TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

October 13, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Terra Lago Community Development District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013
https://terralagocdd.net/

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

October 6, 2025

Board of Supervisors
Terra Lago Community Development District

NOTE: Meeting Time

Dear Board Members:

The Board of Supervisors of the Terra Lago Community Development District will hold a Regular Meeting on October 13, 2025 at 1:00 p.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Response(s) to Request for Qualifications (RFQ) for Progressive Design-Build Services - Reverse Osmosis Water Treatment Plant Improvements
   - A. Affidavit of Publication
   - B. Project Manual
   - C. Respondent(s)
     - I. Florida Design Drilling, LLC
   - D. Evaluation Criteria/Ranking
   - E. Authorization to Enter into Competitive Negotiations
4. Financing Matters
   - A. Presentation of Second Supplemental Engineer's Report
   - B. Presentation of Second Supplemental Special Assessment Methodology Report
   - C. Consideration of Resolution 2026-01, Authorizing the Issuance of Not Exceeding $10,000,000 Terra Lago Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Assessment Area Two Bonds") to Finance Certain Public Infrastructure Within the District for the Benefit of a Designated Assessment Area Referred to as "Assessment Area Two"; Determining the Need for a Negotiated Limited Offering of the Assessment Area Two Bonds and Providing for a Delegated Award of Such Bonds; Appointing the

Underwriter for the Limited Offering of the Assessment Area Two Bonds; Approving the Form of And Authorizing the Execution And Delivery of a Bond Purchase Contract With Respect to the Assessment Area Two Bonds; Approving the Use of that Certain Master Trust Indenture Previously Approved by the Board with Respect to the Assessment Area Two Bonds; Approving the Form of and Authorizing the Execution And Delivery of a Second Supplemental Trust Indenture Governing the Assessment Area Two Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution And Delivery Of A Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Providing For the Registration of the Assessment Area Two Bonds Pursuant to the DTC Book-Entry Only System; Authorizing The Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Assessment Area Two Bonds; and Providing for Severability, Conflicts and an Effective Date

D. Consideration of Completion Agreement (Series 2025 Bonds – Assessment Area Two) between the District and Terra Lago, LLC

E. Consideration of Collateral Assignment Agreement (Series 2025 Bonds – Assessment Area Two) between the District and Terra Lago, LLC

F. Consideration of Tri-Party Agreement (Series 2025 Bonds – Assessment Area Two) between the District and Terra Lago, LLC and Metropolitan Life Insurance Company

G. Consideration of MBS Capital Markets, LLC Supplemental Investment Banking Agreement

5. Consideration of GMP-C Change Order #5 [Remove EcoWorks Treatment Unit from Contract]

6. Ratification Items

A. Landscape Maintenance Services Items

I. Agreement between the District and HEMCO Landscape Services of Florida, Inc.

B. Engineering Services Items

I. Agreement between the District and Mock Roos & Associates, Inc.

II. Work Authorization #1 Related to Construction Projects

III. Work Authorization #2 Related to General Services

IV. Work Authorization #3 Related to Bond Issuance Services

C. Wastewater System Improvements Items

I. MJC Land Development, LLC Change Order No. 4

II. MJC Land Development, LLC Change Order No. 5

7. Acceptance of Unaudited Financial Statements as of August 31, 2025

8. Approval of September 8, 2025 Regular Meeting Minutes

9. Staff Reports

A. District Counsel: *Kutak Rock LLP*

B. District Engineer: *Mock Roos & Associates, Inc.*

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- Property Insurance on Vertical Assets
- Form 1 Submission and Ethics Training
- NEXT MEETING DATE: November 10, 2025 at 1:00 PM
  - QUORUM CHECK

SEAT 1	JOSH KELLAM	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	TOM KENNY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JASON DUGAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	DAVID POWERS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	KEVIN POWERS	☐ IN PERSON	☐ PHONE	☐ NO

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3A

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

DAPHNE GILLYARD
Terra Lago CD
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

08/27/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/27/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	$390.08	
Tax Amount:	$0.00	
Payment Cost:	$390.08	
Order No:	11609679	# of Copies:
Customer No:	1126466	1
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF REQUEST FOR QUALIFICATIONS
for
Progressive Design-Build Services Reverse Osmosis Water Treatment Plant Improvements
FOR THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

The Terra Lago Community Development District (the "**District**"), located in the Village of Indiantown, Florida (the "**Village**"), hereby announces that it is soliciting qualification statements from teams, firms, and individuals ("**Respondent**") for progressive design-build services, including design and labor and construction services for public improvements for the construction of the Village's new Reverse Osmosis Water Treatment Plant ("**ROWTP Project**"), as authorized by Chapter 190, Florida Statutes and as more fully described in the Project Manual. This solicitation is referred to herein as the "**RFQ.**"

The "**Project Manual,**" consisting of a description of the ROWTP Project, instructions to respondents, response forms, and other materials, will be available upon request from the Wrathell, Hunt and Associates, LLC (the "**District Manager**") at contic@whhassociates.com and are expected to be available beginning **at 11:00 a.m. on September 2, 2025**. There will be a mandatory pre-submittal conference at **11:00 a.m. on September 8, 2025** at the Village's existing Water Treatment Plant located at 15851 SW Farm Road, Indiantown, Florida 34956.

The District reserves the right in its sole discretion to make changes to the Project Manual up until the Response Deadline (defined herein), and to provide notice of such changes only to those Respondents who have provided their contact information to the District Manager via e-mail at contic@whhassociates.com.

TIME IS OF THE ESSENCE WITH RESPECT TO THE ROWTP PROJECT.

To be eligible to submit a response to this RFQ ("**Response**"), a Respondent must:

1) hold applicable federal, state and local licenses;
2) be authorized to do business in Florida in accordance with Florida law;
3) furnish a statement ("**Qualification Statement**") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data as outlined under Selection Criteria;
4) attend the mandatory pre-submittal conference; and
5) meet all qualification requirements set forth in the Project Manual.

