29'31"E	300.00'
L3	N81°45'29"E	230.00'
L4	S89°30'33"W	30.00'
L5	S71°01'02"W	54.17'
L6	S09°06'06"E	273.44'
L7	S18°30'20"E	134.76'
L8	S05°06'58"E	21.37'
L9	S14°17'48"E	208.37'
L10	S24°44'20"E	180.69'
L11	S26°26'53"E	138.56'
L12	N37°21'41"E	168.48'
L13	N26°23'03"W	115.76'
L14	N18°12'41"W	224.81'
L15	N06°11'53"W	255.33'
L16	N01°52'57"W	126.40'
L17	N85°07'03"E	35.34'
L18	N68°48'04"E	39.61'
L19	N51°57'07"E	31.19'
L20	N39°21'41"E	40.85'
L21	N05°04'53"E	80.00'
L22	N05°16'51"W	239.14'
L23	N85°10'09"E	120.52'
L24	S85°10'41"E	105.31'
L25	N70°09'38"E	252.10'
L26	N27°29'17"W	157.92'
L27	S69°13'52"W	300.28'
L28	N30°50'00"W	262.14'
L29	N14°51'37"W	241.17'
L30	N75°42'16"E	83.38'
L31	N40°15'52"W	150.00'
L32	N47°40'16"E	38.52'
L33	N42°19'44"W	46.79'
L34	N47°40'31"E	98.31'
L35	N19°25'34"W	235.55'
L36	N58°24'26"E	98.88'
L37	N00°00'56"E	57.65'

**** THIS IS NOT A BOUNDARY SURVEY ****

THIS MAP PREPARED BY: SURVEYOR OF AGRICULTURE IN FLORIDA THE STATE OF FLORIDA LICENSED SURVEYOR AND MAPPER	NAME OF CLIENT: VALENCIA GOLF AND COUNTRY CLUB	PROJECT NO.: 2008-001	DATE OF SURVEY: 10/10/08	DATE OF PLOTTING: 10/10/08	SCALE: 1" = 100'	SHEET NO.: 1 OF 12
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A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA

CURVE TABLE

[illegible]

LINE TABLE		
LINE	BEARING	DISTANCE
L89	S47°05'11"E	59.83'
L90	S74°15'04"W	66.31'
L91	N47°45'37"W	79.70'
L100	N03°55'18"E	60.52'
L101	N53°11'41"W	65.37'
L102	N48°40'20"W	73.52'
L176	N03°00'00"E	38.35'
L177	S89°59'10"W	59.45'
L178	N93°00'00"W	82.74'

[illegible]

**INTERLOCAL AGREEMENT FOR THE PREPARATION
AND SUBMISSION OF THE TERRENO COMMUNITY
DEVELOPMENT DISTRICT, NON-AD VALOREM
ASSESSMENT ROLL AND THE RELATED UNIFORM
COLLECTION AND ENFORCEMENT THEREOF**

WHEREAS, the **Terreno Community Development District** (hereinafter "DISTRICT") was established pursuant to the provisions of Chapter 190, Florida Statutes, and the DISTRICT is authorized to levy non-ad valorem or special assessments including benefit assessments, maintenance assessments, and other such assessments; and

WHEREAS, Section 189.05, Florida Statutes, and Section 197.3631, Florida Statutes, also authorize this DISTRICT to collect non-ad valorem assessments; and

WHEREAS, The Honorable Rob Stoneburner, is the Collier County Tax Collector (hereinafter "TAX COLLECTOR"), and therefore the County Constitutional Officer charged, as agent of the State, with the collection and enforcement of ad valorem taxes and non-ad valorem assessments levied by the County, the School Board and municipalities and any special districts within the County; and

