



**TERRENO
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 13, 2024
9:00 A.M.**

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

www.terrenocdd.org
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AGENDA
TERRENO
COMMUNITY DEVELOPMENT DISTRICT
Golf Club of the Everglades
8835 Vanderbilt Beach Road
Naples, Florida 34120
REGULAR BOARD MEETING & PUBLIC HEARING
May 13, 2024
9:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Administer Oath of Office & Review Board Member Responsibilities and Duties
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. February 12, 2024 Regular Board Meeting.....Page 2
- H. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
 - 3. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 6
 - 4. Consider Resolution No. 2024-04 – Adopting Fiscal Year 2024/2025 Annual Assessment...Page 15
- I. Old Business
- J. New Business
 - 1. Consider Approval of Direct Collection Agreement Fiscal 2024/2025.....Page 21
 - 2. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2024/2025 Meeting Schedule...Page 38
 - 3. Acceptance of Lake Bank Inspection Report.....Page 40
 - 4. Consider Resolution No. 2024-06 – Designating Landowners’ Meeting.....Page 49
- K. Administrative Matters
- L. Board Members Comments
- M. Adjourn

TERRENO COMMUNITY
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND
NOTICE OF REGULAR BOARD OF
SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Terreno Community Development District (District) will hold a public hearing on May 13, 2024, at 9:00 a.m. at the Golf Club of the Everglades, 8835 Vanderbilt Beach Road, Naples, Florida 34120 for the purpose of hearing comments and objections on the adoption of the proposed budget (Proposed Budget) of the District for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (Fiscal Year 2024/2025). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922 (District Managers Office), during normal business hours, or by visiting the Districts website at <https://www.terrenocdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and 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 Managers 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 Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or 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

No.10085978 April 23, 30, 2024

**TERRENO COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 12, 2024**

A. CALL TO ORDER

The February 12, Regular Board Meeting of the Terreno Community Development District (the “District”) was called to order at 9:00 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 2, 2024, as legally required.

C. CONSIDER RESIGNATION AND APPOINTMENT TO BOARD VACANCY

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously accepting the resignation of Michael Hueniken and appointing Drew Reiser to Seat 4.

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

Mr. Reiser was not present and will be sworn in at the next meeting.

E. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman Scott Brooks, Vice Chairperson Laura Ray and Supervisors Naomi Robertson and Patrick Butler.

Also in attendance were District Manager Michelle Krizen of Special District Services, Inc.; District Counsel Alyssa Willson of Kutak Rock (via phone); and Engineer Ryan Lorenz (via phone).

F. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

H. APPROVAL OF MINUTES

1. September 11, 2023, Public Hearing & Regular Board Meeting

The September 11, 2023, Public Hearing & Regular Board Meeting minutes were presented for consideration.

It was noted that under Establish a Quorum it should read: “ Also present were Kim Morton of Pulte and Cathy Allen the CAM of Terreno” not “...of the CAM>”

A **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously approving the September 11, 2023, Public Hearing & Regular Board Meeting minutes, as amended.

I. OLD BUSINESS

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

J. NEW BUSINESS

1. Consider Resolution No. 2024-01 – Adopting the Omnibus Addendum to Series 2023 Bonds & Series 2023 Assessment Documents with Ms. Robertson as the Point Person

Resolution No. 2024-01 was presented, entitled:

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE OMNIBUS ADDENDUM TO SERIES 2023 BONDS & SERIES 2023 ASSESSMENT DOCUMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

There are currently more units than the original bond/assessment planned. The District with Naomi Robertson will monitor 2nd phase sales in the 2nd phase to assign. After finalization, this will be brought back to the Board. This needs to be done before the next bond issuance.

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously adopting Resolution No. 2024-01, as presented.

2. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Proposed Budget

Resolution No. 2024-02 was presented, entitled:

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; 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.

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously adopting Resolution No. 2024-02, as presented, setting the Public Hearing for May 13, 2024.

3. Consider Valencia Acre & County Club Product W Phasing Plan

This item was covered in Resolution No. 2024-01 and no further action was taken.

4. Discussion Regarding Required Ethic Training

Ms. Wilson explained the requirements for the ethics training, which is required to be completed by December 31, 2024. Several options were shared with the Board. Taking the training in a group setting is permissible, as long as no Board specific items are discussed.

K. ADMINISTRATIVE MATTERS

The Board was reminded that the Public Hearing on the budget would be held on May 13, 2024.

L. ENGINEERING REPORT

There were no engineering updates at this time.

M. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously adjourning the meeting at 9:17 a.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

TERRENO COMMUNITY
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND
NOTICE OF REGULAR BOARD OF
SUPERVISORS MEETING.

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Michelle Krizen

District Manager

TERRENO COMMUNITY
DEVELOPMENT DISTRICT

www.terrenocdd.org

No.10085978 April 23, 30, 2024

RESOLUTION 2024-03
[FY 2024/2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2024/2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Terreno Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Terreno Community Development District for the Fiscal Year Ending September 30, 2025.”

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2024/2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2024/2025 or within 60 days following the end of the FY 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF MAY, 2024.

ATTEST:

