

Verano Center

Community Development District

http://www.veranocentercdd.com

Darren Weimer, Vice Chairman

Shane Dinatali, Assistant Secretary

Joshua Wortman, Assistant Secretary

Marshall Kutz, Assistant Secretary

October 15, 2026

GMS
Governmental
Management Services

Verano Center

Community Development Districts

Agenda

Seat 1: Open Seat	
Seat 2: Darren Weimer (V.C.)	
Seat 5: Shane Dinatali (A.S.)	
Seat 4: Joshua Wortman (A.S.)	
Seat 3: Marshall Kutz (A.S.)	

Thursday
October 15, 2026
11:00 a.m.

Verano Social Clubhouse
10291 SW Visconti Way, Port St. Lucie, FL
Join the meeting now
Meeting ID: 221 658 881 196 and Passcode: EL6Ak9xT
1-872-240-4685 and Phone Conference ID: 327 042 38#

1. Roll Call

2. Organizational Matters
   A. Acceptance of Resignation Letter from Mr. Josh Hoot **– Page 3**

   B. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #5 (11/2026)

   C. Oath of Office for Newly Appointed Supervisor(s) **– Page 4**

   D. Election of Officer(s) – Resolution **– Page 5**

3. Approval of Minutes of the August 20, 2026 Meeting **– Page 7**

4. Approval of Second Amended and Restated District Interlocal Agreement **– Page 14**

5. Staff Reports
   A. Attorney

   B. Engineer

   C. Manager

6. Financial Reports
   A. Acceptance of Check Run Summary **– Page 51**

   B. Acceptance of Unaudited Financials **– Page 54**

7. Supervisors Requests and Audience Comments

8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.veranocentercdd.com

From: Josh Hoot <jhoot@kolterhomes.com>
Date: Monday, September 21, 2026 at 8:30 PM
To: Andressa Hinz Philippi <AHPhilippi@gmssf.com>
Subject: Resignation From CDD's

Hi Andressa,

I need to resign from my positions on the CDD boards. I would like a smooth transition, so please let me know the best way to do that so it runs smoothly.

I have taken over another division for our company so will only get in the way otherwise.

Thank you,

Joshua Hoot
Division Vice President
Kolter Homes, LLC
Phone: 772-646-4427 Ext: 125
Direct: 561-473-9860
Email: jhoot@kolterhomes.com
Web www.kolterhomes.com



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Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Verano Center Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Verano Center Community Development District, _____County, Florida**.

Signature: _____

Mailing Address: _____

_____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

_____
Notary Public State of Florida

_____
Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification_____

RESOLUTION 202__-___

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **Verano Center Community Development District** (the "Board") desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The following persons are elected to the Verano Center Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman		GE Seat	Term Expires: 11-202
Vice Chairman		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	_____	GMS - SF	N/A

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found

to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT, THIS ___DAY OF _____, 202__.

VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT

_____
Print name:_____
Chairman / Vice Chairman

_____
Print name:_____
Secretary / Assistant Secretary

MINUTES OF MEETING
VERANO CENTER
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Verano Center Community Development District was held on Thursday, August 20, 2026, at 10:30 a.m. at 10291 S. W. Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

Darren Weimer	Vice Chairman
Marshall Kutz	Assistant Secretary
Shane Dinatali	Assistant Secretary
Joshua Wortman	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Matthew Hans	Governmental Management Services
Brandon Ulmer	District Engineer (by phone)
Jere Earlywine	District Counsel
Frank Ducci	Lang Management - Field Manager
Several Residents	

FIRST ORDER OF BUSINESS — Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS — Approval of Minutes of the April 23, 2026 Meeting

Ms. Hinz Philippi presented the minutes from the April 23, 2026 meeting, asked for any comments, additions, corrections or deletions, and upon hearing none, asked for a motion to approve the minutes.

> On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, the Minutes of the April 23, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS Consideration of Resolution #2026-05 Resetting Budget Hearing

Ms. Hinz Philippi presented resolution #2026-05 resetting the budget hearing and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

> On MOTION by Mr. Kutz seconded by Mr. Weimer with all in favor, Resolution #2026-05 resetting the Budget Hearing was approved.

FOURTH ORDER OF BUSINESS Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 4, public hearing to adopt the rules and asked for a motion to open the public hearing.

> On MOTION by Mr. Dinatali seconded by Mr. Wortman with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-06 Adopting the Rules

Ms. Hinz Philippi asked for any public comment or discussion relating the rules. The were no comments at this time. Ms. Hinz Philippi then moved on to resolution #2026-06 and asked Mr. Earlywine to give a brief explanation of this item.

Mr. Earlywine indicated every 3 to 5 years the Rules of Procedures are updated to coincide with any changes in the State Statutes. He then gave a brief summary of some of the recent changes to the Rules.

Ms. Hinz Philippi then asked for any comments or questions, and upon hearing none, she asked for a motion to adopt the resolution.

> On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, Resolution #2026-06 Adopting the Rules was approved.

D. Motion to Close the Public Hearing

Ms. Hinz Philippi then asked for a motion to close the public hearing.

On MOTION by Mr. Dinatali seconded by Mr. Wortman with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 5, public hearing to adopt the fiscal year 2027 budget and asked for a motion to open the public hearing.

On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-07 Annual Appropriation Resolution

Ms. Hinz Philippi asked for any public comment or discussion relating to the 2027 budget. The were no comments at this time. Ms. Hinz Philippi then moved on to resolution #2026-07, the annual appropriation resolution and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, she asked for a motion to adopt the resolution.

On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, Resolution #2026-07 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-08 Levy of Non Ad Valorem Assessments

Ms. Hinz Philippi presented resolution #2026-08 levy of Non Ad Valorem Assessments and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Kutz seconded by Mr. Wortman with all in favor, Resolution #2026-08 the Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Hinz Philippi then asked for a motion to close the public hearing.

> On MOTION by Mr. Weimer seconded by Mr. Wortman with all in favor, closing the Public Hearing was approved.

SIXTH ORDER OF BUSINESS Consideration of Resolution #2026-09 Authorizing Actions to Implement Capital Improvement Plan

Ms. Hinz Philippi presented resolution #2026-09 authorizing actions to implement capital improvement plan included in the agenda and asked Mr. Earlywine to give a brief explanation of this item.

Mr. Earlywine indicated this was a standard resolution that is usually done with all their Districts, however, this item was never done for this particular District. He then gave a brief summary of the resolution at this time. Mr. Earlywine then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

> On MOTION by Mr. Weimer seconded by Mr. Dinatali with all in favor, Resolution #2026-09 authorizing actions to implement Capital Improvement Plan was approved.

SEVENTH ORDER OF BUSINESS Consideration of:

A. Resolution #2026-10 Landowner's Resolution

Ms. Hinz Philippi presented resolution #2026-10 the landowner's resolution and gave a brief explanation stating the landowners election would be the same date and location as the other Verano CDDs which would be on November 19, 2026 at 10:30 a.m.

(At this point there was a brief discussion among the Board members and Mr. Earlywine relating to this item)

Ms. Hinz Philippi then asked for any further comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

> On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, Resolution #2026-10 Landowner's Resolution for the Landowners Election on November 19, 2026 at 10:30 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida was approved.

B. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

Ms. Hinz Philippi presented the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026 included in the agenda and gave a brief

explanation of this item. She then asked for any questions or comments, and upon hearing none, asked for a motion to approve the engagement letter.

> On MOTION by Mr. Kutz seconded by Mr. Dinatali with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved.

EIGHTH ORDER OF BUSINESS Ratification of Agreement for Preservation Enhancement and Coordination Services by and between Verano Center CDD with EW Consultants, Inc.

Ms. Hinz Philippi presented ratification of the agreement for preservation enhancement and coordination services by and between Verano Center CDD with EW Consultants, Inc. stating this item was previously approved by the Board at a prior meeting and it was just being brought back to the Board for ratification of the District's records. She then asked for any questions or comments, and upon hearing none, asked for a motion to ratify.

> On MOTION by Mr. Weimer seconded by Mr. Wortman with all in favor, ratifying the Agreement for Preservation Enhancement and Coordination Services by and between Verano Center CDD with EW Consultants, Inc. was approved.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Hinz Philippi presented the proposed fiscal year 2027 meeting schedule and gave a brief summary of the meeting dates. She then asked the Board if there were any conflicts or discussion and upon hearing none, asked for a motion to approve the meeting schedule.

> On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

2) Form 1 Financial Disclosure Due July 1, 2026 - *Everyone has filed*
3) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Hinz Philippi presented the Form 1 financial disclosure due July 1, 2026 and stated everyone had filed their forms. She also reminded the Board to complete their annual ethics training by December 31, 2026.

4) Selection of the W. Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, FL 34986 as the District's Records Office

Ms. Hinz Philippi presented the selection of the W. Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie as the District's records office and gave a brief explanation of this item. She then asked for any questions or comments, and upon hearing none, she asked for a motion to approve.

> On MOTION by Mr. Weimer seconded by Mr. Dinatali with all in favor, accepting W. Executive Suites, LLC, 1860 SW Fountainveiw Blvd., Suite 100, Port St. Lucie, FL as the District's records office was approved.

5) Final Approval of the FY2025-FY 2026 Report Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz Philippi presented the final approval of the FY2025-FY2026 report performance measures and standards which was included in the agenda. She then gave a brief explanation of the report and asked for any questions or comments. Upon hearing none, she asked for a motion to accept the report.

> On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

6) Consideration of the FY2026-FY 2027 Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz Philippi then presented the FY2026-2027 performance measures and standards as required by Florida Statute 189.069, gave a brief explanation of this item and asked for any questions or comments. Upon hearing none, she asked for a motion to approve the performance measures and standards.

> On MOTION by Mr. Weimer seconded by Mr. Wortman with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

TENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register
B. Acceptance of Unaudited Financials

Ms. Hinz Philippi presented the check run summary and the unaudited financials and asked for any comments or questions. Upon hearing none, she asked for a motion to accept the financials.

> On MOTION by Mr. Dinatali seconded by Mr. Wortman with all in favor, the check run summary and the unaudited financial were approved.

ELEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Hinz Philippi asked for any Supervisor's requests, and upon not hearing any, she asked for any audience comments. There were no comments at this time.

TWELFTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi asked if there was anything further to discuss, and upon not hearing any asked for a motion to adjourn the meeting.

> On MOTION by Mr. Dinatali seconded by Mr. Kutz with all in favor, the Meeting was adjourned.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

Prepared by and return to:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT

THIS SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT ("**Agreement**") is entered into this _____ day of _____, 2026 ("**Effective Date**"), by and among the **VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT** ("**Center District**"), the **VERANO #1 COMMUNITY DEVELOPMENT DISTRICT** ("**District #1**"), the **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT** ("**District #2**"), the **VERANO #3 COMMUNITY DEVELOPMENT DISTRICT** ("**District #3**"), the **VERANO #4 COMMUNITY DEVELOPMENT DISTRICT** ("**District #4**"), and the **VERANO #5 COMMUNITY DEVELOPMENT DISTRICT** ("**District #5**"), each a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Port St. Lucie, Florida. Center District, District #1, District #2, District #3, District #4, and District #5 may be each be referred to as a "**District**" or collectively as the "**Districts**."