WHEREAS, the honorable Abe Skinner, is the Collier County Property Appraiser (hereinafter "PROPERTY APPRAISER"), and therefore the County Constitutional Officer charged with determining the value of all property within the County, and with maintaining certain records connected therewith, specifically including the name of the owner, address and legal description of parcels of property on the tax rolls, and with providing certain services and information to taxing authorities under Section 190.021, Florida Statutes, and Section 197.3632, Florida Statutes; and

WHEREAS, Section 197.3631, 197.3632, Florida Statutes, and Section 189.05, Florida Statutes, provide that the DISTRICT may arrange for the collection and enforcement of non-ad valorem special assessments by the TAX COLLECTOR on the official tax notice as certified to the TAX COLLECTOR by the DISTRICT upon receipt by the DISTRICT from the PROPERTY APPRAISER of the name, address and legal description of each applicable parcel; and

WHEREAS, Chapter 197, Florida Statutes, authorizes the DISTRICT, PROPERTY APPRAISER and TAX COLLECTOR to enter into an Agreement regarding the reimbursement of necessary administrative costs incurred by the PROPERTY APPRAISER and TAX COLLECTOR; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the PROPERTY APPRAISER may provide additional services for the DISTRICT over and above the requirement to provide name, address and legal for each parcel of land upon which the non-ad valorem assessment is to be levied, and be reimbursed accordingly, including authority to act as the agent of the DISTRICT in fulfilling the duty of the DISTRICT both to prepare and to certify the non-ad valorem assessment roll to the TAX COLLECTOR by the 15th of **September** of each calendar year in compatible electronic medium tied to

the property identification number on the tax roll of the PROPERTY APPRAISER; and

WHEREAS, the use of the uniform non-ad valorem assessment methodology is more fair, more efficient and more accountable than the other alternatives available; and

WHEREAS, the Board of Supervisors of the DISTRICT passed Resolution Number **2022-28**, expressing its intent to use the uniform collection and enforcement of non-ad valorem assessments methodology in accordance with the procedures outlined in Section 197.3632, Florida Statutes, and has therefore elected to use the non-ad valorem assessment methodology in Section 197.3632, Florida Statutes, and has elected not to use the methodology in Section 190.021, Florida Statutes; and

WHEREAS, the duty to certify the non-ad valorem assessment roll is in the Chairperson of the Board of Supervisors of the DISTRICT; and

WHEREAS, The DISTRICT wants the PROPERTY APPRAISER to serve as agent of the DISTRICT specifically to list, extend, prepare and certify the non-ad valorem assessment roll of the DISTRICT; and

WHEREAS, the TAX COLLECTOR, PROPERTY APPRAISER and DISTRICT are agencies of the State within the meaning of Chapter 189, Florida Statutes, and Chapter 163, Florida Statutes, and desire the joint powers which each will exercise separately under the terms of this Agreement; and

WHEREAS, pursuant to Chapter 189, Florida Statutes, Chapter 163, Florida Statutes, and Chapter 190, Florida Statutes, there is ample statutory authority for interlocal and interagency agreements between the TAX COLLECTOR, PROPERTY APPRAISER and the DISTRICT; and

WHEREAS, the TAX COLLECTOR and the PROPERTY APPRAISER agree to provide the services of their respective offices for the non-ad valorem assessments involved as set forth in statutory law, applicable rules, as amended, and in this Agreement; and

WHEREAS, the DISTRICT desires to accept the services of the TAX COLLECTOR and PROPERTY APPRAISER as provided in this Agreement and further agrees to fulfill its duties and responsibilities under law and pursuant to this Agreement.

The DISTRICT, PROPERTY APPRAISER and TAX COLLECTOR hereby agree as follows:

1. Commencing with the 2023 calendar year, and all subsequent years, except as provided in paragraph seven (7), the PROPERTY APPRAISER as agent for the DISTRICT shall list, prepare, submit and certify to the TAX COLLECTOR by **September 15th**, on compatible electronic medium, tied to the property identification number, the non-ad valorem assessment roll, and that the District shall comply with all applicable provisions of Chapter 197, Florida Statutes, and related rules, including, but not limited to, compliance with all advertisements and notices required in the election to use the non-ad valorem assessment methodology, levying and roll

adoption (subsequent years).