Responses will be evaluated as provided in the Project Manual and in accordance with the District's Rules of Procedure. The Selection Criteria in the Project Manual are as follows:

- Ability and Adequacy of Professional Personnel
- Past Performance and Experience
- Geographic Location
- Project Approach and Ability and Willingness to Meet Time and Budget Requirements
- Certified Minority Business Enterprise
- Recent, Current and Projected Workloads
- Volume of Work Previously Awarded to Respondent by District

The District will review all Responses in compliance with Florida law, including the Chapter 190, Florida Statutes, and the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("**CCNA**"). All interested firms must submit one (1) unbound hardcopy and one (1) electronic copy on a flash drive of its Response by **11:00 a.m. on October 6, 2025** (the "**Response Deadline**") to the offices of Indiantown Realty located at 16654 S.W. Warfield Blvd., Indiantown, Florida 34956, attention District Manager. Responses will be publicly opened at that same location and date shortly after the Response Deadline.

Responses must be in the form provided in the Project Manual and submitted in a sealed envelope, marked with "RESPONSE TO TERRA LAGO CDD'S RFQ – ROWTP PROJECT." The District reserves the right to return unopened to the Respondent any Response received after the Response Deadline. Each Response must remain binding for a minimum of one hundred twenty (120) days after the response opening. Proposals are required to include a bid bond in the amount of twenty thousand dollars ($20,000) as specified in the Project Manual.

The District reserves the right to reject any and all responses, make

modifications to the work, award contracts in whole or in part with or without cause, and waive minor or technical irregularities in any response, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so.

Any protest regarding the terms of this Notice or the Selection Criteria, must be filed in writing, within seventy-two (72) hours (excluding weekends and holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based must be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest will constitute a waiver of any right to object or protest with respect to aforesaid Notice or Selection Criteria. Any person who files a notice of protest must provide to the District, simultaneous with the filing of the notice, a protest bond in the amount of Fifty Thousand Dollars ($50,000.00) as specified in the Project Manual. In the event the protest is successful, the protest bond will be refunded to the protestor. In the event the protest is unsuccessful, the protest bond will be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law.

The selected Respondent will be required upon award to furnish payment and performance bonds or other form of security in accordance with Section 255.05, Florida Statutes for one hundred percent (100%) of the value of the contract as specified in the Project Manual.

Any and all questions relative to this RFQ or the ROWTP Project must be directed in writing by e-mail only to the District Manager at contic@whhassociates.com, with e-mail copies to District Counsel at ryan.dugan@kutakrock.com. No phone inquiries will be accepted.

Pub: Aug 27, 2025
TCN11609679

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3B

PROJECT MANUAL
for
Progressive Design-Build Services
Reverse Osmosis Water Treatment Plant Improvements
FOR THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

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for
Progressive Design-Build Services
Reverse Osmosis Water Treatment Plant Improvements
FOR THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

The Terra Lago Community Development District (the "**District**"), located in the Village of Indiantown, Florida (the "**Village**"), hereby announces that it is soliciting qualification statements from teams, firms, and individuals ("**Respondent**") for progressive design-build services, including design and labor and construction services for public improvements for the construction of the Village's new Reverse Osmosis Water Treatment Plant ("**ROWTP Project**"), as authorized by Chapter 190, *Florida* Statutes and as more fully described in the Project Manual. This solicitation is referred to herein as the "**RFQ**."

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TIME IS OF THE ESSENCE WITH RESPECT TO THE ROWTP PROJECT.

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1) hold applicable federal, state and local licenses;
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3) furnish a statement ("**Qualification Statement**") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data as outlined under Selection Criteria;
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5) meet all qualification requirements set forth in the Project Manual.

Responses will be evaluated as provided in the Project Manual and in accordance with the District's Rules of Procedure. The Selection Criteria in the Project Manual are as follows:

- Ability and Adequacy of Professional Personnel
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- Project Approach and Ability and Willingness to Meet Time and Budget Requirements
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The District will review all Responses in compliance with Florida law, including the Chapter 190, *Florida Statutes*, and the Consultant's Competitive Negotiations Act, Chapter 287, *Florida*

Statutes ("**CCNA**"). All interested firms must submit one (1) unbound hardcopy and one (1) electronic copy on a flash drive of its Response by **11:00 a.m. on October 6, 2025** (the "**Response Deadline**") to the offices of Indiantown Realty located at 16654 S.W. Warfield Blvd., Indiantown, Florida 34956, attention District Manager. Responses will be publicly opened at that same location and date shortly after the Response Deadline.

Responses must be in the form provided in the Project Manual and submitted in a sealed envelope, marked with "RESPONSE TO TERRA LAGO CDD'S RFQ – ROWTP PROJECT." The District reserves the right to return unopened to the Respondent any Response received after the Response Deadline. Each Response must remain binding for a minimum of one hundred twenty (120) days after the response opening. Proposals are required to include a bid bond in the amount of twenty thousand dollars ($20,000) as specified in the Project Manual.

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Any protest regarding the terms of this Notice or the Selection Criteria, must be filed in writing, within seventy-two (72) hours (excluding weekends and holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based must be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest will constitute a waiver of any right to object or protest with respect to aforesaid Notice or Selection Criteria. Any person who files a notice of protest must provide to the District, simultaneous with the filing of the notice, a protest bond in the amount of Fifty Thousand Dollars ($50,000.00) as specified in the Project Manual. In the event the protest is successful, the protest bond will be refunded to the protestor. In the event the protest is unsuccessful, the protest bond will be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law.

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[END OF NOTICE]

Instructions to Respondents
for
Progressive Design-Build Services
Reverse Osmosis Water Treatment Plant Improvements
FOR THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

A. Background

The Terra Lago Community Development District (the "**District**"), located in the Village of Indiantown, Florida (the "**Village**"), is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purposes of financing, constructing, acquiring, operating and maintaining public infrastructure improvements. As provided in this Project Manual, the District is soliciting qualification statements from teams, firms, and individuals ("**Respondents**") for progressive design-build services, including design and labor and construction services for public improvements for the construction of the Village's new Reverse Osmosis Water Treatment Plant ("**ROWTP Project**"), as authorized by Chapter 190, *Florida* Statutes and as more fully described in the Project Manual. This solicitation is referred to herein as the "**RFQ**."

The ROWTP Project will support public infrastructure owned by the District as well as public infrastructure owned by the Village. Pursuant to Section 163.01, *Florida Statutes*, the Village and the District have entered into a that certain *First Amended and Restated Interlocal Agreement Relating to the Construction of Water Distribution and Wastewater Collection and Treatment System Project* dated August 10, 2023, as may be further amended and supplemented (the "**Interlocal Agreement**"). Pursuant to the Interlocal Agreement, the District is responsible for designing and constructing the ROWTP Project for subsequent ownership by the Village. The Project is being funded by the Village through legally available sources which may include funding through one or more State of Florida Department of Environmental Protection ("FDEP") grant agreement(s) ("**FDEP Grant Agreement**").