**TERRENO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: FY 2024/2025 Budget

Exhibit A

FY 2024/2025 Budget

Terreno Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
TERRENO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	216,212
Developer Contribution	0
Debt Assessments	562,254
Interest Income	480
TOTAL REVENUES	\$ 778,946
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	37,080
Legal	27,250
Assessment Roll	5,000
Audit Fees	4,400
Arbitrage Rebate Fee	650
Insurance	5,900
Legal Advertisements	2,900
Miscellaneous	1,000
Postage	200
Office Supplies	1,250
Dues & Subscriptions	175
Website Management & ADA Compliance	3,000
Trustee Fees	4,100
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 93,905
Maintenance Expenditures	
Engineering/Inspections	3,000
Miscellaneous Maintenance	1,000
Preserve Maintenance	75,000
Lake Bank Maintenance	20,000
Total Maintenance Expenditures	\$ 99,000
Total O&M Expenditures	\$ 192,905
REVENUES LESS EXPENDITURES	\$ 586,041
Bond Payments	(528,519)
BALANCE	\$ 57,522
County Appraiser Fee	(11,504)
Tax Collector Fee	(15,339)
Discounts For Early Payments	(30,679)
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
TERRENO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O&M (Operation & Maintenance) Assessments	0	216,493	216,212	Expenditures Less Interest/.94
Developer Contribution	90,412	0	0	
Debt Assessments	0	562,254	562,254	Bond Payments/.94
Interest Income	472	240	480	Interest Projected At \$40 Per Month
TOTAL REVENUES	\$ 90,884	\$ 778,987	\$ 778,946	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	36,000	36,000	37,080	CPI Adjustment (Capped At 3%)
Legal	26,328	27,500	27,250	\$250 Decrease From 2023/2024 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,200	4,300	4,400	Amount Has Increased From 22/23 Due To Bond Issue
Arbitrage Rebate Fee	0	650	650	Commences In Fiscal Year Following Issuing Of Bond
Insurance	5,000	6,000	5,900	Fiscal Year 2023/2024 Expenditure Was \$5,375
Legal Advertisements	6,836	3,000	2,900	Expenditure Should Decrease With Bond Being Issued & District Placed On Roll
Miscellaneous	277	1,500	1,000	\$500 Decrease From 2023/2024 Budget
Postage	542	200	200	No Change From 2023/2024 Budget
Office Supplies	814	1,500	1,250	\$250 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	3,000	3,000	3,000	\$250 X 12 Months
Trustee Fees	0	4,100	4,100	Commences In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	1,000	1,000	No Change From 2023/2024 Budget
Total Administrative Expenditures	\$ 87,172	\$ 93,925	\$ 93,905	
Maintenance Expenditures				
Engineering/Inspections	9,465	3,000	3,000	No Change From 2023/2024 Budget
Miscellaneous Maintenance	0	1,000	1,000	No Change From 2023/2024 Budget
Preserve Maintenance	0	75,000	75,000	No Change From 2023/2024 Budget
Lake Bank Maintenance	0	20,000	20,000	No Change From 2023/2024 Budget
Total Maintenance Expenditures	\$ 9,465	\$ 99,000	\$ 99,000	
Total O&M Expenditures	\$ 96,637	\$ 192,925	\$ 192,905	
REVENUES LESS EXPENDITURES	\$ (5,753)	\$ 586,062	\$ 586,041	
Bond Payments	0	(528,519)	(528,519)	2025 Principal & Interest Payments
BALANCE	\$ (5,753)	\$ 57,543	\$ 57,522	
County Appraiser Fee	0	(11,509)	(11,504)	One And One Half Percent Of Total Assessment Roll
Tax Collector Fee	0	(15,345)	(15,339)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(30,689)	(30,679)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (5,753)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
TERRENO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	6,447	100	400	Projected Interest For 2024/2025
NAV Tax Collection	0	528,519	528,519	Maximum Debt Service Collection
Bond Proceeds	349,939	0	0	
Developer Contribution	0	0	0	
Total Revenues	\$ 356,386	\$ 528,619	\$ 528,919	
EXPENDITURES				
Principal Payments	0	125,000	130,000	Principal Payment Due In 2025
Interest Payments	85,679	403,194	397,775	Interest Payment Due In 2025
Bond Redemption	-	425	1,144	Estimated Excess Debt Collections
Total Expenditures	\$ 85,679	\$ 528,619	\$ 528,919	
Excess/ (Shortfall)	\$ 270,707	\$ -	\$ -	

Note: Capital Interest Set-up Through May 2023 - Developer Paid 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 1/1/24 = \$8,060,000

TERRENO COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
O & M For Single Family 42' Unit	\$ -	\$ 660.04	\$ 659.14
<u>Debt For Single Family 42' Unit</u>	<u>\$ -</u>	<u>\$ 1,595.00</u>	<u>\$ 1,595.00</u>
Total For Single Family 42' Unit	\$ -	\$ 2,255.04	\$ 2,254.14
O & M For Single Family 52' Unit	\$ -	\$ 660.04	\$ 659.14
<u>Debt For Single Family 52' Unit</u>	<u>\$ -</u>	<u>\$ 1,701.00</u>	<u>\$ 1,701.00</u>
Total For Single Family 52' Unit	\$ -	\$ 2,361.04	\$ 2,360.14
O & M For Single Family 66' Unit	\$ -	\$ 660.04	\$ 659.14
<u>Debt For Single Family 66' Unit</u>	<u>\$ -</u>	<u>\$ 1,808.00</u>	<u>\$ 1,808.00</u>
Total For Single Family 66' Unit	\$ -	\$ 2,468.04	\$ 2,467.14

* 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

RESOLUTION 2024-04
[FY 2024/2025 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2024/2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Terreno Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Collier County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2024/2025**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2024/2025 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025.

- ii. *Due Date (Debt Assessments)*. Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025.
- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 13th day of May, 2024.

ATTEST:

**TERRENO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A

Budget

Exhibit B

Assessment Roll

**DIRECT COLLECTION AGREEMENT
FY 2025**

This **Agreement** ("**Agreement**") is made and entered into effective as of October 1, 2024, by and between:

TERRENO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (hereinafter "**District**"), is located in Collier County, Florida ("**County**"), and whose mailing address is District's Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410; and

PULTE HOME COMPANY, LLC, a Michigan limited liability company and the owner of certain property located within the boundaries of the District (hereinafter, the "**Property Owner**," and together with the District, "**Parties**"), and whose mailing address is 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134. For purposes of this Agreement, Property Owner's property is more particularly described in **Exhibit A** attached hereto ("**Property**").

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District determined to undertake various operations and maintenance and other activities described in the District's adopted budget ("**Adopted Budget**"); and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District, and, regardless of imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, pursuant to Resolution 2024- ("**Annual Assessment Resolution**"), the District's Board levied special assessments to fund the operations and maintenance of the Adopted Budget ("**O&M Assessments**") in the amounts set forth in Adopted Budget and the assessment roll attached to the Annual Assessment Resolution ("**Assessment Roll**"), and set forth the method by which the O&M Assessments and the FY 2025 installment of the District's previously levied debt service assessments ("**Debt Assessment**," and together with the O&M Assessments, "**Assessments**") shall be collected and enforced; and

WHEREAS, Property Owner agrees that the O&M Assessments, which were imposed on the lands within the District, including the Property, have been validly imposed and constitute valid, legal, and binding liens upon the lands within the District; and

WHEREAS, pursuant to Florida law, the District certified the (i) portion of the Assessment Roll related to certain “**Tax Roll Property**” to the County Tax Collector for collection in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”) and (ii) portion of the Assessment Roll relating to the “**Direct Collect Property**” for direct collection by the District in accordance with Florida law; and

WHEREAS, the Property is identified on the Assessment Roll as Direct Collect Property, the District and Property Owner desire to arrange for the direct collection and direct payment of the District’s Assessments levied against the Property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **VALIDITY OF SPECIAL ASSESSMENTS.** Property Owner agrees that the Assessments have been validly imposed and constitute valid, legal, and binding liens upon the lands within the District, including the Property. Property Owner hereby waives and relinquishes any rights it may have to challenge, object to, or otherwise fail to pay such Assessments.