W I T N E S S E T H :

WHEREAS, each of the Districts was established pursuant Chapter 190, *Florida Statutes* for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure benefitting the lands within its respective boundaries, including infrastructure to provide stormwater management and other master improvements that benefit the Districts; and

WHEREAS, the lands within the boundaries of the Districts are contiguous or in close proximity to each other and are being developed as the project known as "**Verano**;" and

WHEREAS, the Districts previously entered into that certain *Amended and Restated District Interlocal Agreement* dated April 9, 2015, and recorded in Official Records Book 3733, Pages 2535-2556 of the Public Records of St. Lucie County, Florida(as amended from time to time, "**Verano Interlocal**"), which authorizes District #5 to, among other things, administer the operation and maintenance of various capital improvements on behalf of the Districts and with respect to Verano; and

WHEREAS, the Districts and the City of Port St. Lucie are parties to that certain *Second Amended and Restated Interlocal Agreement to Provide Maintenance of the Stormwater Management System for the Verano Community Development Districts* dated May 22, 2023, and recorded in Official Records Book 4999, Pages 2064 et seq. of the Public Records of St. Lucie County, Florida ("**City Agreement**"), as may be amended from time to time, which City Agreement remains in full force and effect; and

WHEREAS, pursuant to the Verano Interlocal, and the City Agreement, the Districts delegated to District #5, among other things, the power and authority to act on behalf of the Districts to maintain the stormwater management system for Verano ("**Stormwater System**"); and

WHEREAS, the City Agreement further authorizes District #5 to receive on behalf of all of the Districts the City's stormwater rebates ("**Stormwater Rebates**") for use in taking care of the Stormwater System; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, permits local governmental units to make the most efficient use of their respective powers by enabling them to cooperate with

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one another on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, as the development of Verano has progressed, the Districts now desire to restate the Verano Interlocal in order to clarify its terms, to allow each District to manage its individual neighborhood improvements while authorizing District #5 to continue to operate and maintain all "master" improvements such as the Stormwater System, as well as certain "**Additional Master Improvements**" (together with the Stormwater System, "**Master Improvements**"), as described more fully in **Exhibit A**, and further to provide for consistent design and establish a signature theme for the development within the Districts, including through implementation and enforcement of signage standards applicable to the lands within the Districts as set forth in the Verano Master Sign Program attached hereto as **Exhibit B**;

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, each District agrees as follows:

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

SECTION 2. PURPOSE; LIMITED SCOPE. This Agreement is entered into for the limited purpose of coordinating the ownership, operation, maintenance, repair, replacement, and administration of the Master Improvements. This Agreement supersedes and replaces in the entirety Verano Interlocal. This Agreement is not intended to, and does not, amend the City Agreement.

SECTION 3. LIMITED DESIGNATION OF DISTRICT #5 AS ADMINISTRATIVE DISTRICT. The Districts designate District #5 as the "**Administrative District**" for purposes of administration and coordination of the Master Improvements under this Agreement. The Districts expressly delegate to the Administrative District all authority and responsibility to execute, on behalf of any individual or all Districts, documents reasonable and necessary to effectuate the satisfaction or release of certain liens, assessments, contracts, license agreements, permits, insurance claims, or other encumbrances held, imposed, recorded, or entered into by any or all of the Districts upon or with respect to real property or the Verano development prior to the Effective Date and otherwise necessary to fulfill the terms of prior versions of the Interlocal Agreement among the Districts, as amended and restated by this Agreement. The Administrative District may execute any such document without requiring the joinder, consent, or signature of any other District, and each District hereby appoints the Administrative District as its attorney-in-fact for such limited purposes. The Administrative District shall provide written notice to the affected District(s) before executing any such document on its behalf. Any costs, liabilities, or expenses arising from the wind-down or resolution of such pre-existing matters shall be allocated among the Districts as Proportionate Shares unless otherwise agreed in writing. The authority granted under this Section shall survive the termination or expiration of this Agreement until all such pre-existing matters have been fully resolved.

SECTION 4. STORMWATER SYSTEM. Consistent with the terms of the City Agreement, District #5, as the Administrative District, shall have the following authority, responsibilities, rights, and obligations:

a. Serve as the point of contact among the Districts for all matters relating to the Stormwater System, including but not limited to maintenance, operation, repair and replacement of the Stormwater System; and

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b. Coordinate with the City of Port St. Lucie (the "**City**") regarding the City Agreement; and

c. Receive Stormwater Rebates or similar payments under the City Agreement and administer distribution as provided in this Agreement; and

d. Request and receive from each District reasonable documentation evidencing maintenance activities and compliance with stormwater-related permit requirements; and

e. Provide notices and administer the self-help process set forth in this Agreement; and

f. Otherwise carry out the purpose and intent of this Agreement and the City Agreement; and

g. Maintaining swales, conveyance channels, and waterways to ensure proper functioning of the stormwater management system in accordance with the design criteria set forth within all South Florida Water Management District surface water management permits applicable to the Stormwater System ("**Permits**"); and

h. Maintaining berms and drainage divides to assure structural integrity; and

i. Operating and maintaining stormwater control structures in accordance with the Permits, including managing allowable discharges from, and the storage of stormwater within, the Stormwater System; and

j. Analyzing and reporting water quality sampling as required by the Permits; and

k. Managing wetlands and preserve areas for water quality enhancement purposes in accordance with the Permits; and

l. Complying with all water quality standards imposed by all applicable governmental bodies, agencies, and special districts having authority within the boundaries of the Districts; and

m. Providing for the storage and conveyance of stormwater through the Stormwater System in accordance with the Permits; and

n. Maintaining the Designated Crosstown Stormwater Components located within the pathway generally depicted in the attached Exhibit A to the City Agreement, including those drainage pipes and related structures and facilities (A) lying within easements dedicated or to be dedicated to District #5 north of the Crosstown Parkway right-of-way, and (B) those facilities lying within the drainage easement as described in the sketch and legal description provided in Exhibit B to the City Agreement upon a portion of the Crosstown Parkway right-of-way, but not including maintenance of any other portion of the Crosstown Parkway drainage system; and

o. Otherwise taking all actions reasonably necessary to maintain, operate, repair and replace the Stormwater System consistent with the Permits, the City Agreement, and all applicable laws and approvals.

SECTION 5. ADDITIONAL MASTER IMPROVEMENTS. The Administrative District, shall have the following authority and responsibilities with respect to the Additional Master Improvements:

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a. Serve as the point of contact among the Districts for all matters relating to the Additional Master Improvements, including but not limited to maintenance, operation, repair, replacement, and administrative matters; and

b. Operate, maintain, repair and replace the Additional Master Improvements, consistent with the terms of this Agreement; and

c. Comply with all applicable federal, state, and local laws, rules, regulations, ordinances, permits, and approvals applicable to the Additional Master Improvements; and

d. Invoice and collect from each District its proportionate share of costs related to the Additional Master Improvements in accordance with this Agreement; and

e. Request and receive from each District reasonable documentation evidencing maintenance activities and compliance with applicable permit requirements related to the Additional Master Improvements; and

f. Perform all administrative functions related to the foregoing, including but not limited to procurement of contractors and service providers, oversight of work, and recordkeeping;

g. Provide notices and administer the self-help process set forth in this Agreement with respect to the Additional Master Improvements; and

h. Otherwise carry out the purpose and intent of this Agreement with respect to the Additional Master Improvements.

SECTION 6. MAINTENANCE STANDARDS. All maintenance performed under this Agreement, whether by District #5 or by any other District electing to maintain its In-District Stormwater Facilities as authorized herein, shall be performed in accordance with (a) applicable industry standards, (b) all applicable federal, state, and local laws, rules, regulations, and ordinances, (c) all conditions and requirements set forth in the Permits and any other governmental permits, approvals, and authorizations, and (d) with respect to the Stormwater System, the terms and conditions of the City Agreement. Without limiting the foregoing: (i) the Stormwater System shall be maintained to preserve its designed hydraulic capacity and water quality function, including regular clearing of swales and channels, semi-annual removal of debris from control structures, annual inspection of all structures and appurtenances, and all permit-required sampling and reporting; (ii) the Additional Master Improvements shall be maintained in a neat, safe, and attractive condition, including regular mowing, pruning, replacement of dead or diseased plant material, and upkeep of irrigation; (iii) the Administrative District shall conduct annual inspections of the Master Improvements and retain written maintenance records for at least five (5) years, or for such other period as may be required by law, available to any District upon request; and (iv) upon identification of any material deficiency, the responsible District shall initiate corrective action within a reasonable period of time, or immediately in the case of emergency, and shall diligently pursue completion.

SECTION 7. FUNDING; STORMWATER REBATES; MAJOR CAPITAL EXPENDITURES. The Administrative District shall have the authority to invoice and collect from each District its proportionate share of the costs incurred by the Administrative District in performing its duties with respect to the Master Improvements under this Agreement, including but not limited to operation, maintenance, repair, replacement, and administrative costs. Such amounts shall be allocated to each of the Districts using an equivalent assessment unit methodology based on platted and developed lots, and as authorized under Chapter 190, *Florida Statutes*, and other applicable Florida law during the Districts' normal budget cycle.

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Budget Process **-** No later than ninety (90) days before the commencement of each fiscal year, the Administrative District shall distribute to all Districts a proposed budget for the costs to be allocated under this Agreement. Each District shall have thirty (30) days following receipt to provide written comments on the proposed budget. The Administrative District shall consider such comments in good faith but shall retain final authority to adopt a budget that it reasonably determines is necessary to maintain the Master Improvements in compliance with applicable law, the City Agreement, and all applicable permits. The Administrative District shall provide each District with an itemized invoice or assessment statement detailing the costs being allocated and the calculation of each District's proportionate share of the Master Improvements (individually, a "**Proportionate Share**", or collectively, "**Proportionate Shares**"). Each District shall pay its Proportionate Shares within thirty (30) days of receipt of an invoice or assessment from the Administrative District . Failure to pay within such period shall result in interest accruing at the rate of twelve percent per annum or the maximum rate permitted by Florida law, whichever is less.

Large Capital Repairs **-** For any single capital repair, replacement, or improvement to the Master Improvements with an estimated cost exceeding applicable bid thresholds set forth in Section 190.033, *Florida Statutes*, and not otherwise included in the budget process described above, the Administrative District shall provide all Districts at least forty-five (45) days' advance written notice, including a description of the proposed work, estimated cost, and proposed cost allocation. Each District shall have thirty (30) days to provide written input, which the Administrative District shall consider in good faith. The Administrative District retains final authority to proceed with work it reasonably determines is necessary to maintain regulatory compliance, satisfy applicable permit requirements, or prevent imminent harm. Routine maintenance and emergency repairs are not subject to this requirement.

Stormwater Rebates **-** Pursuant to the City Agreement, District #5 will continue to receive the Stormwater Rebates for the Stormwater System from the City and on behalf of the Districts, and shall use the Stormwater Rebates for the maintenance, operation, repair and replacement of the Stormwater System. Notwithstanding the foregoing, if any District elects pursuant to this Agreement to self-perform the operation, maintenance, repair, and replacement of its In-District Stormwater Facilities, District #5 shall remit to such District that District's actual costs of maintenance of the In-District Stormwater Facilities not to exceed its Proportionate Share of the Stormwater System following notification of the self-performing District's election to self-perform maintenance of the In-District Stormwater Facilities and District #5's receipt of the Stormwater Rebates from the City (the "**System Rebate**"). District #5 shall remit such System Rebate within thirty (30) days of receipt of the Stormwater Rebates from the City or notice of the self-performing District's election, whichever is later, accompanied by documentation showing the calculation of the System Rebate.