B. Response Due Date and Schedule

All interested firms must submit a Response by **11:00 a.m. on October 6, 2025** (the "**Response Deadline**") to the offices of the offices of Indiantown Realty located at 16654 S.W. Warfield Blvd., Indiantown, Florida 34956. Responses will be publicly opened at that same location and date shortly after the Response Deadline**.**

TIME IS OF THE ESSENCE WITH RESPECT TO THE ROWTP PROJECT.

The District anticipates the following schedule for the procurement, though certain dates may be subject to change:

DATE/TIME	EVENT
August 27, 2025	RFQ Notice is issued.
September 2, 2025, beginning at 11:00 a.m.	RFQ Project Manual ("PM") available.
September 8, 2025, 11:00 a.m.	Mandatory pre-submittal conference.
September 22, 2025, at 11:00 a.m.	Deadline for questions on Project Manual.
October 6, 2025, at 11:00 a.m.	Response Deadline.
October 6, 2025, shortly after Response Deadline	Public Opening of Responses.
October 13, 2025, at 1:00 p.m.	District Board of Supervisors ("**District Board**") meeting to select Respondent*

* The District Board may allow for public presentations by Respondents regarding the Responses at the Board meeting during which the Board will consider the Responses. The District will provide public notice of such meeting, and will inform Respondents of such opportunity, if any.

C. Interpretations and Addenda; Zone of Silence

All questions concerning this RFQ or this Project Manual must be e-mailed to the "**District Manager**" at contic@whhassociates.com, with e-mail copies **to District Counsel** at ryan.dugan@kutakrock.com. Questions must be received **no later than 11:00 a.m. on September 22, 2025**. Interpretations or clarifications considered necessary by the District in response to such questions will be issued by addenda e-mailed to all parties recorded as having received the Project Manual or requested to be added to the distribution list. Only questions answered by formal written addenda will be binding. No interpretations will be given verbally.

The District prohibits any discussion by a Respondent or subcontractors of a Respondent with District Board members or Village Council members regarding the ROWTP Project during the selection process from the time of advertisement until contract award except as formal questions as stated above. Violation of this policy may result in disqualification.

D. The Response Form

a. The Response must be submitted in a sealed envelope, marked on the outside with:
  - **i.** a notation "RESPONSE TO THE TERRA LAGO CDD'S RFQ – ROWTP PROJECT."
  - **ii.** Name and address of Respondent

b. The Response envelope must contain on the inside:
  - **i.** "Cover Letter" from the Respondent with a signature in full of an authorized corporate officer, principal, or partner (as applicable). The Cover Letter should summarize the Respondent's qualifications in a brief and concise statement. The Cover Letter may not exceed one (1) page in length.

ii. One (1) unbound hardcopy of the Qualification Statement (including the Additional Information as described below in the space provided for such information in the Qualification Statement) and completed versions of any other forms contained within this Project Manual.

iii. One (1) electronic copy on a flash drive of the Qualification Statement (including the Additional Information) and completed versions of any other forms contained within this Project Manual.

E. Contents of the Response: Each Respondent must submit a qualification statement ("**Qualification Statement**") using U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330." Additionally, to the extent not already provided in Form 330, each **Respondent must provide all of the following information** ("**Additional Information**") in the space provided for Additional Information in Form 330 which may be in the form of attached additional sheets:

a. A listing of the position / title and corporate responsibilities of key management or supervisory personnel. Include resumes for each person listed, and list years of experience in present position for each party listed and years of experience on projects similar to the ROWTP Project;

b. A listing of the engineer point of contact and any other personnel (or subcontractors) proposed for the ROWTP Project, specifically including without limitation (i) the person or entity that Respondent intends to manufacture and install the Reverse Osmosis Membrane Skid, and (ii) the person or entity that Respondent intends to perform electrical and control services for the ROWTP Project. Include resumes for each person listed, and list years of experience in present position for each party listed and years of experience on projects similar to the ROWTP Project;

c. Information relating to past experience and performance for projects similar to the ROWTP Project of the Respondent's and persons or entities listed in E.b. above;

d. At least three (3) references from projects of similar size and scope to the ROWTP Project. Include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. The Respondent acknowledges and agrees by submitting a Qualification Statement that the District may contact such references;

e. A narrative description of the Respondent's approach to providing the services as described herein. To the extent applicable, the narrative should identify what the Respondent believes may be critical issues for this project, including any specific issues that have not been considered by the District and issues or conflicts with any documents or data provided by the District for the ROWTP Project. The Respondent's narrative should include an outline for addressing such critical issues on this project;

f. Information relating to whether the Respondent is a certified minority business enterprise;

g. Information relating to the Respondent's willingness and ability to meet time and budget requirements;

h. Information relating to the geographic location of the Respondent's headquarters and local offices;

i. Information relating to the current and projected workloads of the Respondent;

j. Information relating to the volume of work previously awarded to the Respondent by the District or Village;

k. Information relating to the Respondent's financial capacity;

l. A listing of the Respondent's current state, federal, and local licenses and the status of the same;

m. A current certificate of insurance, or equivalent information, identifying the Respondent's current insurance limits and demonstrating the Respondent's errors and omissions and other insurance for which the District and the Village could be a listed co-insured. In the event the Respondent is notified of award, it must provide proof of insurance in the form required by the District, within seven (7) calendar days after notification, or within such approved extended period as the District may grant.

n. All Respondents must include in the Responses proof that the Respondent is able to obtain payment and performance bonds for 100% of the amount of the ROWTP Project. At the time the contracts are executed, the Respondent will be required to furnish payment and performance bonds for one hundred percent (100%) of the amount of the authorized work, with a surety acceptable to the District, or other acceptable form of security, all in accordance with Section 255.05, Florida Statutes.