3. **COVENANT TO PAY.** Property Owner agrees to pay the Assessments attributable to the Property, regardless of whether Property Owner owns the Property at the time such payment is due or paid. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these Assessments from subsequent purchasers of the Property. The District shall send a bill to Property Owner on or about September 15, 2024, indicating the exact amount of the Assessment being certified for collection in FY 2025. The Assessments attributable to the Property shall be due and payable on the dates and in the amounts set forth in the Annual Assessment Resolution. The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

4. **ENFORCEMENT.** This Agreement shall serve as an alternative, additional method for collection of the Assessments. This Agreement shall not affect the District’s ability to collect and enforce its Assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the Assessments may result in the initiation of a foreclosure action, or, at the District’s sole discretion, delinquent Assessments may be certified for collection on a future County tax bill. In the event that an Assessment payment is not made in accordance with the schedule stated above, the whole of such Assessment – including any remaining partial, deferred payments for FY 2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate legal proceedings pursuant to

Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

5. **NOTICE.** All notices, requests, consents and other communications under this Agreement, but excluding invoices ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addresses set forth in this Agreement.

6. **AMENDMENT.** This instrument shall constitute the final and complete expression of the Agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

7. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each Party has complied with all the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this Agreement.

8. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either Party except upon the written consent of the other. Any purported assignment without such consent shall be void.

9. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.

10. **ATTORNEYS' FEES.** In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing Party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

12. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

TERRENO COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____
Its: _____

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

Witness

By: _____
Name: _____
Title: _____

EXHIBIT A: Description of the Property As Reflected on the Assessment Roll

EXHIBIT A

Description of the Property

<p align="center">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</p>			
<p>LEGAL DESCRIPTION</p> <p>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:</p> <p>BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "A" VALENCIA GOLF AND COUNTRY CLUB CLUBHOUSE AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 82 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE 131.54 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 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 90°27'00", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°36'39" 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°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 685.91 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 680.79 FEET TO THE END OF THE CURVE; THENCE NORTH 70°00'38" 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 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 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 35.99 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 11°14'48", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 48°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 75.73 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11,350.02 FEET, A CENTRAL ANGLE OF 0°22'57", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 79°00'30" WEST, A DISTANCE OF 75.75 FEET; THENCE SOUTH 60°13'52" 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 500.00 FEET, A CENTRAL ANGLE OF 15°33'52", 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 621.29 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 11°38'34", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°41'41" WEST, A DISTANCE OF 85.10 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 0°11'14" WEST, A DISTANCE OF 146.80 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 242.14 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 14°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 630.00 FEET, A CENTRAL ANGLE OF 46°56'33", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 08°26'24" EAST, A DISTANCE OF 490.45 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°42'10" 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°13'52" 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°03'52", 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°40'16" EAST, A DISTANCE OF 38.52 FEET; THENCE NORTH 42°19'44" WEST, A DISTANCE OF 45.79 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 89.31 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;</p>			
<p>** THIS IS NOT A BOUNDARY SURVEY **</p>			
<p align="right">CONTINUED ON SHEET 2</p>			
<p>THIS MAP PREPARED BY:</p> <p>OFFICE OF SURVEYING & MAPPING</p> <p>1000 WEST 10TH AVENUE, SUITE 100</p> <p>MIAMI, FLORIDA 33135</p>	<p>DATE: 10/10/2013</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>	<p>DATE: 10/10/2013</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>	<p>DATE: 10/10/2013</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>
<p align="right">Digitally signed by David S. Gagliardi Date: 2013.04.05 16:23:39 -0400</p>			

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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 00°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 06°29'44" EAST, A DISTANCE OF 131.29 FEET TO THE END OF THE CURVE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING .336.324 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: DAVID A. DAKOSTAL, PSM	DATE OF SURVEY: 2-20-2020	SCALE: AS SHOWN	PROJECT NO. 21-098
DATE OF REVISION: 04-24-2021	REVISION NO. 1	REVISION BY DAVID A. DAKOSTAL	REVISION FOR CORRECTION
 DAKOSTAL GEOSPATIAL, INC. 1400 S. GULF BLVD., SUITE 100 FORT MYERS, FL 33901 (813) 938-1111		CERTIFIED TO:	3 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 29,
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°31'37" 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 07°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 82°35'57" EAST, A DISTANCE OF 76.78 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 96.94 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 93.85 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 137.30 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 77.21 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 75°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 NORTHWEST; THENCE 5.36 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 00°31'14", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 28°12'33" 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°26'44" EAST, A DISTANCE OF 26.61 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 254.96 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 62°09'44", 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 56°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 706.00 FEET, A CENTRAL ANGLE OF 08°32'05", 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°30'35", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 28°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 87.19 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 62°24'11", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 38°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°15'04" 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°54'27" 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 80.39 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 166.74 FEET, A CENTRAL ANGLE OF 22°48'36", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 37°05'04" EAST, A DISTANCE OF 65.95 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 159.18 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 447.18 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;