SECTION 8. ACCESS RIGHTS; PERMITS AND APPROVALS; TRANSFER OF MASTER IMPROVEMENTS. Each District hereby grants to District #5, as Administrative District, a non-exclusive right of entry and access across its boundaries as reasonably necessary for District #5 to perform its maintenance, repair, replacement, and administrative obligations under this Agreement. District #5 shall provide reasonable advance notice before accessing a District's boundaries, except in cases of emergency. District #5, as the Administrative District, shall obtain and maintain in good standing all governmental permits, approvals, and authorizations applicable to the Master Improvements (collectively, "**Master Improvement Permits**"). Each District shall promptly notify District #5 of any permit violation, regulatory inquiry, or threatened permit revocation affecting the Master Improvements of which it becomes aware. Each District shall cooperate fully with District #5 in connection with the Master Improvement Permits, including (a) executing any documents reasonably requested by District #5 or applicable regulatory authorities, (b) providing access to its boundaries and In-District Stormwater Facilities as reasonably necessary for District #5 to fulfill its permitting obligations, (c) refraining from any action that would cause or contribute to a violation of any Master Improvement Permit, and (d) taking all actions within its authority

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reasonably necessary to support District #5's ability to obtain, renew, modify, or comply with any Master Improvement Permit. To the extent District #5 is required to act as agent or responsible party under any permit applicable to a District's In-District Stormwater Facilities in order to perform its obligations hereunder, each District hereby authorizes District #5 to so act and shall cooperate fully with District #5 in connection therewith. Additionally, each district shall, upon request of the Administrative District, promptly execute and deliver any deeds, assignments, bills of sale, easements, or other instruments reasonably necessary to convey, assign, or confirm ownership in, and/or authorize the operation, maintenance, repair and/or replacement of the Master Improvements by, the Administrative District, and shall cooperate in obtaining any third-party consents or governmental approvals required in connection therewith.

SECTION 9. DISTRICT ELECTION FOR MAINTENANCE OF IN-DISTRICT MASTER IMPROVEMENTS. Notwithstanding Section 4, each District shall have the right in its sole discretion to elect, at its cost and expense, to provide for the operation, maintenance, repair, and replacement of that portion of the Master Improvements that is located within its respective boundaries (the "**In-District Facilities**"), including associated appurtenances, easements, control structures, and related improvements, except as otherwise expressly provided in this Agreement. To the extent any component of the Master Improvements serves more than one District or is physically interconnected such that maintenance activities may affect flows or performance beyond a single District's boundaries, the District performing work within its boundaries shall coordinate scheduling and methods with the affected Districts to minimize adverse impacts and maintain regulatory compliance. In the event any District elects to maintain its In-District Facilities but fails to do so (a "**Non-Compliant District**") in accordance with this Agreement, the Administrative District shall have the right and obligation to conduct maintenance activities and be reimbursed for the actual and reasonable expenses incurred by the Administrative District from the Non-Compliant District. The Administrative District shall provide written notice to the Non-Compliant District at least thirty (30) days prior to commencing self-help maintenance, except in cases of emergency where immediate action is necessary to prevent imminent harm to persons or property or to maintain regulatory compliance. The Non-Compliant District shall reimburse the Administrative District within thirty (30) days of receipt of an itemized invoice with supporting documentation. If the Non-Compliant District disputes the charges, it shall notify the Administrative District in writing within fifteen (15) days of receipt of the invoice, and the parties shall meet and confer in good faith to resolve the dispute within thirty (30) days. All notices required under this Section 9 shall be provided in accordance with the procedures set forth in the Notice section of this Agreement. Any District electing to self-perform maintenance of its In-District Facilities pursuant to this Section 9 shall provide written notice of such election to the Administrative District no later than ninety (90) days prior to the commencement of the fiscal year in which the election is to take effect. Such election shall become effective at the start of the next fiscal year following the required notice period. Mid-year elections shall not be permitted except upon the prior written consent of the Administrative District, which consent shall not be unreasonably withheld.

SECTION 10. DISPUTE RESOLUTION. This Section governs the resolution of all disputes arising under or relating to this Agreement, including disputes regarding cost allocation, invoicing, assessments, and the performance of obligations hereunder. The Administrative District retains final authority over all operational and maintenance decisions relating to the Master Improvements, provided such decisions are made in good faith and in accordance with this Agreement. This dispute process applies solely to cost allocation and invoicing disputes and shall not be construed to give any District the right to direct, delay, or interfere with maintenance operations, or to withhold payment of undisputed amounts.

A disputing District shall deliver written notice to the Administrative District within fifteen (15) days of receipt of the invoice or assessment giving rise to the dispute, describing the basis for the dispute in reasonable detail. Each District shall pay the undisputed portion of any invoice or assessment pending resolution; failure to do so shall not be excused by the pendency of a dispute. ***Step 1 - Meet and Confer.*** Within thirty (30) days of the

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dispute notice, the District Managers of the disputing District and the Administrative District shall meet and confer in good faith to attempt resolution. ***Step 2 - Board Escalation.*** If unresolved at the District Manager level, either party may escalate the dispute to the respective Boards of Supervisors, who shall meet within thirty (30) days to attempt resolution in good faith. ***Step 3 - Expert Determination.*** If the dispute remains unresolved following Board escalation, either party may submit the dispute to a mutually agreed independent expert with relevant experience in community development district finance or stormwater engineering, as appropriate to the nature of the dispute (the "**Expert**").

If the parties cannot agree on an Expert within fifteen (15) days of a written request for expert determination, either party may request appointment of an Expert by the American Arbitration Association. The Expert shall render a written determination within forty-five (45) days of appointment. Such determination shall be final and binding on all parties and may be enforced as a judgment in any court of competent jurisdiction. Costs of the Expert shall be shared equally by the disputing parties, except that if the Expert's determination is substantially in favor of one party, the Expert may assess costs against the non-prevailing party. Expert determination shall be the exclusive remedy for cost allocation and invoicing disputes under this Agreement, and no District may initiate formal legal proceedings with respect to such disputes except to enforce an Expert determination.

SECTION 11. TERM; TERMINATION. This Agreement shall be effective as of the Effective Date and shall continue through September 30 of the fifth (5th) full fiscal year following the Effective Date (the "**Initial Term**"), aligned with the Community Development District fiscal year ending September 30. Following the Initial Term, this Agreement shall automatically renew for successive one (1) year terms (each October 1 through September 30), unless any District provides written notice of non-renewal to all other Districts no later than September 30 of the fiscal year immediately preceding the Renewal Term (i.e., at least one (1) full fiscal year's advance written notice). No individual District may unilaterally withdraw from or terminate this Agreement except as provided in this Section. Upon notice of non-renewal or agreement to terminate (the "**Termination Date**"), the following shall apply:

(a) ***Transition Period.*** The Administrative District shall continue performing all Administrative District obligations for at least twelve (12) months following the Termination Date, at the Districts' Proportionate Shares, unless all Districts agree in writing to a shorter period and applicable regulatory authorities confirm no lapse in permit coverage will result.

(b) ***Successor Administrator.*** No later than six (6) months prior to the Termination Date, the Districts shall designate a successor administrative entity or reallocate Administrative District responsibilities ("**Successor Administrator**"). Termination shall not become effective until a Successor Administrator has assumed all obligations of District #5 under the City Agreement and all Master Improvement Permits. If no Successor Administrator is designated, District #5 shall continue to serve and this Agreement shall remain in effect.

(c) ***City Agreement; Permits***. The City Agreement is not terminated by the termination of this Agreement, and no termination shall relieve any District of its obligations thereunder. Prior to the Termination Date, the Districts shall cooperate to transfer or novate District #5's obligations under the City Agreement to the Successor Administrator and to obtain all regulatory consents necessary to transfer the Master Improvement Permits without lapse. District #5 shall have no obligation to transfer operational responsibility for any Master Improvement until all required permit transfers are complete. Costs of permit transfers shall be allocated as Proportionate Shares.

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(d) ***Wind-Down and Records Transfer***. Within thirty (30) days of the Termination Date, the Administrative District shall provide an inventory of all active vendor contracts related to the Master Improvements. The Districts shall cooperate to assign, novate, or wind down such contracts no later than the conclusion of the Transition Period, with early termination costs allocated as Proportionate Shares; any dispute regarding such cost allocation shall be resolved in accordance with Section 10. All accrued payment obligations, indemnification obligations, records retention obligations, and permit cooperation obligations shall survive termination. Upon conclusion of the Transition Period, the Administrative District shall deliver to the Successor Administrator all records relating to the Master Improvements in its possession or control.

SECTION 12. RECORDING. Promptly following execution of this Agreement by all parties, District #5, as the Administrative District, shall cause this Agreement to be filed with the Clerk of the Circuit Court of St. Lucie County, Florida, in accordance with Section 163.01(11), Florida Statutes. The Administrative District shall bear the initial cost of recording, which cost shall be included as an administrative cost subject to allocation among the Districts in accordance with the Funding section of this Agreement. Each party shall cooperate and execute any additional instruments reasonably necessary to effectuate recording.

SECTION 13. INDEMNIFICATION. To the extent permitted by law, but without waiving its limitations on liability set forth in Section 768.28, *Florida Statutes*, each District shall indemnify, defend, save, and hold harmless the other Districts, and their elected officers, agents, servants, representatives, and employees, from and against any and all claims, demands, suits, losses, and liabilities of any nature whatsoever, including but not limited to reasonable attorney's fees and other litigation expenses, arising out of, because of, or due to any misconduct, negligent act, error, or omission of the indemnifying District, its elected officers, agents, servants, representatives, or employees, in the performance of this Agreement. Each District shall provide written notice to the other Districts of any claim subject to indemnification within ten (10) business days of receiving notice of such claim.

SECTION 14. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of any District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 15. GOVERNING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Lucie County, Florida.

SECTION 16. NOTICE. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be deemed given when (a) hand delivered, (b) three (3) business days after being mailed by First Class Mail, postage prepaid, or (c) one (1) business day after being sent by overnight delivery service with confirmation of delivery, to each District, as follows:

To a District:	Verano 1 CDD c/o Governmental Management Services 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
	Verano 2 CDD

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	c/o Governmental Management Services 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
	Verano 3 CDD c/o Governmental Management Services 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
	Verano 4 CDD c/o Governmental Management Services 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
	Verano 5 CDD c/o Governmental Management Services 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
	Verano Center CDD c/o Governmental Management Services 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
With a copy to (for each District):	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

SECTION 17. SEVERABILITY. If any word, phrase, sentence, part, section, subsection, or other provision of this Agreement, or its application to any person, entity, or circumstances is specifically held to be unconstitutional, invalid, or unenforceable for any reason by a court of competent jurisdiction, then such word, phrase, sentence, part, section, subsection, or other or the proscribed application thereof, shall be severable, and the remainder of this Agreement and the application of the provisions hereof to the other persons, entities, or circumstances shall not be affected thereby and, to that end, this Agreement shall continue to be enforced to the greatest extent possible consistent with law and the public interest including, but not limited to, the expenditure of public funds for lawful purposes.