o. Information relating to whether, over the past ten (10) years, Respondent has been terminated from any contract, and, if so, the reasons for such termination, and, if no such conditions exist, Respondent must affirmatively disclose the same;

p. Information relating to whether, over the past ten (10) years, Respondent has defaulted on any contract or is in arrears on any contract, or for failure to demonstrate proper licensure and business organization, and, if no such conditions exist, Respondent must affirmatively disclose the same;

q. Information relating to whether, over the past ten (10) years, Respondent has been involved in any litigation involving any contract or work and the status and/or results of such litigation, and, if no such conditions exist, Respondent must affirmatively disclose the same;

r. Information relating to whether, over the past ten (10) years, Respondent has been the subject of any governmental action of any kind (e.g., investigation, proceeding, penalty, licensure issue, etc.) and the status and/or results of such action, and, if no such conditions exist, Respondent must affirmatively disclose the same; and

s. A statement that the Respondent's work for the District will not create any conflict of interest. If Respondent believes that a conflict may arise, the nature of the conflict must be described.

t. A statement declaring the type of business relationship the Respondent will use (i.e., a single company, joint venture ("JV") or other form of business relationship to perform the ROWTP Project). If the Respondent is a JV or partnership, the Respondent must provide an executed copy of the JV or partnership agreement. If the Respondent is a JV or partnership, the qualification requirements set forth in the Project Manual may be satisfied by either JV entity or partner, except that:

i. the JV or partnership must hold, in the name of the JV or partnership, the proper license to qualify as a design-build firm as set forth in the licensing requirements herein,
ii. the JV or partnership must be the named Principal on the Surety's acknowledgement required for the Contract,
iii. the JV or partnership must be the proposed policyholder of the insurance required for the Contract, and
iv. all partners of the JV or partnership must submit a signed Non-Collusion Affidavit (Section 455), Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion, and Certification Regarding Lobbying.

u. Completion of any other forms contained within this Project Manual. In addition to executing all forms, affidavits, and acknowledgments for which signature and notary blocks are provided, the Respondent must correctly sign the Affidavit Regarding Responses. If the Respondent is a corporation, the Response should bear the seal of the corporation. Anyone signing the Response as agent must file with the Response legal evidence of his or her authority to do so.

F. Selection Process

This RFQ is being conducted in two (2) parts. As discussed herein, the District Board will evaluate and rank Responses based on the Selection Criteria attached to this Project Manual and using the requirements set forth in the District's Rules of Procedure. The Village may provide review and comment to Responses in advance of District consideration. Notice of the ranking adopted by the District Board will be provided to all Respondents in accordance with the District's Rules of Procedure.

After the District Board has authorized the beginning of competitive negotiations, the District will attempt to negotiate a satisfactory contract with the most qualified Respondent for professional services at compensation which the District determines is fair, competitive, and reasonable. Should the District be unable to negotiate a satisfactory contract with the Respondent considered to be the most qualified at a price the District determines to be fair, competitive, and reasonable, negotiations with that Respondent will be formally terminated. The District will then undertake negotiations with the second most qualified Respondent. Should the District be unable to negotiate a satisfactory contract with the Respondent considered to be the second most qualified at a price the District determines to be fair, competitive, and reasonable, negotiations with that Respondent will be formally terminated. The District will then undertake negotiations with the third most qualified Respondent. Should the District be unable to negotiate a satisfactory contract with any of the selected Respondents, the District may select additional teams, firms, and individuals in the order of their competence and qualification and continue negotiations until an agreement as to the terms of a satisfactory contract is reached or the list of firms is exhausted.

The selected Respondent will be required to execute a contract and must be able to provide the required insurance. Respondents not able to do this should not respond. The Respondent understands that this RFQ does not constitute a contract or agreement with

the Respondent. District contracts are awarded only when a fully executed written contract has been returned to the selected team by the District.

The selected Respondent will be required to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the negotiated and agreed upon compensation are accurate, complete, and current at the time of contracting.

G. Contract Award

Once the District and the selected Respondent reach an agreement as to the terms of a satisfactory contract, such Respondent must enter into and execute a contract with the District, unless requested otherwise by the District. Any work provided and any cost incurred by the selected Respondent prior to receiving the Notice of Award, executed contract, and the Notice to Proceed will be at the Respondent's risk unless specifically agreed to in writing by the District.

As this is project contemplated to be a progressive design-build project, the selected Respondent and the District will negotiate and enter into one or more amendments to the contract to cover a particular phase or portion of the project, and each amendment will set at a guaranteed maximum price for the applicable phase or portion. Each amendment is referred to as "GMP."

H. Modification and Withdrawal

Responses may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Responses are to be submitted at any time **prior** to the Response Deadline; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law. No Response may be withdrawn after opening for a period of one hundred twenty (120) days.

I. District's Right to Take Actions in its Best Interests

The District reserves the right to reject any and all Responses, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the ROWTP Project in phases, and waive minor or technical irregularities in any Response, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so. Subsequent to the award of the contract, the District, in its sole and absolute discretion, may direct that the ROWTP Project be delivered in multiple phases rather than all at once or not at all. Such direction may be specified in one or multiple Notices to Proceed, which Notices to Proceed may include, in the District's sole and absolute discretion, any portion of the ROWTP Project. Moreover, any portion of the ROWTP Project that the District does not direct for delivery in one or more Notices to Proceed may be, in the District's sole discretion, removed from the scope of the ROWTP Project and Respondent shall have no recourse or claim whatsoever for damages against the District for such removal.

Any Respondent who presents in its RFQ to the District, any information which is determined by the District, in its sole opinion, to be substantially inaccurate, misleading, exaggerated, or incorrect, may be disqualified from consideration.

The District reserves the right to reject any and all Qualification Statements. Responses that contain any limiting terms and conditions that do not explicitly agree to provide the scope in the contract documents may be disqualified. Respondents may be disqualified and their Responses rejected if the District has reason to believe that collusion may exist among Respondents, the Respondent has defaulted on any previous contract, or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

There is no express or implied obligation for the District to reimburse Respondents for any expenses associated with the preparation and submittal of Responses.

J. Selection Criteria

As discussed herein, the District Board will evaluate and rank Responses based on the Selection Criteria attached to this Project Manual and using the requirements set forth in the District's Rules of Procedure.

Each Response will be separately ranked based on the evaluation of the Response, any information obtained through reference checks, and according to the Selection Criteria contained within the Project Manual. The District Board will review and evaluate the responses, make any final determination with respect to the ranking of the Responses, and make any final award of a negotiated contract based on, in the District Board's discretion, what is in the best interests of the District.