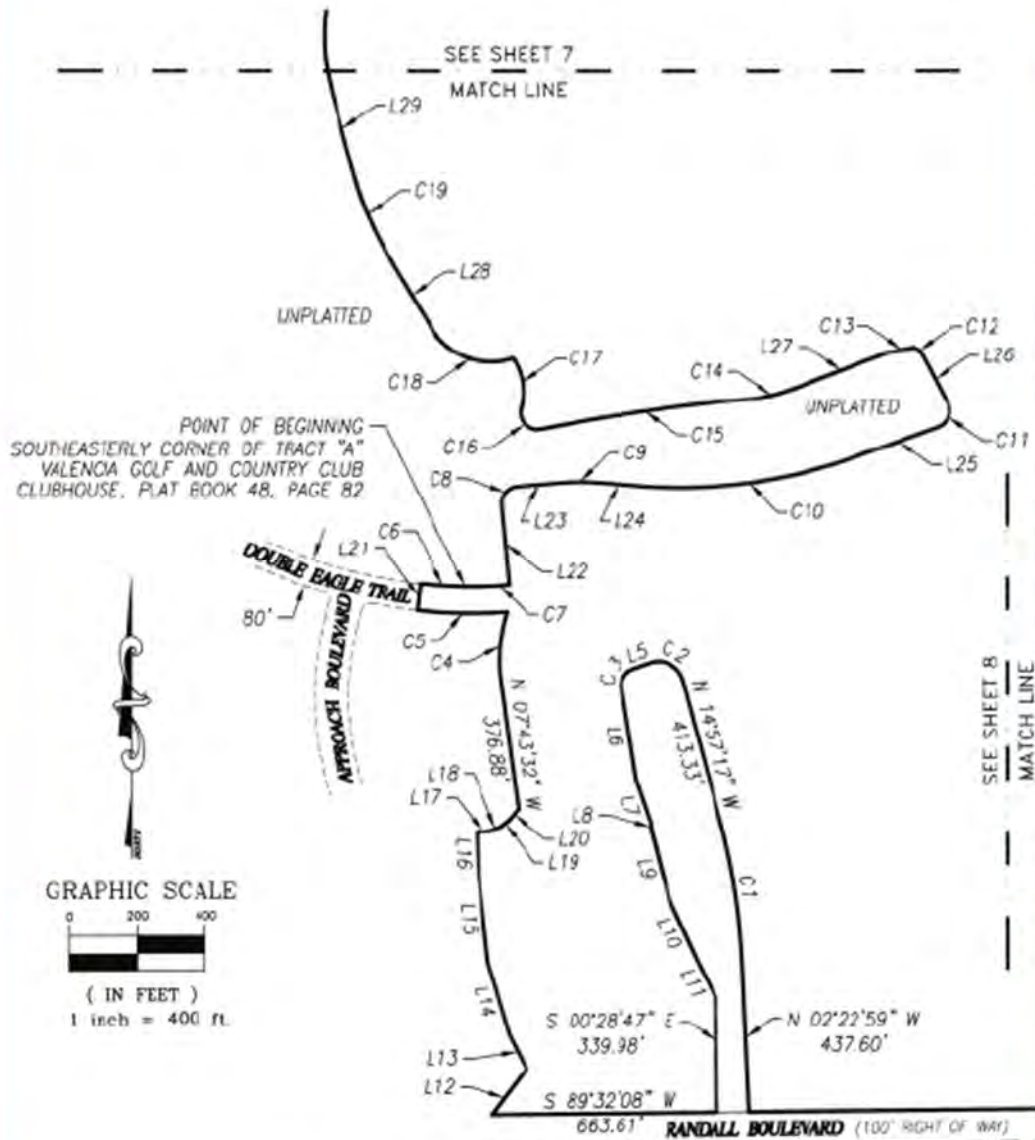
CONTINUED ON SHEET 5

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

THIS MAP PREPARED BY:	DATE: 1 JANUARY 2008	SCALE: AS SHOWN	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	DATE: 1 JANUARY 2008	BY: J. L. BROWN
APPROVED BY:	DATE: 1 JANUARY 2008	SCALE: AS SHOWN	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	DATE: 1 JANUARY 2008	BY: J. L. BROWN
					
4 OF 12					

THIS MAP PREPARED BY:		DATE: 1 AUGUST 1978		Scale: 1:50,000		Map No. 1		 Dymaxion Map Company, Inc. International Mapping & Planning 1000 West 10th Street, Suite 100 Santa Ana, California 92701 Phone: (714) 552-1100		REFERENCE NO.	
DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE SOIL CONSERVATION DISTRICT NO. 1 100 S.W. 1st Avenue Gainesville, Florida 32601		PROJECT: Swamp & Bog for Control to S-10		SHEET NO. 1		SHEET NO. 1		SHEET NO. 1		2-098	
										5 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**

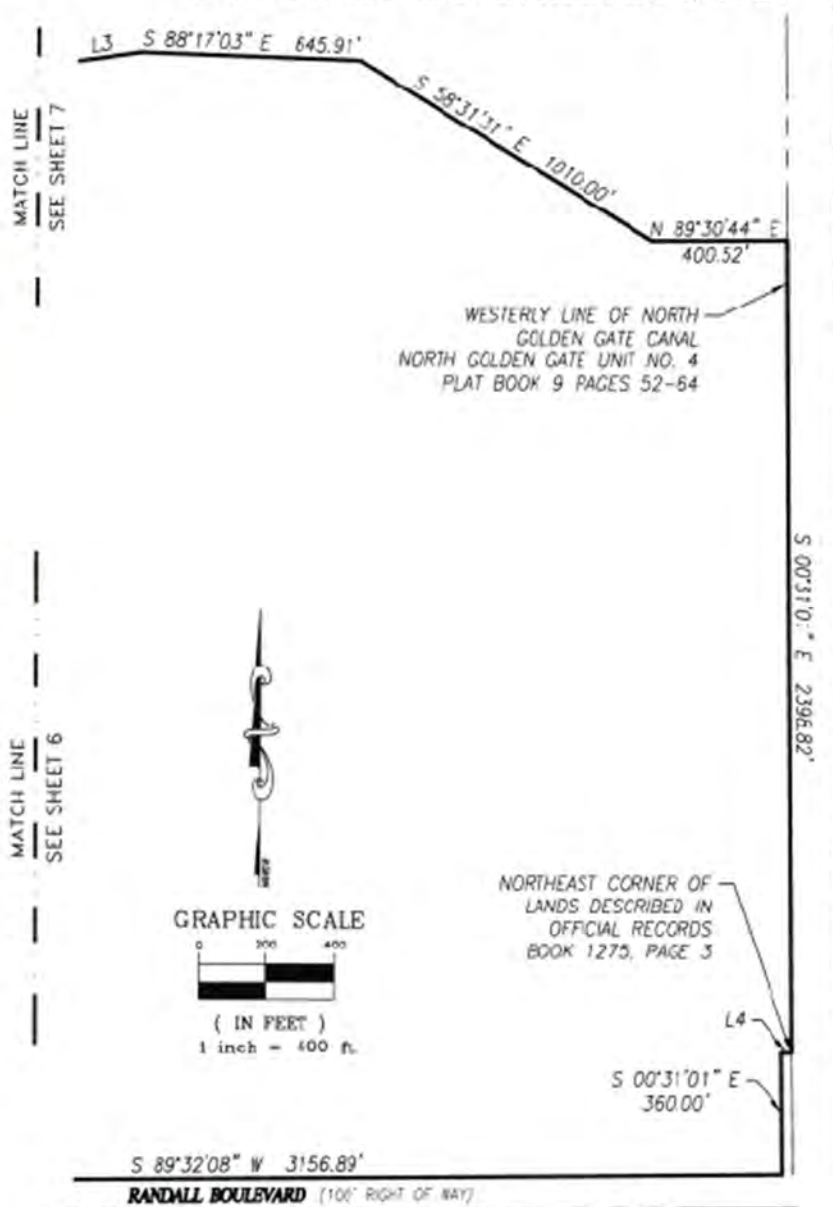


**** THIS IS NOT A BOUNDARY SURVEY ****

SEE SHEETS 10-11 FOR LINE AND CURVE TABLES

THIS MAP PREPARED BY: DAVID S. CHASE/STPL, PLLC	DATE OF SURVEY: 10/20/2010	SCALE: 1" = 400'	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	CLIENT: DAVID S. CHASE/STPL, PLLC	DATE: 10/20/2010	BY: DAVID S. CHASE	CHECKED BY: DAVID S. CHASE	DATE: 10/20/2010	BY: DAVID S. CHASE	CHECKED BY: DAVID S. CHASE	DATE: 10/20/2010
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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**