2. Because the DISTRICT, in January, 2023 did furnish the legal description of the land area on which the non-ad valorem assessments be levied for calendar year 2023 to the Property Appraiser, the Property Appraiser shall determine accurately the name, address and legal description of each affected parcel and submit that information to the DISTRICT by the 1st of June, 2023; the PROPERTY APPRAISER shall also act as the agent for the DISTRICT (as Principal) to list, extend, and prepare the non-ad valorem assessment roll for and on behalf of the DISTRICT and certify it by 15th September, 2023 in the name of the DISTRICT to the TAX COLLECTOR in compatible electronic medium tied to the property identification number; provided, however, that the PROPERTY APPRAISER shall not be under any duty to act as agent of the DISTRICT in preparing and certifying to the TAX COLLECTOR the non-ad valorem assessment roll unless the DISTRICT shall have provided the PROPERTY APPRAISER, no later than August 1st of each calendar year as a condition precedent, the officially adopted per unit of property non-ad valorem assessments as officially adopted by the Board of Supervisors at a duly noticed meeting.

3. Pursuant to expressed authority in Section 197.3632, Florida Statutes, the TAX COLLECTOR shall be compensated at the rate of two percent (2%) of the non-ad valorem assessments collected as compensation for all costs of the TAX COLLECTOR, which two percent (2%) shall be withheld by the TAX COLLECTOR as payment prior to distribution to the DISTRICT of funds collected.

4. The DISTRICT hereby agrees to compensate the PROPERTY APPRAISER for all necessary administrative costs as defined in section 197.3632(2), Florida Statutes, incurred in filling both statutory and contractual duty of the PROPERTY APPRAISER under this Agreement and the DISTRICT shall compensate the PROPERTY APPRAISER at the rate of one and one-half percent (1.5%) of the non-ad valorem assessment collected for setting up the non-ad valorem or special assessment roll and, annually thereafter, the amount of one and one-half percent (1.5%) of the non-ad valorem assessment collected for the maintenance of each benefit unit (parcel of property).

5. If the actual costs of performing these services by the PROPERTY APPRAISER exceed the compensation referenced in paragraph four (4) above, then the compensation to be paid by the DISTRICT to the PROPERTY APPRAISER shall equal the actual cost of performing such services.

6. The parties to this Agreement agree to consult and cooperate as necessary and practical for the efficient and timely listing, preparation, submissions, certification, collection and enforcement against delinquencies of the DISTRICT non-ad valorem or special assessment rolls and levies including provision by the DISTRICT to the other parties of any staff assistance reasonably necessary, and required to effect the purposes of this Agreement.

7. The term of this Agreement shall commence with the 2023 non-ad valorem assessment rolls and shall continue and extend uninterrupted from year to

year from the effective date as indicated below unless a notice of termination shall be issued by any party. A notice of termination shall be in writing and shall be delivered not less than ninety (90) days in advance of the commencement of the next fiscal year of the DISTRICT save and except during those years when the DISTRICT in timely fashion notifies the TAX COLLECTOR and the PROPERTY APPRAISER that it needs to collect and enforce the assessment pursuant to other provisions of law.

8. In performing these services herein specifically provided, neither the TAX COLLECTOR nor the PROPERTY APPRAISER is in any way, express or implied, direct or indirect, responsible for proposing, imposing or levying any non-ad valorem special assessment and/or for determining whether any such special or non-ad valorem assessment levied by the DISTRICT is authorized, constitutional, legal and valid and the DISTRICT acknowledges that it is solely responsibility of the DISTRICT to levy such assessments and to make sure they are authorized, legal, valid and constitutional.

9. All agreements previously entered into by and between the parties hereto in conflict herewith are hereby superseded to the extent of the conflict.