K. Scope of Work:

The Scope of Work requires the selected Respondent to identify, propose, design, plan, permit, construct, start-up and train Village staff, and provide all related materials, labor, and services to deliver a complete and functional ROWTP Facility. The new ROWTP Facility will be constructed on the current Village WTP site, located at 15851 SW Farm Road, Indiantown, FL 34956. The ROWTP Facility will be sized to produce up to 6.0 MGD and be equipped initially to produce 4.8MGD. Note that three (3) Floridan Aquifer test wells, the associated raw water main from the Floridan Wells to plant site and concentrate disposal deep injection well are also being installed by others as discussed herein. An electrical room sized for the existing WTP plant (main disconnect, ATS, MCC, VFDs for new high service pumps, and PLC) and future ROWTP (main disconnect, ATS, power distribution panel to serve the electrical room at the ROWTP) is currently anticipated to be designed/permitted/constructed by others and is not included within the scope of work for the ROWTP.

<u>Floridan Aquifer Wells (RO-1. 2, and 3)</u>
The three (3) Floridan wells (RO-1, 2, and 3) will be constructed by others as test wells and construction is expected to be substantially complete by December 31, 2026. The successful Respondent will be responsible for permitting these wells as production wells, provide for all pumps, piping, wellhead assemblies, electrical (on-site/off-site extensions), emergency

back-up power, instrumentation and controls, site grading and fill, fencing, and access road (shell/rock access). Refer to Aerial Figure Exhibit A.

Demolition, Site Improvements and Yard Piping
The location of the new ROWTP may require demolition of exiting concrete slabs, above/below grade piping and appurtenances to facilitate the construction of the ROWTP/RO Wells improvements. All demolition of unused piping, concrete and appurtenances must be removed from the site.

All proposed site improvements (ROWTP/RO Wells) may require fill material to be brought in to meet new finish grade requirements and meet regulatory requirements. The stormwater design must meet SFWMD and Village requirements.

Yard piping improvements include raw water main extensions and connections on-site at the ROWTP site and at each wellsite and concentrate main connections to the DIW at the WWTF and ROWTP concentrate booster pump station, water service piping throughout the site and a sewer service to the new ROWTP building, along with miscellaneous yard piping to support the new ROWTP.

ROWTP Facility
As noted, the new ROWTP Facility will be sized for an ultimate flow of 6.0MGD, with an initial capacity of 4.8MGD. The new facility will be of masonry construction with a concrete double-T roof deck and modified bitumen roofing. The building footprint will include the RO process room, chemical feed rooms, electrical room, lab, staff breakroom, control room, small conference room, two (2) offices, space for up to four (4) cubicles, storage room, a file/plan room, restrooms and locker rooms.

RO Post Treatment Facility
The ROWTP Facility will be required to include a post treatment facility which will include degasifiers, scrubbers, blowers, clearwell, and transfer pumps. The successful respondent shall provide for all pumps, piping, electrical, emergency back-up power, instrumentation and controls, site grading, fill, and all concrete construction for the post treatment facility which will be located adjacent to the RO Building.

RO Concentrate Booster Pump Station and Concentrate Main
The RO concentrate disposal will require a concentrate booster pump station and concentrate main. The successful respondent shall provide for all pumps, piping, electrical, emergency back-up power, instrumentation and controls, site grading and fill for the pump station which will be located on WTP property. The proposed RO concentrate disposal main will need to be constructed (this pipeline will be designed/permitted/constructed by others) from the proposed concentrate booster pump station on the WTP site to the DIW at the WWTP site.

Electrical & Instrumentation/Control – The electrical improvements will serve the new ROWTP and appurtenances, concentrate disposal pump station, RO Wells 1 thru 3 and other on-site equipment. The project will include a new FPL service feed to the new ROWTP and each RO Well (1 thru 3), service disconnects, switchgear, automatic transfer switch and power/control panels.

The project will require FPL coordination, power distribution design, standby generator (an outdoor unit within an enclosure), electrical load calculations, building and site lighting and wire design. The design must include load calculations for future expansion up to 6.0MGD, including conduit/raceway sizing, stub-outs and equipment spacing.

The instrumentation/control for this project will be provided for the RO Well (1, 2 and 3), concentrate disposal pump station, back-up power, and major components within the new ROWTP.

Permitting

The successful Respondent will be required to pay for all related permit fees associated with the Regulatory agencies noted below.

1. Florida Department of Environmental Protection (FDEP) — Specific Permit to Construct PWS Components. The successful Respondent will be required to complete and submit to the FDEP the required permit applications and supporting documentation required to acquire the FDEP permit for the project. In addition, any requests for additional information (RAI) will also need to be addressed.
2. Florida Department of Environmental Protection (FDEP) — Environmental Resource Permit. The successful Respondent will be required to complete and submit to the FDEP the required ERP permit applications and supporting documentation required to acquire the ERP permit for the project. In addition, any requests for additional information (RAI) will also need to be addressed.
3. Martin County Public Works, R/W — Public Utilities: Farm Road is a dedicated Martin County Roadway. Any utility improvements required to support the ROWTP that are to be constructed within Farm Road R/W will require a permit from Martin County Public Works.
4. Palm Beach County Environmental Resource Management — Fuel Tank Section: Fuel tanks will be required to be reviewed, approved and registered through Palm Beach County ERM.
5. South Florida Water Management District (SFWMD) Test Well to Operational Phase: As noted above, RO Wells 1, 2 & 3 are being constructed by others as test wells. The successful Respondent will be required to convert these wells into an operational phase with the SFWMD.
6. Village of Indiantown
    a. Site Plan: A pre-application meeting request form will be required to be completed for discussion concerning the proposed project with the Village's Community & Economic Development Department. In addition, a General Development Application and Minor Development Submission Checklist will be submitted with supporting documentation after the pre-app meeting.
    b. Village R/W Use: Any work that occurs with a Village R/W, will require a submittal of a R/W Use Permit Application.
    c. Building Department: Prior to any construction, the successful Respondent will be required to submit a Building Department Application.

Direct Purchasing

The District reserves the right, but not the obligation, to require the selected Respondent to

allow the District to enter into all agreements with material suppliers directly with the District. This saves the amount of the sales tax, when the District purchases material/equipment required for a construction project directly from the manufacturer/supplier (material/equipment cost only), and simultaneously decreases the amount of the contract for the cost of the materials/equipment, plus the sales tax. The contract cost reduction is accomplished through the construction change order process. Each Respondent, in its subcontract agreements, must ensure that such agreements are assignable for the purposes of direct purchasing by the District. Respondent's warranties and performance bonds must extend to cover all direct purchased materials, as though Respondent had selected and purchased the materials itself. Direct Purchases will be coordinated with Respondent, and the Respondent must agree beforehand on all direct purchase type and quantities. There will be no additional compensation (such as mark-ups) to the Respondent for direct purchase items.