SECTION 18. ENTIRE AGREEMENT, AMENDMENTS. This Agreement constitutes the entire agreement of the Districts with respect to the subject matter hereof. The provisions, restrictions and covenants of this Agreement shall not be modified or amended except in written instrument executed and acknowledged by duly authorized representatives of each District.

SECTION 19. ASSIGNMENT. This Agreement may not be assigned, transferred, or conveyed by any District without prior written consent from all other Districts, except that any District may allow or require other entities to contribute to the cost of its obligations hereunder.

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SECTION 20. COUNTERPARTS. This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument. This Agreement may be executed by PDF or by using an e-signature or digital transaction management platform such as DocuSign® with the same force and effect as original signatures.

SECTION 21. VERANO MASTER SIGN PROGRAM. The Districts hereby agree to promote and abide by the Verano Master Sign Program, City of Port St. Lucie Project No. P14-144-A1, as amended from time to time (the "**Sign Program**"), a current copy of which is attached hereto as **Exhibit B** and incorporated herein by this reference. The Sign Program establishes comprehensive signage standards and guidelines for all lands within the boundaries of the Districts in order to create a consistent, well-planned identification system throughout the Verano community and to establish a signature theme for the project consistent with the Mediterranean-inspired character of the development.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

WITNESS #1

_____

Name: _____

Address: _____

_____

WITNESS #2

_____

Name: _____

Address: _____

_____

VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT

_____

Chair/Vice Chair, Board of Supervisors

STATE OF _____

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 20____, by _____, as Chair/Vice Chair of the Verano Center Community Development District, who is personally known to me or has produced _____ as identification.

_____

Signature of Notary Public

Printed Name of Notary: _____

Commission Number: _____

(NOTARY SEAL) Commission Expiration: _____

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WITNESS #1

Name: _____
Address: _____

_____

WITNESS #2

_____
Name: _____
Address: _____

_____

VERANO #1 COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 20___, by _____, as Chair/Vice Chair of the Verano #1 Community Development District, who is personally known to me or has produced _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(NOTARY SEAL)

DRAFT

WITNESS #1

Name: _____
Address: _____

_____

WITNESS #2

_____
Name: _____
Address: _____

_____

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 20___, by _____, as Chair/Vice Chair of the Verano #2 Community Development District, who is personally known to me or has produced _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(NOTARY SEAL)

DRAFT

WITNESS #1

Name: _____
Address: _____
_____

WITNESS #2

_____
Name: _____
Address: _____
_____

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 20____, by _____, as Chair/Vice Chair of the Verano #3 Community Development District, who is personally known to me or has produced _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
(NOTARY SEAL) Commission Expiration: _____

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WITNESS #1

VERANO #4 COMMUNITY DEVELOPMENT DISTRICT

Name: _____

Address: _____

_____

Chair/Vice Chair, Board of Supervisors

WITNESS #2

Name: _____

Address: _____

_____

STATE OF _____

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 20___, by _____, as Chair/Vice Chair of the Verano #4 Community Development District, who is personally known to me or has produced _____ as identification.

_____

Signature of Notary Public

Printed Name of Notary: _____

Commission Number: _____

(NOTARY SEAL)

Commission Expiration: _____

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WITNESS #1

Name: _____
Address: _____
_____

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

WITNESS #2

_____
Name: _____
Address: _____
_____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 20___, by _____, as Chair/Vice Chair of the Verano #5 Community Development District, who is personally known to me or has produced _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
(NOTARY SEAL) Commission Expiration: _____

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WITNESS #1

VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT

Name: _____

Address: _____

_____

_____

Chair/Vice Chair, Board of Supervisors

WITNESS #2

_____

Name: _____

Address: _____

_____

STATE OF _____

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 20___, by _____, as Chair/Vice Chair of the Verano Center Community Development District, who is personally known to me or has produced _____ as identification.

_____

Signature of Notary Public

Printed Name of Notary: _____

Commission Number: _____

(NOTARY SEAL)

Commission Expiration: _____

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EXHIBIT A

MASTER IMPROVEMENTS

Community-wide and District-specific infrastructure for the mixed use development of regional impact currently encompassing all of the lands located within the Districts which is the subject of that certain Amended and Restated Interlocal Agreement dated December 5, 2019 and recorded at Official Records Bok 4362, Page 1433, of the Official Records of Saint Lucie County.

STORMWATER SYSTEM

All drainage and surface water management systems, including but not limited to ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities within or upon the following real property:

VERANO 1

Water Management Tract A, Water Management Tract B, Water Management Tract C, Water Management Tract D, Water Management Tract E, Common Area A, Common Area B, Common Area C, Common Area D, Common Area E, Common Area F, Commerce Center Drive, Private Streets, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano, PUD No. 1 – Replat of Montage PUD No. 1*, as recorded in Plat Book 56, Pages 11 – 17, of the Official Records of St. Lucie County, Florida

Water Management Tract A, Water Management Tract B, Common Area A, Common Area B, Common Area C, Private Streets, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 2*, as recorded in Plat Book 57, Pages 18– 24, of the Official Records of St. Lucie County, Florida

Water Management Tract A, Tract B, Tract R-1, and Drainage, Maintenance, & Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 8*, as recorded in Plat Book 60, Pages 10 – 12, of the Official Records of St. Lucie County, Florida

Water Management Tract E, Tract R-1, Tract R-2 and Drainage, Maintenance, & Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 9*, as recorded in Plat Book 67, Pages 9 – 12, of the Official Records of St. Lucie County, Florida

Tract A, Tract R-1, Tract CA1, Tract CA2, Tract CA3, Tract CA4, and Drainage, Maintenance, & Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 10*, as recorded in Plat Book 68, Pages 3 – 7, of the Official Records of St. Lucie County, Florida

Tract A, Tract B, Tract R-1, Tract CA5, Tract CA6, Tract CA7, Tract CA/8, and Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 11*, as recorded in Plat Book 69, Pages 8 – 11, of the Official Records of St. Lucie County, Florida

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Tract B as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 11 – Replat Two*, as recorded in Plat Book 73, Pages 1 – 2, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA1, Tract CA2, Tract CA3, Tract CA4, Tract CA5, Tract CA6, Tract CA7, Tract CA8, Tract CA9, Tract CA10, Tract CA11, Tract CA12, Tract CA13, Tract CA14, Tract C, Tract D, Tract E, Tract F, and Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 12*, as recorded in Plat Book 69, Pages 22 – 26, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA15, Tract CA16, Tract CA17, Tract F, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 13*, as recorded in Plat Book 69, Pages 35 – 37, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA18, Tract CA19, Tract CA20, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 14*, as recorded in Plat Book 70, Pages 12 – 14, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA15, Tract CA16, Tract CA17, Tract CA18, Tract CA19, Tract CA22, Tract CA23, Tract CA24, Tract CA25, Tract 3B, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 15*, as recorded in Plat Book 72, Pages 4 – 11, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract R-2, Tract R-3, Tract CA 20, Tract CA26, Tract CA 27, Tract CA28, Tract CA29, Tract CA30, Tract CA31, Tract CA32, Tract CA33, Tract 3A, Tract 3C, Tract 3D, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 16*, as recorded in Plat Book 71, Pages 20 – 26, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract R-2, Tract CA34, Tract CA35, Tract CA36, Tract CA37, Tract CA38, Tract CA39, Tract CA40, Tract CA41, Tract CA42, Tract CA43, Tract CA44, Tract CA45, Tract 3A, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 17*, as recorded in Plat Book 73, Pages 11 – 18, of the Official Records of St. Lucie County, Florida

Tract R-2, Tract CA30, Tract CA31, Tract CA32, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 18*, as recorded in Plat Book 72, Pages 39 – 41, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA46, Tract CA47, Tract CA48, Tract CA49, Tract CA50, Tract 3D, Tract 3E, Tract 3F, Tract 3G, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 19*, as recorded in Plat Book 76, Pages 9 – 13, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA51, Tract CA52, Tract CA53, Tract CA54, Tract CA55, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No.*

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20, as recorded in Plat Book 76, Pages 35 – 39, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA56, Tract CA57, Tract CA58, Tract CA59, Tract CA60, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 21*, as recorded in Plat Book 84, Pages 1 – 3, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA61, Tract CA62, Tract CA63, Tract CA64, Tract CA65, Tract CA66, Tract CA67, Tract CA68, Tract 3H, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 22*, as recorded in Plat Book 93, Pages 1 – 6, of the Official Records of St. Lucie County, Florida

VERANO 2

Tracts R-1, CA33, CA34, CA35, CA36, CA37, CA38, CA39, CA40, CA41, CA42, CA43, CA44, WMT-11, WMT-12, WMT-13, WMT-14, WMT-15, REC-3, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod A – Plat No. 1*, as recorded in Plat Book 77, Pages 27 – 34, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA45, CA46, CA-47, WMT-16, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod A – Plat No. 2*, as recorded in Plat Book 80, Pages 1 – 3, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA48, CA49, WMT-17, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod A – Plat No. 3*, as recorded in Plat Book 81, Pages 22 – 24, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA39, CA40, CA51, CA52, CA53, WMT-12, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod A – Plat No. 4*, as recorded in Plat Book 81, Pages 25 – 29, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA58, CA59, CA60, CA61, CA62, WMT-12, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South – Pod A – Plat No. 5*, as recorded in Plat Book 85, Pages 10 – 14, of the Official Records of St. Lucie County, Florida

Tract CA59 and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South Pod A Plat No. 5 Replat 1*, as recorded in Plat Book 90, Pages 40 – 41, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA63, CA64, CA65, CA66, WMT-16, WMT-17, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South – Pod A – Plat No. 6*, as recorded in Plat Book 87, Pages 11 – 13, of

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the Official Records of St. Lucie County, Florida

Tracts R-1, CA1, CA2, CA3, CA4, REC-1, WMT-1, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod A – Plat No. 7*, as recorded in Plat Book 89, Pages 23 – 26, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA16, CA17, CA18, CA19, CA20, CA21, CA22, CA23, CA24, CA25, CA26, CA27, CA28, CA29, CA30, CA31, WMT-4, WMT-5, WMT-6, WMT-7, WMT-8, WMT-9, WMT-10, REC-2, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod B – Plat No. 1*, as recorded in Plat Book 77, Pages 4 – 16, of the Official Records of St. Lucie County, Florida

Tract R-1 and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod B – Plat No. 2*, as recorded in Plat Book 80, Pages 4 – 6, of the Official Records of St. Lucie County, Florida

Tracts R-2, R-3, R-4, R-5, CA19, CA20, CA21, CA22, CA24, CA25, CA26, WMT-5, WMT-6, WMT-7, WMT-8, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod B – Plat No. 3*, as recorded in Plat Book 92, Pages 1 – 10, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA1, CA2, CA3, CA4, CA5, CA6, WMT C-1, WMT C-2, WMT C-3, WMT C-4, REC-1, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod C – Plat No. 1*, as recorded in Plat Book 78, Pages 24 – 31, of the Official Records of St. Lucie County, Florida