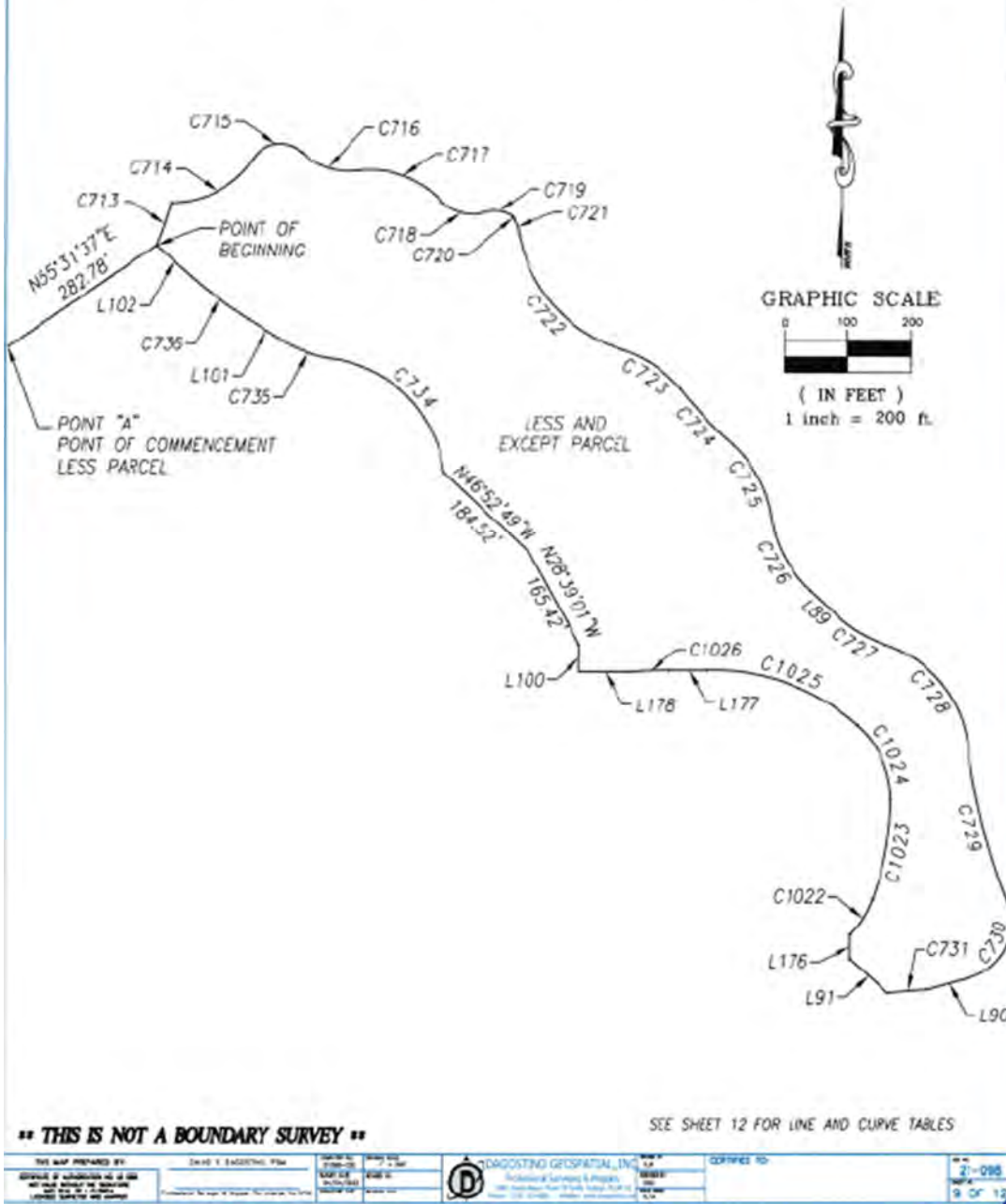


SEE SHEETS 10-11 FOR LINE AND CURVE TABLES

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

THIS MAP PREPARED BY: DAVID S. ENGELSTADT, PLS.	DATE: 11-11-2011	SCALE: 1" = 400'	PROJECT: VALENCIA GOLF AND COUNTRY CLUB - PHASE I	CHECKED BY: [Signature]	CERTIFIED TO: [Signature]	DATE: 11-11-2011
			DIAGNOSTIC GEOSPATIAL, INC. 11111 11th Avenue, Suite 1111 Naples, FL 34109 Phone: (239) 411-1111 Email: info@diagnosticgeospatial.com			
6 OF 12						21-098 6 OF 12

**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	S33°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	54.12'
L6	S03°06'06"E	273.44'
L7	S18°30'20"E	134.76'
L8	S05°06'38"E	21.37'
L9	S14°17'48"E	208.37'
L10	S24°44'20"E	180.69'
L11	S25°26'53"E	138.56'
L12	N37°21'41"E	168.48'
L13	N26°23'03"W	115.76'
L14	N16°12'41"W	224.81'
L15	N08°11'53"W	255.33'
L16	N01°52'57"W	126.40'
L17	N88°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	126.52'
L24	N85°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	98.98'
L37	N00°00'56"E	57.65'

[illegible]

**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**

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"	11350.02'	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'	N48°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: 5-2-2022, 10:00 AM	PROJECT: 22-098	CLIENT: 22-098	SCALE: 1"=100'	DATE: 5-2-2022	11 OF 12
APPROVED BY: [Signature]	APPROVED BY: [Signature]	APPROVED BY: [Signature]	APPROVED BY: [Signature]	APPROVED BY: [Signature]	APPROVED BY: [Signature]	