Schedule of Work for the ROWTP Project

The schedule for the ROWTP Project is to be developed by the selected Respondent performing the Work in strict collaboration with the District and such Respondent. The selected Respondent is responsible for the development of the schedule and adherence to the schedule. There are significant milestones and requirements to end users that will be the responsibility of the selected Respondent to fulfill.

The Village and the District have certain time constraints for completion of the ROWTP Project, and the failure to meet such time constraints may result in financial consequences to the District and the Village. Ultimately, the District's goal is for the schedule to result in all of the ROWTP facilities operational before **December 2027**.

As part of the contract, and as more specific milestones are developed, the selected Respondent will be required to agree to certain liquidated damages, in amounts commensurate with industry standards and for projects of a type similar to the ROWTP Project.

Legal Description of the planned ROWTP site

- Parcel ID Number 06-40-39-001-016-00000-6
- Property Address 15851 SW Farm Road, Indiantown, Florida 34956
- INDIANTOWN INDUSTRIAL PARK TRACT "A" & 45' WIDE RAILROAD SPUR ADJ TO NORTH

Material Quality Standards

The project will utilize Village and Martin County standards and specifications as applicable. Additional specifications to be developed by engineer as required.

Schematic Layouts

See Aerial Figure attached hereto and incorporated herein by reference as Exhibit A.

Tariffs and Price Escalations

After entering into a GMP contract amendment, the successful Respondent (or the vendor pursuant to a direct purchase order with the District, if applicable) will be required to pay for any subsequent price increases on materials or equipment or anything related to that particular GMP which are related to or caused by changes in tariff rates or policies or price

escalations.

L. Design-Criteria Package

The Project Manual was prepared to furnish sufficient information to permit design-build firms to prepare a response to the RFQ and/or to permit the District to enter into a negotiated design-build contract. The Project Manual was prepared and sealed by the District Engineer, who is a design-criteria professional as such term is used in Section 287.055, Florida Statutes and the District's Rules of Procedure.

M. Responsible Vendor Determination

Respondent is hereby notified that Section 287.05701, Florida Statutes, requires that the District and the Village may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor.

N. Acknowledgments and Representations

By submitting a Response, each Respondent acknowledges and represents that:

- The Respondent is thoroughly familiar with and understands the requirements of the Project Manual and is experienced in the design, administration, and construction of building projects of the type and scope contemplated by the District for the ROWTP Project;
- The Respondent has all necessary architectural, engineering and construction education, skill, knowledge, and experience required for the work contemplated by the ROWTP Project, and will maintain at all times during the term of the final, executed Contract such personnel on its staff to provide the services contemplated hereby within the time periods required hereby;
- The Respondent or its subcontractors performing services under the Contract contemplated by this RFQ have all applicable licenses required by the State of Florida to perform such services;
- The Respondent is familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work, and that ignorance on the part of the Respondent will in no way relieve it from responsibility to perform the work covered by the Response in compliance with all such laws, ordinances and regulations;
- The Respondent must complete the work for the ROWTP Project in a professional and workmanlike manner typical of the industry. There may not be sections or parts missing. Furthermore, each portion of the work must be complete and able to function for its intended use. The work must be continuous unless otherwise directed by the District. The work, including punch list items, must be acceptable to and accepted by applicable regulatory authorities.
- All storm drainage must be maintained to each property adjacent to the ROWTP Project during construction. If this does not occur, Respondent will be responsible for any damage that may result.
- Respondent will be responsible for coordinating the work necessary with all utility companies and other on-site contractors or subcontractors performing work for the District and others on site. Respondent will be responsible for locating,

removing and relocating utilities, both aerial and underground, if required for the performance of the work. Respondent will be responsible for the coordination of, safety and protection associated with all aerial and underground facilities related to the work.

- Respondent will be responsible for all costs associated with traffic control and maintenance during the ROWTP Project.
- Respondent must work with the District and the Village to identify an acceptable staging area or areas, but will be required to control and protect such area(s) with fencing and other means.
- The Project Manual is a design criteria package as such term is used in Section 287.055, *Florida Statutes*, and the Project Manual provides sufficient information to permit the Respondent to prepare a response to the RFQ.
- After entering into a GMP contract amendment, Respondent will be responsible for any subsequent price increases on materials or equipment or anything related to that particular GMP which are related to or caused by changes in tariff rates or policies or price escalations.

O. Indemnification and Limitation of Liability

To the fullest extent permitted by law, Respondent must indemnify, hold harmless, and defend the District and the Village and their respective members, parents, partners, District Board members, Village Council members, subsidiaries, affiliates, officers, directors, supervisors, staff, lawyers, managers, engineers, consultants, employees, representatives, contractors, subcontractors, agents, successors and assigns of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, relating to the Response and/or this RFQ and to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Respondent or those acting on Respondent's behalf. If any indemnification, defense or hold harmless provision of this Project Manual is determined to be unenforceable, the provision will be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. Additional indemnification, defense, and hold harmless obligations will be set forth in the form of contract.

Nothing herein may be construed as or constitute a waiver of District's or the Village's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law.

P. Public Records

The District and the Village are governmental entities, and, accordingly, the Responses will be publicly opened as stated above. Additionally, it is likely that the Responses are or will become public record at some point in the procurement process.

Q. Assignment of Rights

The District and/or the Village will own all rights to any intellectual property or other work completed as part of the ROWTP Project, and all rights of the District to such property as well as all of the District's rights under the contract to be executed – including warranties,

bonds, insurance, indemnification, etc. – will be freely assignable by the District and to the Village.

R. Protests

Any protest regarding the notice of RFQ or the Selection Criteria must be filed in writing, within seventy-two (72) hours (excluding weekends and holidays) after the publication of the notice of RFQ. Any person who files a notice of protest to the notice of RFQ or Selection Criteria must provide to the District, simultaneous with the filing of the notice, a protest bond in the form approved by the District in the amount of Fifty Thousand Dollars ($50,000.00).

Any protest regarding the terms of this Project Manual must be filed in writing, within seventy-two (72) hours (excluding weekends and holidays) after receipt of this Project Manual. Any person who files a notice of protest to the terms of the Project Manual must provide to the District, simultaneous with the filing of the notice, a protest bond in the form approved by the District in the amount of Fifty Thousand Dollars ($50,000.00).