Tracts R-1, R-2, R-3, R-4, R-5, WMT C-1, WMT C-5, WMT C-6, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod C – Plat No. 2*, as recorded in Plat Book 84, Pages 26 – 34, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-E, WMT C-1, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod C – Plat No. 3*, as recorded in Plat Book 91, Pages 15 – 20, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA-1, CA-2, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod C – Plat No. 4*, as recorded in Plat Book 95, Pages 11 – 16, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA67, CA68, CA69, CA70, WMT C-18, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as

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Verano South – Pod D – Plat No. 1, as recorded in Plat Book 87, Pages 14 – 16, of the Official Records of St. Lucie County, Florida

Tracts R-1, R-2, R-3, R-4, R-5, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, WMT C-1, WMT C-2, WMT C-3, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 2*, as recorded in Plat Book 95, Pages 17 – 26, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, WMT-1, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 3*, as recorded in Plat Book 92, Pages 31 – 35, of the Official Records of St. Lucie County, Florida

Tract R-1 (Private Streets Rights-of-Way), Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-21, CA-22, CA-23, CA-24, CA-25, CA-26, CA-28, CA-29, CA-30, CA-31, CA-32, CA-33, CA-34, CA-35, CA-36, CA-37, CA-38, CA-39, CA-40, CA-41, CA-42, CA-43, CA-44, CA-45, CA-46, CA-47, CA-48, CA-50 (Common Area Tracts – Open Space, Landscape, Storm Water Management Purposes), Tract WMT-1, WMT-2, WMT-3, WMT-4 and WMT-5 (Stormwater Management Tract), the "Drainage Easements" and the "Lake Maintenance Easements," as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 4*, as recorded in Plat Book 102, Pages 1 – 16, of the Official Records of St. Lucie County, Florida

Tract R-1 (Private Streets Rights-of-Way), Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-10, CA-11, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, CA-21, CA-22, CA-23, CA-24, CA-25, CA-26, CA-27, CA-28, CA-29, CA-30, CA-31, CA-32, CA-33, CA-34, CA-35, CA-36, and CA-37 (Common Area Tracts – Open Space, Landscape, Storm Water Management Purposes), Tract WMT-1 (Stormwater Management Tract), the "Drainage Easements" and the "Lake Maintenance Easements," and as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 5*, as recorded in Plat Book 112, Pages 19 – 28, of the Official Records of St. Lucie County, Florida.

Tracts R-1, Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-10, CA-11, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, CA-21, CA-22, CA-23, CA-24, CA-25, CA-26, CA-27, CA-28, CA-29, CA-30, CA-31, CA-32, CA-33, CA-34, CA-35, CA-36, CA-37, WMT-1, WMT-2, WMT-5, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 5 Replat*, as recorded in Plat Book 129, Pages 1 – 10, of the Official Records of St. Lucie County, Florida

Tract R-1 (Private Streets Rights-of-Way), Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, CA-21, CA-22, CA-23, CA-24, CA-25, CA-26, CA-27, CA-28, CA-29 (Common Area Tracts – Open Space, Landscape, Storm Water Management

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Purposes), Tracts WMT-1, WMT-2, and WMT-5 (Stormwater Management Tract), the "Drainage Easements" and the "Lake Maintenance Easements," and as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 6*, as recorded in Plat Book 130, Pages 17 - 24, of the Official Records of St. Lucie County, Florida.

Tract R-1 (Private Streets Rights-of-Way), Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18 (Common Area Tracts – Open Space, Landscape, Storm Water Management Purposes), Tracts WMT-1, WMT-2, and WMT-3 (Stormwater Management Tract), the "Drainage Easements" and the "Lake Maintenance Easements," and as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 7*, as recorded in Plat Book 140, Pages 1 - 11, of the Official Records of St. Lucie County, Florida.

Tracts R-1 (Appian Way and Verano Parkway), CA-54, CA-55, CA-56, CA-57, CA-58, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod E – Plat No. 1*, as recorded in Plat Book 91, Pages 9 – 14, of the Official Records of St. Lucie County, Florida

Tracts R-1, R-2, CA-56 A, CA-56 B, CA 56-C, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod E – Plat No. 1 Replat 1*, as recorded in Plat Book 96, Pages 23 – 26, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, CA-21, CA-22, CA-23, CA-24, WMT-1, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod E – Plat No. 2*, as recorded in Plat Book 103, Pages 13 – 23, of the Official Records of St. Lucie County, Florida

DEPICTION OF VERANO 1 AND 2 WATER MANAGEMENT TRACTS

DRAFT

EXHIBIT A



VERANO 3

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, CA-21, WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, WMT-6, WMT-7, REC, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 1*, as recorded in Plat Book 92, Pages 11 - 30, of the Official Records of St. Lucie County, Florida.

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, WMT-8, WMT-9, WMT-10, WMT-11, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 2*, as recorded in Plat Book 109, Pages 1 - 19, of the Official Records of St. Lucie County, Florida.

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, WMT-11, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 2 – Replat No. 1*, as recorded in Plat Book 117, Pages 29 - 34, of the Official Records of St. Lucie County, Florida.

VERANO 4

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 3*, as recorded in Plat Book 101, Pages 25 - 33, of the Official Records of St. Lucie County, Florida.

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, WMT-21, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 4*, as recorded in Plat Book 113, Pages 11 - 23, of the Official Records of St. Lucie County, Florida.

Tracts R-1, CA-1, CA-2, CA-3, CA-4, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 5*, as recorded in Plat Book 101, Pages 34 - 41, of the Official Records of St. Lucie County, Florida.

Access, drainage, and maintenance easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 6*, as recorded in Plat Book 104, Pages 12 - 13, of the Official Records of St. Lucie County, Florida.

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, A-21, CA-22, CA-23, CA-24, CA-25, CA-26, CA-27, CA-28, CA-29, CA-30, CA-31, CA-32, CA-33, CA-34, CA-35, CA-36, CA-37, CA-38, CA-39, WMT-16, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 7*, as recorded in Plat Book 127, Pages 9 - 24, of the Official Records of St. Lucie County, Florida.

Golf Course Tracts 1, 2, 3, 4, 5, 6, 7, and 8; Tracts CA-E, CA-F, CA-G, CA-H, CA-I, CA-J, WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, WMT-6, WMT-7, WMT-8, WMT-9, WMT-10, WMT-11, WMT-12, WMT-13, WMT-14, WMT-15, WMT-16, WMT-17, WMT-18, WMT-19, WMT-20, WMT-22; and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Astor Creek Golf Course Plat*, as recorded in Plat Book 141, Pages 1 - 16, of the Official Records of St. Lucie County, Florida.

VERANO 5

Tracts R-1, R-2, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, A-21, CA-22, CA-23, CA-24, CA-25, CA-26, CA-27, CA-28, CA-29, CA-30, CA-31, CA-32, CA-33, CA-34, CA-35, CA-36, CA-37, CA-38, CA-39, CA-40, CA-41, CA-42, CA-43, CA-44, CA-45, WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod H – Plat No. 1*, as recorded in Plat Book 130, Pages 1 - 16, of the Official Records of St. Lucie County, Florida.

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DEPICTION OF VERANO 2, 3, 4, AND 5 WATER MANAGEMENT TRACTS



Water Use Application #	Water Use Permit #	POD	Irrigated Acreage	ERP Application #	Total Per App.	Annual MGY	Max. Month MGM
170608-11	56-03576-W	A	13.20	170530-4			
170608-11	56-03576-W	B	16.62	170530-4			
171213-16	56-03576-W	C	23.65	171120-10	53.47	58.98	8.72
190516-15	56-03576-W	A3	3.54	170530-4			
190516-15	56-03576-W	A4	3.15	170530-4			
190516-15	56-03576-W	A5	6.32	170530-4			
190516-15	56-03576-W	A6	6.71	170530-4	19.72	21.75	3.22
190920-7	56-03576-W	D1	4.68	191026-2132			
190920-7	56-03576-W	E1	6.36	190822-7	11.04	12.18	1.80
200303-11	56-03576-W	A REC	2.57	180810-9			
200303-11	56-03576-W	B REC	0.48	180814-760			
200303-11	56-03576-W	C REC	1.45	180815-765			
200303-11	56-03576-W	A2	4.26	180924-859			
200303-11	56-03576-W	B2	1.17	170814-769			
200303-11	56-03576-W	C2	7.61	181226-1079			
200303-11	56-03576-W	A7	3.71	200802-3869			
200303-11	56-03576-W	B3	14.69	200130-2676			
200303-11	56-03576-W	C3	4.62	200303-2935			
200303-11	56-03576-W	C4	12.25	200810-4028			
200303-11	56-03576-W	D2	18.55	200309-2976			
200303-11	56-03576-W	D3	4.59	200728-3952	75.95	83.77	12.38
210209-2	56-03576-W	D4	29.23	210216-5369			
210209-2	56-03576-W	E2	29.53	210210-5331			
210209-2	56-03576-W	G1	59.76	201221-4930	118.52	130.72	19.33
210521-2	56-03576-W	G2	38.68	210507-6151			
210521-2	56-03576-W	G-Apts	10.06	210510-6167			
210521-2	56-03576-W	G-Casitas	4.19	210511-6181	52.93	58.38	8.63
220323-7	56-03576-W	D5	23.00	220215-33214	23.00	25.37	3.75
230203-5	56-04099-W	G2 TH	8.25	221205-36785	8.25	9.10	1.35
240430-5	56-04152-W	G3 & G4	56.04	211105-32086		61.81	9.14
240430-5	56-04152-W	G5	6.16	211105-32086		6.79	1.00
240430-5	56-04152-W	Golf (G6)	202.00	211105-32086		222.80	32.94
240430-5	56-04152-W	G7	24.11	240708-44630	288.31	26.59	3.93
		H1	43.58		43.58	48.07	7.11
		D6	17.30	240125-42135			
		D7	22.44	250429-52590	39.74		
Total Irrigated acreage	Total Irrigated acreage	Total Irrigated acreage	734.51	Acres			

EXHIBIT A

ADDITIONAL MASTER INFRASTRUCTURE

Right-of-Way	**Districts Benefitting**
Commerce Centre Drive	Verano Center and Verano 1 CDDs
Verano Parkway	Verano 2, Verano 3, and Verano 4 CDDs
Appian Way	Verano 2, Verano 4, and Verano 5 CDDs

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EXHIBIT A

COMMERCE CENTRE DRIVE



COMMERCE CENTRE DRIVE DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LYING WITHIN ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE N.89°46'43"E., ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (1/4) OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 39 EAST, A DISTANCE OF 123.45 FEET; THENCE S.00°00'11"W., DEPARTING SAID NORTH LINE, A DISTANCE OF 1141.77 FEET TO THE POINT OF BEGINNING, ALSO THE SOUTHEAST CORNER OF TRACT R-1A, AS SHOWN ON PGA COMMERCE CENTRE AT THE PRESERVE, RECORDED IN PLAT BOOK 37, PAGES 6, 6A AND 6B, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ; THENCE CONTINUE S.00°00'11"W., A DISTANCE OF 472.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 5065.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°05'45", A DISTANCE OF 2395.30 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2060.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°29'56", A DISTANCE OF 449.39 FEET TO A POINT OF A NON-TANGENT INTERSECTION AND TO THE NORTHEASTERN CORNER OF TRACT "A", AS SHOWN ON VERANO, P.U.D. NO. 1, BEING A REPLAT OF MONTAGE, P.U.D. NO. 1, RECORDED IN PLAT BOOK 56, PAGES 11 THROUGH 17, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.89°52'54"W., ALONG THE NORTH LINE OF SAID TRACT “A”, A DISTANCE OF 159.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1940.00 FEET AND A RADIAL BEARING OF N.47°23'28"W., AT SAID INTERSECTION, ALSO BEING THE NORTHWESTERN CORNER OF SAID TRACT "A"; THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG THE EAST LINE OF COMMON AREA TRACT, AS SHOWN ON LAKES AT PGA VILLAGE, RECORDED IN

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PLAT BOOK 43, PAGES 32, 32A THROUGH 32F, INCLUSIVE, OF SAID PUBLIC RECORDS: 1) THENCE NORTHEASTERLY, DEPARTING SAID NORTH LINE OF SAID TRACT “A”, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°30'36", A DISTANCE OF 525.16 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 4945.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°05'45", A DISTANCE OF 2338.55 FEET TO A POINT OF TANGENCY; 3) THENCE N.00°00'11"E., A DISTANCE OF 472.40 FEET TO THE SOUTHWEST CORNER OF TRACT R-1A, AS SHOWN ON SAID PLAT OF PGA COMMERCE CENTRE AT THE PRESERVE; THENCE S.89°59'49"E., ALONG THE SOUTH LINE OF SAID TRACT R-1A, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 399,144 SQUARE FEET OR 9.163 ACRES, MORE OR LESS.