**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 18,
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

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	N00°56'18"E	60.52'
L101	N58°11'41"W	65.37'
L102	N43°40'20"W	73.52'
L176	N00°00'00"E	38.35'
L177	S89°59'10"W	59.45'
L178	N90°00'00"W	62.74'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C80	25°58'10"	350.00'	249.29'	N62°43'12"E	247.16'
C110	25°41'12"	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"	68.72'	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'	5.36'	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	242.64'
C723	33°58'06"	190.00'	112.54'	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	128.41'
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°55'36"	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°54'27"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	27°48'39"	166.74'	66.19'	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"	890.83'	60.64'	S87°31'58"W	60.63'

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

THIS MAP PREPARED BY: DAVID J. ZACHRY, P.E. OFFICE OF LAND SURVEYING AND MAPPING 10000 W. 10th Avenue, Suite 100 Denver, CO 80202	DATE OF SURVEY: 05/15/2012	PROJECT NO.: 12-008	CLIENT: DAVID J. ZACHRY, P.E.	DATE OF PLOTTING: 05/15/2012	PROJECT NO.: 12-008	CLIENT: DAVID J. ZACHRY, P.E.	DATE OF PLOTTING: 05/15/2012
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RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Terreno Community Development District ("District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT, COLLIER COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 13th day of May, 2024.

ATTEST:

**TERRENO
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TERRENO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Terreno Community Development District will hold Regular Meetings at _____ located at _____ at 9:00 a.m. on the following dates:

**October 14, 2024
November 11, 2024
December 9, 2024
January 13, 2025
February 10, 2025
March 10, 2025
April 14, 2025
May 12, 2025
June 9, 2025
July 14, 2025
August 11, 2025
September 8, 2025**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

TERRENO COMMUNITY DEVELOPMENT DISTRICT

www.terrenocdd.org

PUBLISH: NAPLES DAILY NEWS 00/00/2024

TERRENO AT VALENCIA GOLF & COUNTRY CLUB

LAKE BANK INSPECTION REPORT

MARCH 2024

PREPARED FOR:

TERRENO COMMUNITY DEVELOPMENT DISTRICT
SPECIAL DISTRICT SERVICES, INC.
27499 RIVERVIEW CENTER BLVD, SUITE 253
BONITA SPRINGS, FL 34134

PREPARED BY:



9961 INTERSTATE COMMERCE DR., SUITE 230
FORT MYERS, FLORIDA 33913

JOSH R. EVANS, P.E.
FLORIDA LICENSE NO. 57436

OVERVIEW

In a continuing effort to monitor and report on the functionality of The Terreno Stormwater Management System (SWMS), an inspection of the SWMS was performed in March of 2024. Inspections included field observations of accessible lake banks within the SWMS to determine the extent of existing stabilization and any areas of erosion. This report outlines the observations made and identifies areas of concern which need maintenance/repair, and any recommended additional inspections/monitoring.

GENERAL PROJECT INFORMATION

- Project Location: Terreno at Valencia Golf & Country Club, Collier County, FL
- SFWMD Master Permit No.: 11-105861-P
- Dates of Inspection:
 - Lake Banks: March 2024 (field observation by J.R. Evans Engineering, P.A.)

LAKE BANK INSPECTION

Field observation of the lakes within the Terreno SWMS was performed in March 2024. Lake stabilization consists of grassed shorelines at varying slopes.

Within the Terreno SWMS, there were areas of erosion noted on grassed shorelines, including areas of minor erosion that require maintenance/repair to prevent substantial erosion or failure and areas of extensive erosion that require immediate corrective action to remediate the shorelines. It is recommended that corrective action is taken to remediate shorelines identified as having “minor erosion” and “extensive erosion” within this report.

Included as Exhibit A to this report is an exhibit identifying the lake shorelines that were inspected, with color-coded identification to delineate shorelines that were satisfactory (green), shorelines with “minor erosion” (yellow) and shorelines with “extensive erosion” (red). Exhibit A also includes recommended solutions to shorelines with “extensive erosion” such as compacted fill and sod, or drainage improvements. The exhibit also identifies reference numbers for photographs which are included as Exhibit B in this report. Please note that in general, only photos of problem areas are included with this report and the photos were taken during the dry season.

SUMMARY

It is also recommended that continuing inspections of The Terreno SWMS be performed to monitor the condition of the SWMS. A SWMS of this nature requires continuing maintenance to ensure functionality of the system, and inspections by a registered professional engineer are integral to identify problem areas and/or confirm that the system is functioning adequately.

TERRENO AT VALENCIA GOLF & COUNTRY CLUB

LAKE BANK INSPECTION REPORT

MARCH 2024

PREPARED FOR:

TERRENO COMMUNITY DEVELOPMENT DISTRICT
SPECIAL DISTRICT SERVICES, INC.
27499 RIVERVIEW CENTER BLVD, SUITE 253
BONITA SPRINGS, FL 34134

PREPARED BY:



9961 INTERSTATE COMMERCE DR., SUITE 230
FORT MYERS, FLORIDA 33913

JOSH R. EVANS, P.E.
FLORIDA LICENSE NO. 57436

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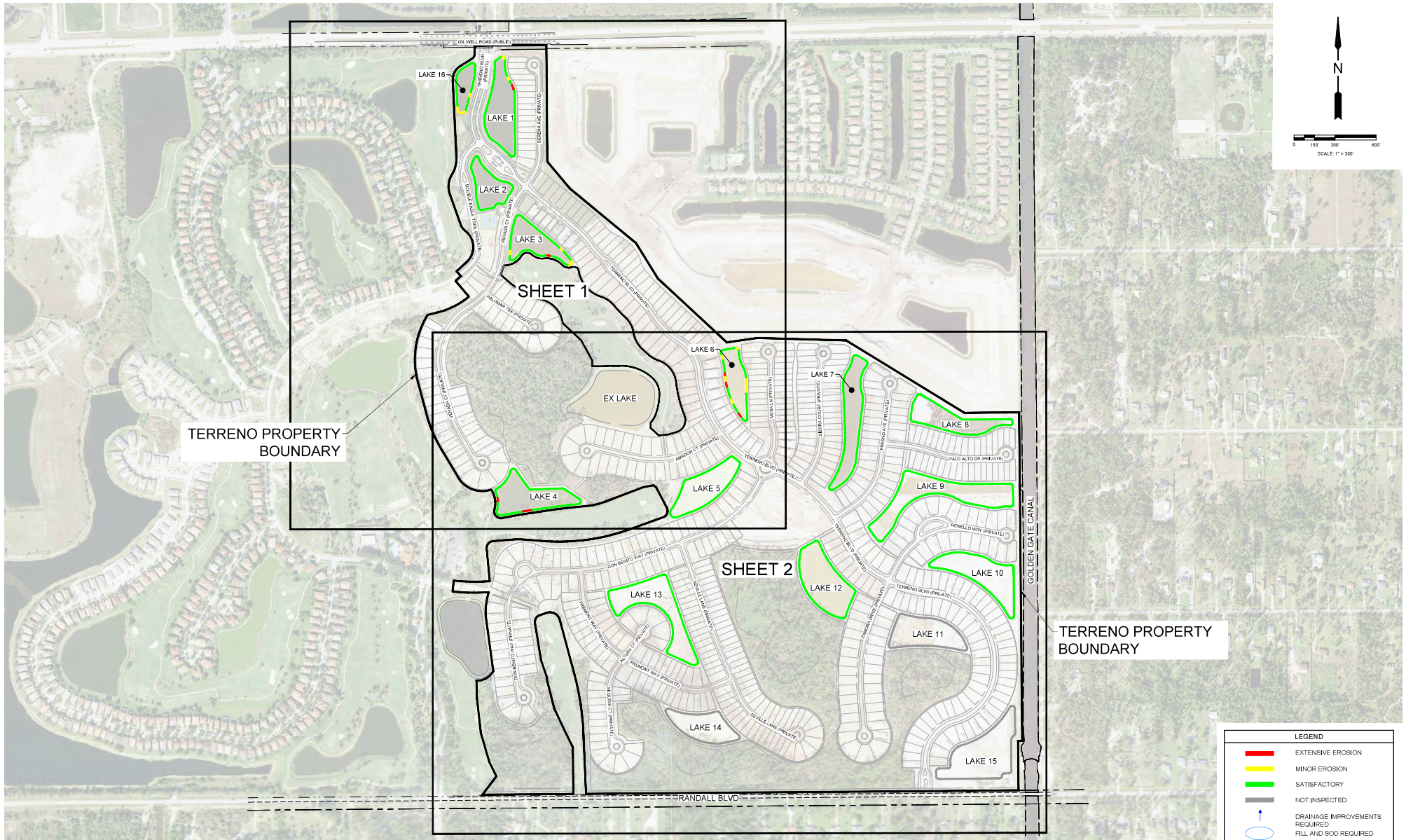
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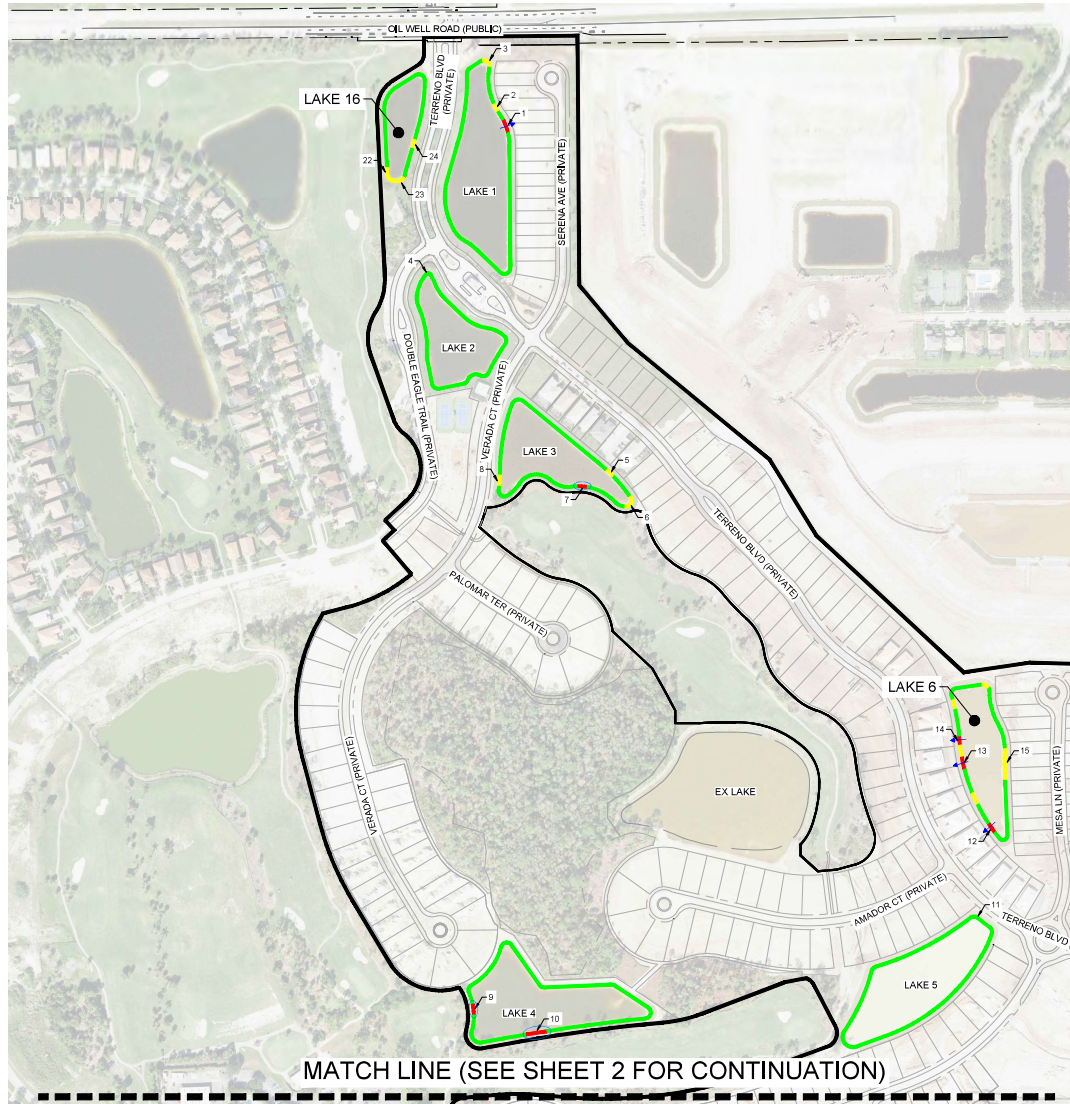
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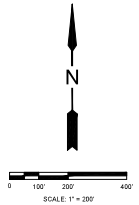
EXHIBIT A