10. This Agreement shall become effective upon the signing of the Agreement by the TAX COLLECTOR, the PROPERTY APPRAISER, and the DISTRICT, and with the appropriate filing with the Clerk of the Circuit Court of Collier County, Florida, and shall supersede any and all prior Agreements.

EXECUTED this _____ day of _____, 2023

(if blank, the execution date is the latest date of signatures below)

TERRENO COMMUNITY DEVELOPMENT DISTRICT

Attest:

Witness

By: _____
(Signature)

Printed Name

Its: _____
(Title of signer above)

Witness

Printed Name

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this ____ day
of _____, 2023 by Scott Brooks, as Chairperson of the **TERRENO
COMMUNITY DEVELOPMENT DISTRICT**, who is personally known to me or who has
produced _____ Identification.

(Affix Seal)

Signature of Person Taking Acknowledgement

Name of Acknowledger Typed, Printed or Stamped

Title or Rank

Serial Number, if any
My Commission expires:

COLLIER COUNTY PROPERTY APPRAISER

Vickie A. Downs
Witness

By: Abe Skinner
ABE SKINNER

Vickie A. Downs
Printed Name

Patricia A. Hisler
Witness

PATRICIA A. HISLER
Printed Name

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 13th day
of February, 2023 by **ABE SKINNER**, as Property Appraiser for Collier
County, Florida, who is personally known to me or who has produced _____
Identification.

(Affix Seal)



Patricia A. Hisler
Signature of Person Taking Acknowledgement

PATRICIA A. HISLER
Name of Acknowledger Typed, Printed or Stamped

Title or Rank

Serial Number, if any
My Commission expires:

COLLIER COUNTY TAX COLLECTOR

[Signature]
Witness

Robin Garcia
Printed Name

[Signature]
Witness

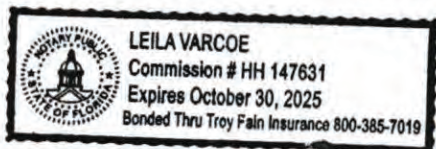
Robin Nozzi
Printed Name

By: [Signature]
ROB STONEBURNER

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 21st day
of FEBRUARY, 2023 by **ROB STONEBURNER**, as Tax Collector for Collier
County, Florida, who is personally known to me or who has produced _____
Identification.

(Affix Seal)



[Signature]
Signature of Person Taking Acknowledgement

Leila Varcoe
Name of Acknowledger Typed, Printed or Stamped

FL NR
Title or Rank

Serial Number, if any
My Commission expires:

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Terreno Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill

issued by the District in November of 2023, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: July 10, 2023
HOUR: 9:00 a.m.
LOCATION: Golf Club of the Everglades
8835 Vanderbilt Beach Road
Naples, Florida 34120

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Collier County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 4, and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Collier County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF MARCH 2023.

ATTEST:

**TERRENO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Proposed Budget

Terreno Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
TERRENO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	216,493
Developer Contribution	0
Debt Assessments	562,254
Interest Income	240
TOTAL REVENUES	\$ 778,987
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	36,000
Legal	27,500
Assessment Roll	5,000
Audit Fees	4,300
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	3,000
Miscellaneous	1,500
Postage	200
Office Supplies	1,500
Dues & Subscriptions	175
Website Management & ADA Compliance	3,000
Trustee Fees	4,100
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 93,925
Maintenance Expenditures	
Engineering/Inspections	3,000
Miscellaneous Maintenance	1,000
Preserve Maintenance	75,000
Lake Maintenance	20,000
Total Maintenance Expenditures	\$ 99,000
Total O&M Expenditures	\$ 192,925
REVENUES LESS EXPENDITURES	\$ 586,062
Bond Payments	(528,519)
BALANCE	\$ 57,543
County Appraiser Fee	(11,509)
Tax Collector Fee	(15,345)
Discounts For Early Payments	(30,689)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
TERRENO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O&M (Operation & Maintenance) Assessments	0	0	216,493	Expenditures Less Interest/.94
Developer Contribution	39,025	87,875	0	
Debt Assessments	0	0	562,254	Bond Payments/.94
Interest Income	0	0	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 39,025	\$ 87,875	\$ 778,987	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	6,000	36,000	36,000	\$3,000 X 12 Months
Legal	13,682	30,000	27,500	Fiscal Year 2022/2023 Expenditure As Of 1/31/23 Is \$7,645
Assessment Roll	0	0	5,000	As Per Contract
Audit Fees	0	0	4,300	
Arbitrage Rebate Fee	0	0	650	Commences In Fiscal Year Following Issuing Of Bond
Insurance	1,123	6,000	6,000	
Legal Advertisements	11,347	7,500	3,000	
Miscellaneous	120	1,500	1,500	
Postage	94	200	200	
Office Supplies	1,304	1,500	1,500	
Dues & Subscriptions	0	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	500	3,000	3,000	\$250 X 12 Months
Trustee Fees	0	0	4,100	Commences In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	1,000	
Total Administrative Expenditures	\$ 34,170	\$ 85,875	\$ 93,925	
Maintenance Expenditures				
Engineering/Inspections	0	1,000	3,000	
Miscellaneous Maintenance	0	1,000	1,000	
Preserve Maintenance	0	0	75,000	
Lake Maintenance	0	0	20,000	
Total Maintenance Expenditures	\$ -	\$ 2,000	\$ 99,000	
Total O&M Expenditures	\$ 34,170	\$ 87,875	\$ 192,925	
REVENUES LESS EXPENDITURES	\$ 4,855	\$ -	\$ 586,062	
Bond Payments	0	0	(528,519)	2024 P & I Payments
BALANCE	\$ 4,855	\$ -	\$ 57,543	
County Appraiser Fee	0	0	(11,509)	One And One Half Percent Of Total Assessment Roll
Tax Collector Fee	0	0	(15,345)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(30,689)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 4,855	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
TERRENO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	100	Projected Interest For 2023/2024
NAV Tax Collection	0	0	528,519	Maximum Debt Service Collection
Developer Contribution	0	0	0	
Total Revenues	\$ -	\$ -	\$ 528,619	
EXPENDITURES				
Principal Payments	0	0	125,000	Principal Payment Due In 2024
Interest Payments	0	0	403,194	Interest Payment Due In 2024
Bond Redemption	0	-	425	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 528,619	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Note: Capital Interest Set-up Through May 2023 - Developer To Be Direct Billed For November 2023 Interest Payment (\$202,925).

Series 2023 Bond Information

Original Par Amount =	\$8,060,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.25% - 5.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2023		
Maturity Date =	May 2053		
Par Amount As Of 3/1/23 =	\$8,060,000		

TERRENO COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
O & M For Single Family 42' Unit	\$ -	\$ -	\$ 660.04
Debt For Single Family 42' Unit	\$ -	\$ -	\$ 1,595.00
Total For Single Family 42' Unit	\$ -	\$ -	\$ 2,255.04
O & M For Single Family 52' Unit	\$ -	\$ -	\$ 660.04
Debt For Single Family 52' Unit	\$ -	\$ -	\$ 1,701.00
Total For Single Family 52' Unit	\$ -	\$ -	\$ 2,361.04
O & M For Single Family 66' Unit	\$ -	\$ -	\$ 660.04
Debt For Single Family 66' Unit	\$ -	\$ -	\$ 1,808.00
Total For Single Family 66' Unit	\$ -	\$ -	\$ 2,468.04

* Assessments Include the Following:
4% Discount for Early Payments
County Tax Collector Fee
County Property Appraiser Fee

Community Information:
Single Family 42' Units: 96
Single Family 52' Units: 96
Single Family 66' Units: 136
Total: 328 Units