DRAFT

VERANO PARKWAY & APPIAN WAY
VERANO MASTER SIGN PROGRAM
EXHIBIT B
Verano Master Sign Program – Amendment 4
City of Port St. Lucie Project No. P14-144-A1
July 2026
[Verano Master Sign Program attached]

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EXHIBIT B


CDD 2
POD A
REC
TRACT
P17-258
11-652-30B
POD A7
P20-087
11-652-30H
LS A
WP-108
POD B PLAT 2
P17-211
11-652-31A
34 LOTS
POD B PLAT 1
P17-240
11-652-31
57 LOTS
NORTH
POD B
REC
TRACT
P17-257
11-652-31B
POD B PLAT 3
P19-164
11-652-31C
POD B PLAT 1
P17-240
11-652-31
20 LOTS
SOUTH
LS B
WP-109
POD E PLAT 2
P20-232
11-652-34B
POD E
PLAT 1
P19-012
LS E
WP-129
POD C PLAT 4
P20-081
11-652-32E
92 LOTS
POD C
PLAT 2
P19-005
11-652-32C
181 LOTS
POD C
11-652-32
P17-187
91 LOTS
POD C PLAT 3
P20-021
11-652-32D
85 LOTS
POD C
REC
TRACT
11-652-32A
P18-009
POD G
MULTIFAMILY
P21-053
11-652-36C
POD G
CASITAS
P21-107
11-652-36D
C-24 CANAL
PEACOCK CANAL
PEACOCK CANAL
VERANO PARKWAY
APPIAN WAY
ROCCA WAY
MATHILDA WAY
MICHELE WAY
MERACCIO WAY
VASARI WAY
PRATO WAY
TESSILI WAY
ROBBIA WAY
PACINI WAY
LIGORIO WAY
MACELLI WAY
LORENZO WAY
ROMA WAY
ARGO WAY
PIETRA WAY
VETTA WAY
ESSILE WAY
LATIUM WAY
Shared Among CDD 2, 3, & 4
Shared Among CDD 2, 4, & 5

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF VERANO SOUTH - POD E - PLAT NO.1 REPLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGES 23 THROUGH 26 INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING ALL OF TRACT "CA57" AND A PORTION OF TRACT "CA55" AND TRACT "R-1", VERANO SOUTH - POD E - PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGES 9 THROUGH 14 INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30 INCLUSIVE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF OPEN SPACE TRACT "CA-56 A" OF VERANO SOUTH - POD E - PLAT NO.1 REPLAT 1, THEREOF AS RECORDED IN PLAT BOOK 96, PAGES 23 THROUGH 26 INCLUSIVE, BOTH OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING EIGHT (8) COURSES BEING BY THE EASTERLY BOUNDARY LINE OF SAID VERANO SOUTH - P.U.D. 1 - POD G-PLAT NO.1; (1) THENCE NORTH 04°37'46" WEST, A DISTANCE OF 115.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 380.00 FEET; (2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1620.00 FEET; (3) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 596.64 FEET TO A POINT OF TANGENCY; (4) THENCE NORTH 38°43'51" WEST, A DISTANCE OF 362.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2280.00 FEET; (5) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°27'37", A DISTANCE OF 1291.71 FEET TO A POINT OF TANGENCY; (6) THENCE NORTH 71°11'28" WEST, A DISTANCE OF 20.40 FEET; (7) THENCE NORTH 18°48'32" EAST, A DISTANCE OF 50.00 FEET; (8) THENCE NORTH 71°11'28" WEST, A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF VERANO SOUTH - POD E - PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 18°48'32" EAST, DEPARTING SAID EASTERLY BOUNDARY LINE OF VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO.1, A DISTANCE OF 120.00 FEET TO A POINT ON THE WESTERLY RIGHT- OF -WAY OF APPIAN WAY, VERANO SOUTH - POD E - PLAT NO.1; THE FOLLOWING TWO (2) COURSES BEING BY THE WESTERLY RIGHT-OF-WAY LINE OF APPIAN WAY, VERANO SOUTH - POD E - PLAT NO.1; (1) THENCE SOUTH 71°11'28" EAST, A DISTANCE OF 0.09 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 18°48'32" EAST; (2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°48'23", A DISTANCE OF 39.62 FEET TO A POINT NON-TANGENCY; THENCE SOUTH 71°01'21" EAST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF APPIAN WAY, A DISTANCE OF 300.04 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VERANO PARKWAY, VERANO SOUTH - POD E - PLAT NO.1; THE FOLLOWING TWO (2) COURSES BEING BY THE NORTHERLY RIGHT-OF-WAY LINE OF VERANO PARKWAY, VERANO SOUTH - POD E - PLAT NO.1, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 71°59'51" EAST; (1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°30'19", A DISTANCE OF 38.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2450.00 FEET; (2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°45'48", A DISTANCE OF 374.72 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 46°49'46" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 87.89 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE, VERANO SOUTH - POD E - PLAT NO.1; THE FOLLOWING THIRTEEN (13) COURSES BEING BY THE BOUNDARY LINE OF VERANO SOUTH - POD E - PLAT NO.1, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3867.83 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°45'30" WEST; (1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°10'30", A DISTANCE OF 484.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2500.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 39°54'15" WEST;

DESCRIPTION CONTINUED ON SHEET 2

VERANO - PLAT E-1 AND PLAT E-1 REPLAT ROADWAY SKETCH & DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Sheet No. 01 of 06 Sheets

Prepared For: Kolter Land Partners, LLC.

Last Date of Field Survey: N/A

SURVEYOR'S CERTIFICATE

This certifies that a Sketch and Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Digitally signed by Gary Rager
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=Gary.Rager@geopointsurvey.com
Gary Rager

Gary A. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828

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Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: DJS	Date: 10/14/21	Data File:
Check: GAR	P.C.:	Field Book:
Section: 4 Twn. 37 S Rng. 39 E Section: 33 Twn. 36 S Rng. 39 E		Job #: E1 - E1 Replat Roadway S+D

DWG NAME: W:\VERANO\SURVEY\POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SKETCH - DESCRIPTION\VERANO_POD PLAT E-1_PLAT E-1 REPLAT ROADWAY S+D.DWG PLOTTED BY: DENNIS SCHOLL ON: 10/22/2021 10:51 AM LAST SAVED BY: DSCHOLL ON: 10/22/2021 10:50 AM

DESCRIPTION CONTINUED FROM SHEET 1

(2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°21'54", A DISTANCE OF 495.90 FEET TO A POINT OF TANGENCY; (3) THENCE SOUTH 38°43'51" EAST, A DISTANCE OF 171.20 FEET; (4) THENCE SOUTH 51°16'22" WEST, A DISTANCE OF 25.00 FEET; (5) THENCE SOUTH 38°43'51" EAST, A DISTANCE OF 60.00 FEET; (6) THENCE NORTH 51°16'22" EAST, A DISTANCE OF 25.00 FEET; (7) THENCE SOUTH 38°43'51" EAST, A DISTANCE OF 131.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1400.00 FEET; (8) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 515.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 600.00 FEET; (9) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°59'49", A DISTANCE OF 125.63 FEET TO A POINT OF NON-TANGENCY; (10) THENCE SOUTH 42°09'52" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 550.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 42°09'52" WEST; (11) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°12'23", A DISTANCE OF 414.75 FEET TO A POINT OF TANGENCY; (12) THENCE SOUTH 04°37'46" EAST, A DISTANCE OF 88.14 FEET; (13) THENCE SOUTH 76°11'52" WEST, A DISTANCE OF 172.20 FEET TO THE POINT OF BEGINNING.

CONTAINING: 631,324 SQUARE FEET OR 14.493 ACRES, MORE OR LESS.

Not for Recordation

LEGEND

P.O.B. --- Point of Beginning
P.B. --- Plat Book
O.R.B. --- Official Records Book
PG(s). --- Page(s)
R/W --- Right-of-Way
R --- Radius
L --- Arc Lenght
D --- Delta-Central Angle
U.E. --- Utility Easement
C.U.E. --- City Utility Easement
D.E. --- Drainage Easement
Sec.-Twp.-Rge. --- Section-Township-Range

VERANO - PLAT E-1 AND PLAT E-1 REPLAT ROADWAY
SKETCH & DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Sheet No. 02 of 06 Sheets