LAKE SUMMARY AND IDENTIFICATION EXHIBIT





LEGEND	
—	EXTENSIVE EROSION
—	MINOR EROSION
—	SATISFACTORY
—	NOT INSPECTED
↑	DRAINAGE IMPROVEMENTS REQUIRED
○	FILL AND SOD REQUIRED



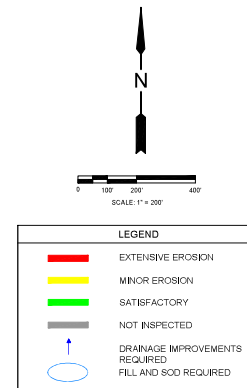
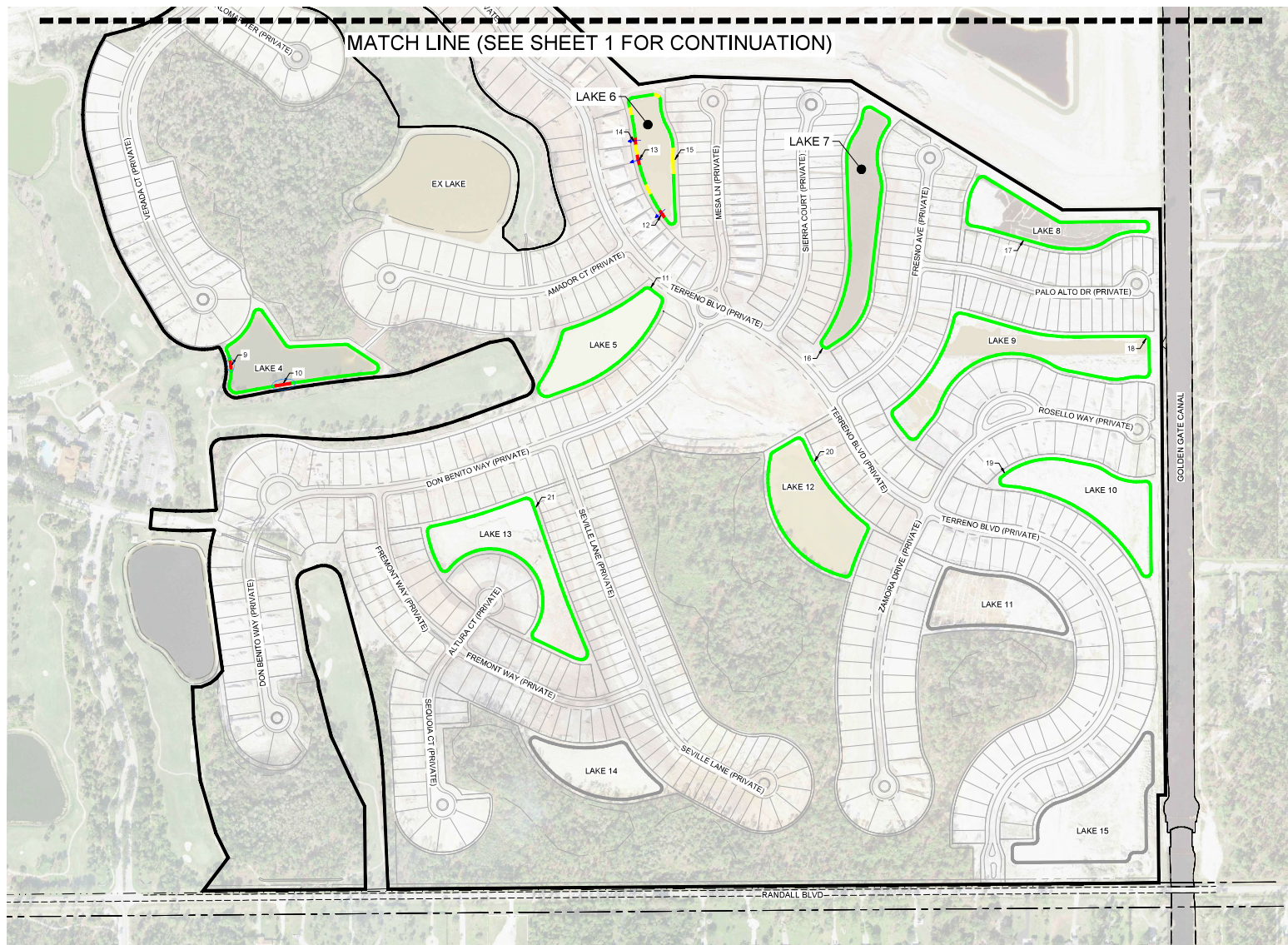


EXHIBIT B

LAKE PHOTOS

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Terreno Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Collier County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Scott Brooks	2026
2	Naomi Robertson	2026
3	Laura Ray	2024
4	Drew Reiser	2024
5	Patrick Butler	2024

This year, Seats 3, 4 and 5, currently held by Laura Ray, Drew Reiser, and Patrick Butler, respectively, are subject to a landowner election. The term of office for the successful landowner candidates shall commence upon election and shall be for a four year period for the individuals receiving the highest votes and two years for the individual receiving the next highest votes.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on November 5, 2024, at 9:00 a.m., and located at Golf Club of the Everglades, 8835 Vanderbilt Beach Road, Naples, Florida 34120.

1. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

2. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting

and election have been announced by the Board at its May 13, 2024 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Special District Services, located at 2501 Burns Road, Palm Beach Gardens, Florida 33410.

3. **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.

4. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 13th DAY OF MAY, 2024.

**TERRENO COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Terreno Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 325.767 acres, generally located south of Oil Well Road, west of Everglades Boulevard, north of Randall Boulevard and east of Immokalee Road in Collier County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2024
TIME: 9:30 a.m.
PLACE: Golf Club of the Everglades
8835 Vanderbilt Beach Road
Naples, Florida 34120

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2501 Burns Road, Palm Beach Gardens, Florida 33410, Ph: (561) 630-4922 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

Michelle Krizen
District Manager
Run Date(s): _____ & _____, 2024

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
TERRENO COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: **9:30 a.m.**

LOCATION: Golf Club of the Everglades
 8835 Vanderbilt Beach Road
 Naples, Florida 34120

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election in a landowner seat. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The third candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for the successful candidates shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**TERRENO COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Terreno Community Development District to be held at Golf Club of the Everglades, 8835 Vanderbilt Beach Road, Naples, Florida 34120, on November 5, 2024, at 9:30 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2023), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
TERRENO COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 5, 2024

For Election (3 Supervisors): The two candidate receiving the highest number of votes will receive a four (4) year term, the candidate receiving the next highest number of votes will receive a two (2) year tem, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Terreno Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____