Prepared For: Kolter Land Partners, LLC.
Last Date of Field Survey: N/A

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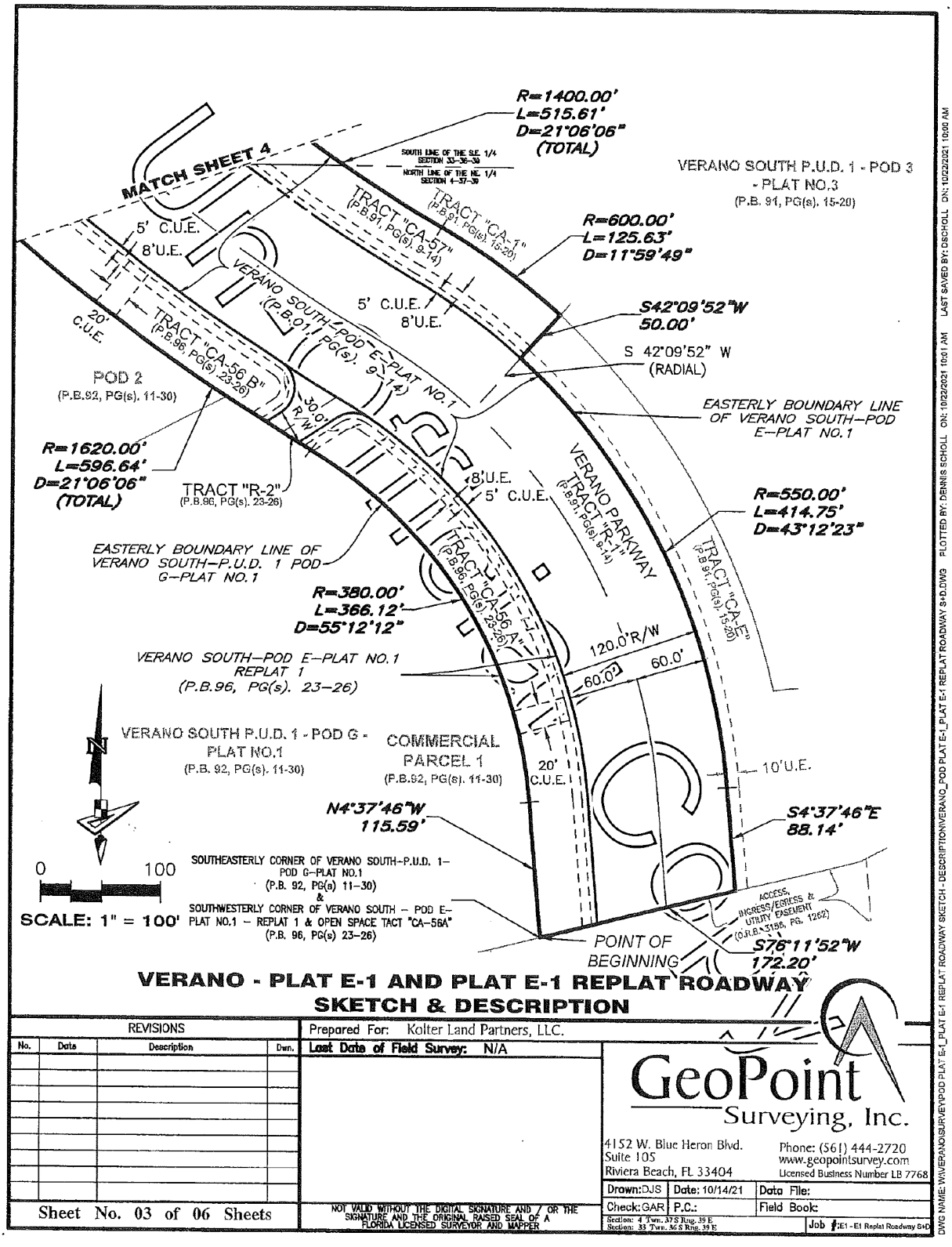
GeoPoint Surveying, Inc.
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Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: DJS	Date: 10/14/21	Data File:
Check: GAR	P.C.:	Field Book:

Section: 4 Twn. 37 S Rng. 39 E
Section: 33 Twn. 36 S Rng. 39 E
Job #: E1 - E1 Replat Roadway S+D

DWG NAME: N:\VERANO\SURVEY\POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SKETCH - DESCRIPTION\VERANO_POD PLAT E-1_PLAT E-1 REPLAT ROADWAY S+D.DWG PLOTTED BY: DENNIS SCHOLL ON: 10/22/2021 10:01 AM LAST SAVED BY: DSCHOLL ON: 10/22/2021 10:00 AM

EXHIBIT B



VERANO - PLAT E-1 AND PLAT E-1 REPLAT ROADWAY
SKETCH & DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: Kolter Land Partners, LLC.

Last Date of Field Survey: N/A

Sheet No. 03 of 06 Sheets

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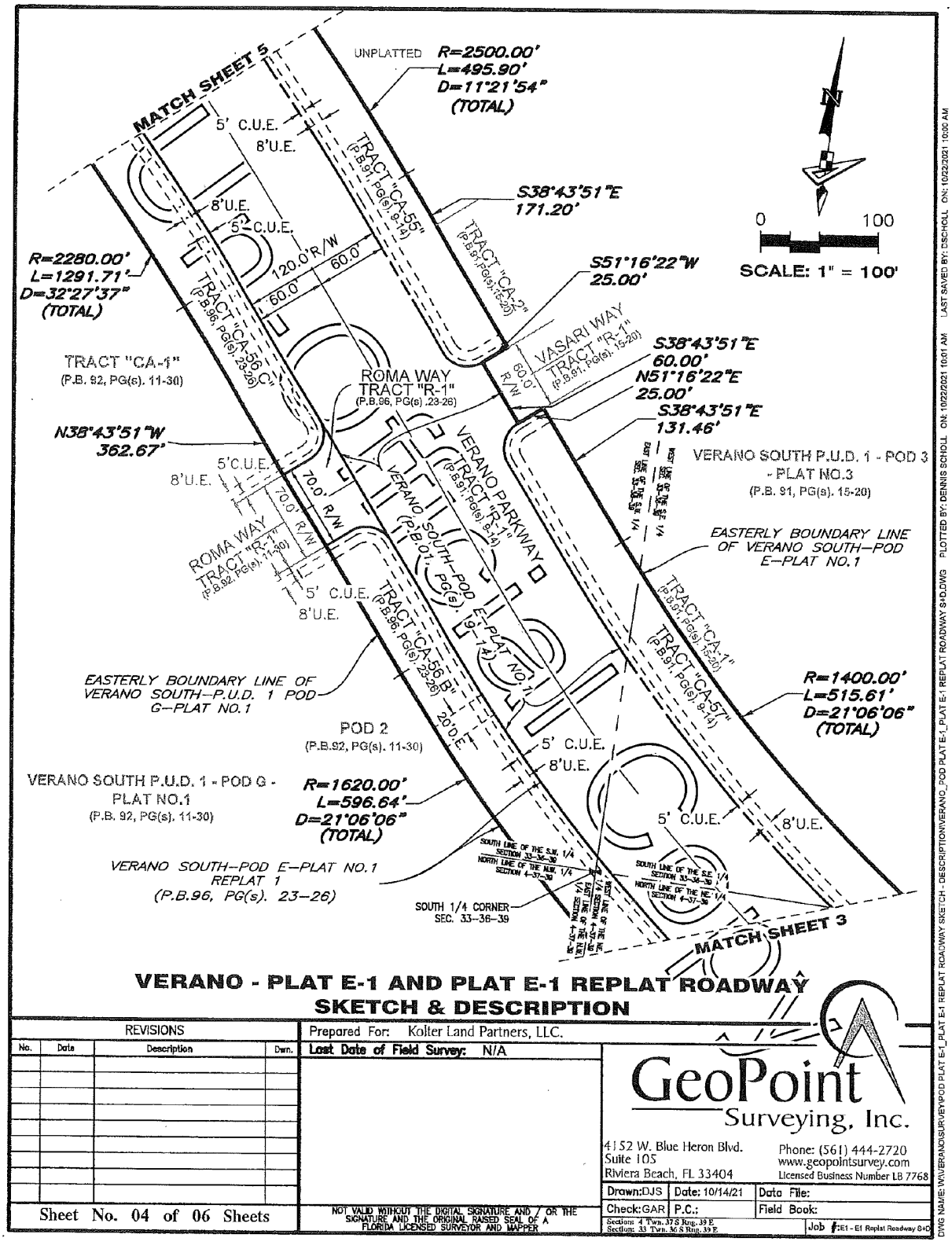
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Drawn: DJS	Date: 10/14/21	Data File:
Check: GAR	P.C.:	Field Book:

Section: 4 Twn. 37 S Rng. 39 E.
Section: 33 Twn. 36 S Rng. 39 E
Job #: E1 - E1 Replat Roadway S+D

DWG NAME: W:\VERANO\SURVEY\POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SKETCH - DESCRIPTION\VERANO_POD PLAT E-1_PLAT E-1 REPLAT ROADWAY S+D.DWG PLOTTED BY: DENNIS SCHOLL ON: 10/22/2021 10:01 AM LAST SAVED BY: DSCHOLL ON: 10/22/2021 10:00 AM

EXHIBIT B



VERANO - PLAT E-1 AND PLAT E-1 REPLAT ROADWAY
SKETCH & DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: Kolter Land Partners, LLC.

Last Date of Field Survey: N/A

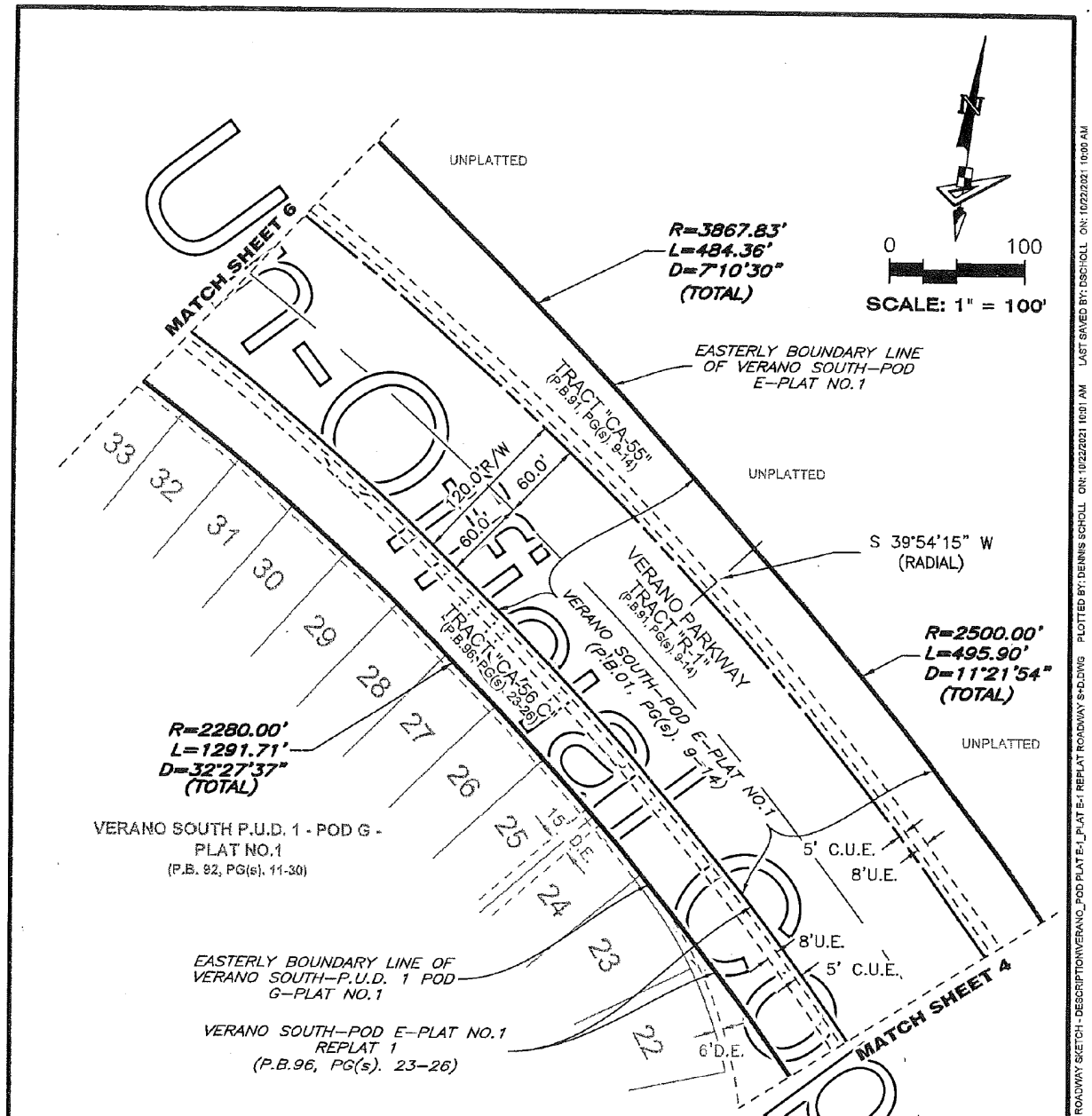
Sheet No. 04 of 06 Sheets

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DWG NAME:W:\VERANO\SURVEY\POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SKETCH - DESCRIPTION\VERANO_POD PLAT E-1_PLAT E-1 REPLAT ROADWAY S+D.DWG PLOTTED BY: DENNIS SCHOLL ON: 10/22/2021 10:01 AM LAST SAVED BY: DSCHOLL ON: 10/22/2021 10:00 AM



VERANO - PLAT E-1 AND PLAT E-1 REPLAT ROADWAY
SKETCH & DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: Kolter Land Partners, LLC.

Last Date of Field Survey: N/A

Sheet No. 05 of 06 Sheets

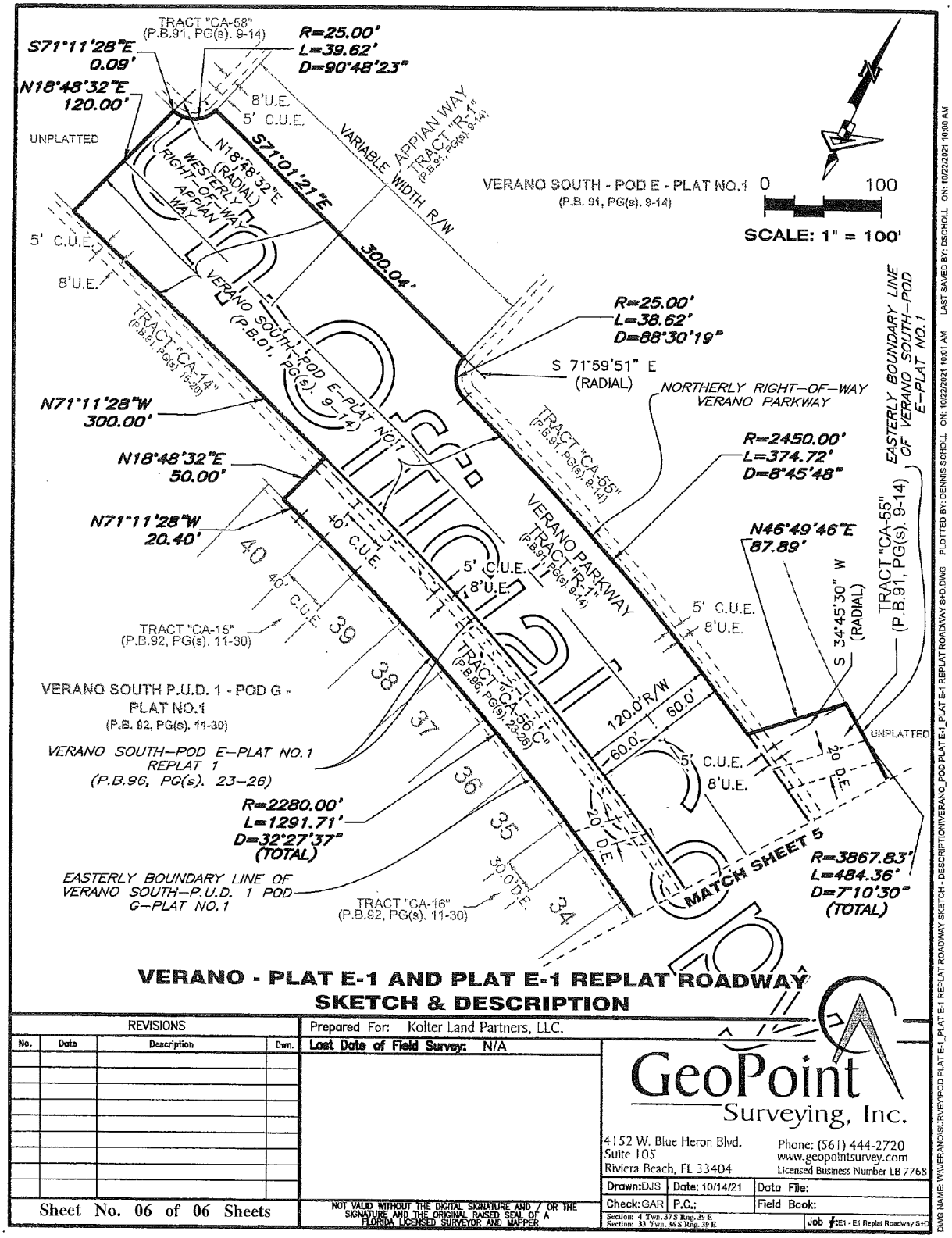
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Section: 4 Twn. 37 S Rng. 39 E
Section: 33 Twn. 36 S Rng. 39 E
Job #: E1 - E1 Replat Roadway S+D

DWG NAME: W:\VERANO\SURVEY\POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SKETCH - DESCRIPTION\VERANO_POD PLAT E-1_PLAT E-1 REPLAT ROADWAY S+D.DWG PLOTTED BY: DENNIS SCHOLL ON: 10/22/2021 10:01 AM LAST SAVED BY: DSCHOLL ON: 10/22/2021 10:00 AM



VERANO - PLAT E-1 AND PLAT E-1 REPLAT ROADWAY
SKETCH & DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Sheet No. 06 of 06 Sheets

Prepared For: Kolter Land Partners, LLC.

Last Date of Field Survey: N/A

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Check:GAR	P.C.:	Field Book:

Section: 4 Twp. 37 S Rng. 39 E
Section: 33 Twp. 36 S Rng. 39 E
Job #E1 - E1 Replat Roadway SHD

DWG NAME: M:\VERANO\SURVEY\POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SKETCH - DESCRIPTION\VERANO_POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SHD.DWG PLOTTED BY: DENNIS SCHOLL ON: 10/22/2021 10:01 AM LAST SAVED BY: DSCHOLL ON: 10/22/2021 10:00 AM

DRAFT

Verano Center
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	*check #'s*	*Amount*
08/01 - 08/31/26	1279	$536.21
09/01 - 09/30/26	1280-1281	$333.40
	TOTAL	**$869.61**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** VERANO CENTER-GENERAL FUND
BANK A VERANO CENTER CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	00001	8/01/26	261 AUG 26 - MGMT FEES	202608	310-51300-34000				*	238.83		
		8/01/26	261 AUG 26 - WEBSITE ADMIN	202608	310-51300-35100				*	69.58		
		8/01/26	261 AUG 26 - COPIES	202608	310-51300-42500				*	227.80		
								GOVERNMENTAL MANAGEMENT SERVICES -			536.21	001279

TOTAL FOR BANK A 536.21

TOTAL FOR REGISTER 536.21

*** CHECK DATES 09/01/2026 - 09/30/2026 *** VERANO CENTER-GENERAL FUND
BANK A VERANO CENTER CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/09/26	00001	9/01/26	262	202609	310-51300-34000				*	238.83		
			SEP 26 - MGMT FEES									
		9/01/26	262	202609	310-51300-35100				*	69.58		
			SEP 26 - WEBSITE ADMIN									
		9/01/26	262	202609	310-51300-34000				V	238.83-		
			SEP 26 - MGMT FEES									
		9/01/26	262	202609	310-51300-35100				V	69.58-		
			SEP 26 - WEBSITE ADMIN									
								GOVERNMENTAL MANAGEMENT SERVICES -			.00	001280
9/16/26	00001	9/01/26	262	202609	310-51300-34000				*	238.83		
			SEP 26 - MGMT FEES									
		9/01/26	262	202609	310-51300-35100				*	69.58		
			SEP 26 - WEBSITE ADMIN									
		9/01/26	262	202609	310-51300-49000				*	24.99		
			LOCK FOR PRESERVE									
								GOVERNMENTAL MANAGEMENT SERVICES -			333.40	001281

TOTAL FOR BANK A 333.40

TOTAL FOR REGISTER 333.40

Verano Center

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

1 Balance Sheet

2 General Fund

3 Month to Month

Verano Center
Community Development District
Combined Balance Sheet
September 30, 2026

		General Fund
Assets:		
Cash:		
Operating Account	$	2,869
Total Assets	**$**	**2,869**
Liabilities:		
Accounts Payable	$	-
Total Liabilites	**$**	**-**
Fund Balance:		
Unassigned	$	2,869
Total Fund Balances	**$**	**2,869**
Total Liabilities & Fund Balance	$	2,869

Verano Center

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Developer Assessments/ Intergovernmental Transfer	$ 14,227	$ 14,227	$ 14,227	$ 0
Total Revenues	**$ 14,227**	**$ 14,227**	**$ 14,227**	**$ 0**
Expenditures:				
General & Administrative:				
Annual Audit	$ 3,500	$ 3,500	$ 3,500	$ -
Management Fees	2,866	2,866	2,866	0
Website Maintenance	835	835	835	0
Insurance General Liability	6,350	6,350	5,512	838
Other Current Charges	500	500	965	(465)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 14,227**	**$ 14,227**	**$ 13,853**	**$ 374**
Total Expenditures	**$ 14,227**	**$ 14,227**	**$ 13,853**	**$ 374**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ 374	$ 374
Net Change in Fund Balance	**$ -**	**$ -**	**$ 374**	**$ 374**
Fund Balance - Beginning	$ -		$ 2,495	
Fund Balance - Ending	**$ -**		**$ 2,869**	

Verano Center
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Assessments/ Intergovernmental Transfer	$ 14,227	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,227
Total Revenues	**$ 14,227**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 14,227**
Expenditures:													
General & Administrative:													
Annual Audit	$ -	$ 1,500	$ 2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500
Management Fees	239	239	239	239	239	239	239	239	239	239	239	239	2,866
Website Maintenance	70	70	70	70	70	70	70	70	70	70	70	70	835
Insurance General Liability	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Other Current Charges	60	54	58	59	60	60	60	60	61	60	288	86	965
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 6,055**	**$ 1,863**	**$ 2,366**	**$ 368**	**$ 368**	**$ 368**	**$ 368**	**$ 368**	**$ 369**	**$ 369**	**$ 597**	**$ 394**	**$ 13,853**
Total Expenditures	**$ 6,055**	**$ 1,863**	**$ 2,366**	**$ 368**	**$ 368**	**$ 368**	**$ 368**	**$ 368**	**$ 369**	**$ 369**	**$ 597**	**$ 394**	**$ 13,853**
Excess (Deficiency) of Revenues over Expenditures	$ 8,172	$ (1,863)	$ (2,366)	$ (368)	$ (368)	$ (368)	$ (368)	$ (368)	$ (369)	$ (369)	$ (597)	$ (394)	$ 374
Net Change in Fund Balance	**$ 8,172**	**$ (1,863)**	**$ (2,366)**	**$ (368)**	**$ (368)**	**$ (368)**	**$ (368)**	**$ (368)**	**$ (369)**	**$ (369)**	**$ (597)**	**$ (394)**	**$ 374**