Any protest regarding the District's ranking of Respondents or award of the Project must be filed in writing, within seventy-two (72) hours (excluding weekends and holidays) after the publication of the Notice of Award. Any person who files a notice of protest to the District's ranking of Respondents or award of the Project must provide to the District, simultaneous with the filing of the notice, a protest bond in the form approved by the District and in the amount of ten percent (10%) of the anticipated contract award as determined by the District in its sole discretion.

In the event the protest is successful, the protest bond will be refunded to the protestor. In the event the protest is unsuccessful, the protest bond will be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. The formal protest setting forth with particularity the facts and law upon which the protest is based must be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest, formal written protest, or failure to timely post a protest bond, will result in a waiver of any right to object or protest and a waiver of proceedings under the District's Rules of Procedure, Chapter 190, Florida Statutes, and other law.

REGARDLESS OF WHETHER A PROTEST OF ANY KIND IS FILED, AND IN ORDER TO AVOID AN IMMEDIATE DANGER TO THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY, AND/OR ADVERSE FINANCIAL CONSEQUENCES TO THE DISTRICT AND/OR THE VILLAGE AND THE ROWTP PROJECT THROUGH THE SUBMITTAL OF ITS RESPONSE, THE RESPONDENT AGREES THAT THE DISTRICT MAY PROCEED WITH THE ROWTP PROJECT PURSUANT TO A CONTRACT WITH THE RESPONDENT SELECTED BY THE DISTRICT.

[END OF PROJECT MANUAL – ATTACHMENTS TO FOLLOW]

Selection Criteria
for
Progressive Design-Build Services
Reverse Osmosis Water Treatment Plant Improvements
FOR THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

1) **Ability and Adequacy of Professional Personnel** (Weight: 25 Points)
   Consider the capabilities and experience of key personnel within the Respondent's design-build team including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) **Past Performance and Experience** (Weight: 25 Points)
   Past performance by the Respondent in other contracts for water treatment plants; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) **Geographic Location** (Weight: 20 Points)
   Consider the geographic location of the Respondent's design-build team headquarters, offices and personnel in relation to the ROWTP Project.

4) **Project Approach and Ability and Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)
   Consider Respondent's design-build team's ability and desire to meet time and budget requirements including staffing levels and performance on previous projects.

   Further, this category addresses whether Respondent has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. This category includes an evaluation of Respondent's insurance and warranties offered, above and beyond what is required under the contract documents. This category includes an evaluation of Respondent's proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or other similar information.

5) **Certified Minority Business Enterprise** (Weight: 5 Points)
   Consider whether any member of the Respondent's design-build team is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) **Recent, Current and Projected Workloads** (Weight: 5 Points)
   Consider recent, current and projected workloads of Respondent's design-build team.

7) **Volume of Work Previously Awarded to Respondent by District** (Weight: 5 Points)
   Consider the desire to diversify the firms that receive work from the District; etc.

   100 Total Points Possible

[END SELECTION CRITERIA]

Aerial Figure of ROWTP

MMHC McNABB-MILLER HYDROGEOLOGIC CONSULTING, INC.

VILLAGE OF INDIANTOWN
WASTEWATER TREATMENT FACILITY &
WATER TREATMENT PLANT
REGIONAL SITE LOCATION

FIGURE
1

C:\Users\Rod Miller\MMHC Dropbox\MMHC Team Folder\Indiantown UFA Test Wells\PDR Memo\VOI Figures

MMHC McNABB-MILLER HYDROGEOLOGIC CONSULTING, INC.

VILLAGE OF INDIANTOWN
PROPOSED UPPER FLORIDAN AQUIFER WELLS
LOCATION MAP

FIGURE 2

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Affidavit Regarding Response
for
Progressive Design-Build Services
Reverse Osmosis Water Treatment Plant Improvements
FOR THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Respondent"), and am authorized to make this Affidavit on behalf of Respondent.

2. I assisted with the preparation of, and have reviewed, the Respondent's Qualification Statement ("Qualification Statement") provided in response to the Terra Lago Community Development District Request for Qualifications for Design-Build Services Relating to Reverse Osmosis Water Treatment Plant Improvement Project. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Respondent to constitute good cause for rejection of the Qualification Statement.

3. I do hereby certify that the Respondent has submitted only a single Qualification Statement and has not, either directly or indirectly, participated in collusion relating to the submission of the Qualification Statement.

4. The Respondent agrees through submission of the Qualification Statement to honor its Qualification Statement for one hundred and twenty (120) days from the opening of the Qualification Statements, and if awarded the contract on the basis of this Qualification Statement and further negotiations with the District, to enter into and execute the contract in a form substantially similar to that included in the Project Manual.

5. The Respondent acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after receiving a copy of the Project Manual, the Respondent acknowledges that (i) the Respondent has read, understood, and accepted the Project Manual; (ii) the Respondent has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Respondent has agreed to the terms of the Project Manual; and (iv) the

Respondent has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the Qualification Statement notice, instructions, the contract form, the scope of work, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual.

7. The Respondent authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Qualification Statement, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Respondent.

8. Regardless of whether a protest of any kind is filed, and in order to avoid an immediate danger to the public health, safety and welfare, and/or adverse financial consequences to the District and/or the Village and the Project, through the submittal of its Response, the Respondent agrees that the District may proceed with the Project pursuant to a contract with the respondent selected by the District.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit and that the foregoing is true and correct.

Dated this _____ day of _____, 2025.

Respondent:_____

By:_____

Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

Affidavit Regarding Public Contracting Laws and Non-Collusion
for
Progressive Design-Build Services
forReverse Osmosis Water Treatment Plant Improvements
FOR THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Terra Lago Community Development District ("District")

   by_____
   (print individual's name and title)

   for _____("Proposer")
   (print name of entity submitting sworn statement)

   whose business address is

   _____

   _____

   and (if applicable) its Federal Employer Identification Number (FEIN) is:
   _____

   (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement)

   _____

2. I have read and am familiar with Chapter 287, *Florida Statutes*, and specifically including the following Sections ("Public Contracting Laws"):
   a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
   b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
   c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies;*
   d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
   e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

3. I understand that the Public Contracting Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District or Village ("Prohibited Criteria").

4. I understand that the Public Contracting Laws apply to the bidding documents applicable to the District's Request for Proposals for Wastewater Treatment Facility Injection Well System Improvements Project ("Project") and the contract to be executed in connection with the Project.

5. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Indicate which statement applies.)

___ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District or Village.

___ The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Proposer may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

_____

_____

_____

_____

6. If awarded the contract, the Proposer will immediately notify the District and Village in writing if either the Proposer, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

7. E-Verify

a. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E- Verify law in order to enter into an agreement with a public employer.
b. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
c. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
d. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
e. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
f. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

8. Non-Collusion

a. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
b. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
c. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher that the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
d. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
e. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

9. Anti-Human Trafficking (Fla. Stat. 787.06)

a. I understand that the Respondent must comply with Section 787.06, Florida Statutes, in order to enter into an agreement with a governmental entity.

b. The Respondent does not currently, and will not for the duration of the agreement, use coercion for labor or services as defined in Section 787.06, Florida Statutes.
c. This declaration is made pursuant to Section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties

[Signature page follows]

IT SHALL BE THE RESPONSIBILITY OF THE PROPOSER EXECUTING THIS AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE MEET ANY OF THE PROHIBITED CRITERIA. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER MEETS ANY OF THE PROHIBITED CRITERIA, THE PROPOSER SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO DOES NOT MEET ANY OF THE PROBHIBITED CRITERIA. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPOSER.

The foregoing SWORN STATEMENT is dated this _____ day of _____, 2025.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true.

(Corporate Seal, if applicable)

_____
(Name of Proposer)

_____

By:_____

Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

TRENCH SAFETY ACT COMPLIANCE STATEMENT
for
Progressive Design-Build Services
Reverse Osmosis Water Treatment Plant Improvements
FOR THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

Because trench excavations on this Project are expected to be in excess of 5 feet, the "Trench Safety Act," codified in Part III of Chapter 553 of the Florida Statutes, enacted into law by Chapter 90-96 of the Laws of Florida, requires that construction on the Project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. All Proposers are required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Project's Proposal. This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

CERTIFICATION

1. I understand that the Trench Safety Act requires me to comply with OSHA Standard 29 C.F.R.s. 1926.650 Subpart P. I will comply with the Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.

2. The estimated cost imposed by compliance with the Trench Safety Act will be:
   _____ Dollars (Written)
   $_____ (Figures).

3. The amount listed above has been included within the Proposal.

Dated this _____ day of _____, 2025.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____

My Commission Expires: _____

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3C

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3CI

FLORIDA DRILLING

Kimley»Horn
Expect More. Experience Better.

PROGRESSIVE DESIGN-BUILD SERVICES

Reverse Osmosis Water Treatment Plant Improvements

Prepared for

Terra Lago Community Development District

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1

Cover Letter

TAB 1 COVER LETTER

October 6, 2025

ATTN:DISTRICT MANAGER
Terra Lago Community Development District
16654 S.W. Warfield Blvd.
Indiantown, Florida 34956

Re: Terra Lago CDD's RFQ—ROWTP Project

Dear Selection Committee Members:

Florida Design Drilling (FDD) is excited to present our qualifications for the Progressive Design-Build services for the Indiantown Reverse Osmosis (RO) Water Treatment Plant. With over 20 years of experience delivering complex water infrastructure projects across South Florida, FDD understands the unique demands of this project and is committed to exceeding your expectations through quality, professionalism, and integrity.

To meet these demands, our team offers unmatched expertise in water well drilling, construction, and design-build delivery. We have assembled the most qualified team, including **Kimley-Horn and Associates, Inc. as our lead design firm**. Kimley-Horn has designed all of the municipal potable brackish water RO facilities in Martin County, including the Jensen Beach, Tropical Farms, Stuart, and SMRU South Plant RO facilities. With Dan Ringdahl as Design-Build Project Manager, and Jason Lee, PE, as Design Manager, our leadership brings extensive experience and a proven track record in membrane treatment and fast-tracked water treatment designs.

Our experience with Terra Lago CDD and the Village of Indiantown further strengthens our ability to deliver. FDD is well on its way to delivering three critical projects for Terra Lago CDD which include the wastewater plant expansion, and the first three Floridan Aquifer Wells. Kimley-Horn is currently working on design improvements to the Village's surficial well and raw water system and existing water plant improvements. Our team's in-depth knowledge of your facilities and staff enables us to fast-track design and deliver innovative, cost-effective solutions tailored to your needs. **We are prepared to deliver your water future!**

In addition to our technical expertise, we are uniquely positioned to deliver this project at the lowest cost due to our self-performance capabilities, lean overhead, and strong buying power. Our 125 Florida-based employees, including 20 in-house craft laborers, ensure we have the resources to control schedule, safety, and quality. FDD has also teamed with **Aerex Industries who brings over 30 years of experience constructing RO Membrane Plants across the world.** Aerex Industries, based in Ft Pierce Florida, has worked with the team on many past projects that include the Tropical Farms RO Facility and most recently the City of Stuart RO Facility.

Above all, our team is dedicated to the Terra Lago CDD and the Village. We stand ready to deliver the design-build RO membrane treatment facility you need, expect, and deserve. We fully commit our proposed staff and company resources to the RO Water Treatment Plant Progressive Design-Build project and are confident in our ability to deliver it on time and within budget.

SINCERELY,

Dan Ringdahl
CEO, Design-Build Project Manager, Authorized Signer

Florida Design Drilling, LLC.

Jason Lee, PE
Vice President, Design Manager

Kimley-Horn and Associates, Inc.

2

Qualification Statement (SF330)

ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Progressive Design-Build Services Reverse Osmosis Water Treatment Plant Improvements, Indiantown, FL

2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER
08/27/25	N/A

B. ARCHITECT – ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Dan Ringdahl, CEO, Design-Build Project Manager

5. NAME OF FIRM

Florida Design Drilling, LLC

6. TELEPHONE NUMBER	7. FAX NUMBER	8. E-MAIL ADDRESS
561-324-3885	N/A	Dan@FLDrilling.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCON-TRACTOR			
a.	X			Florida Design Drilling, LLC [X] CHECK IF BRANCH OFFICE	7733 Hooper Rd, West Palm Beach, FL 33411	Contractor
b.			X	Kimley-Horn and Associates, Inc. [ ] CHECK IF BRANCH OFFICE	11720 Amber Park Drive Alpharetta, Georgia 30009	Structural
c			X	Kimley-Horn and Associates, Inc. [ ] CHECK IF BRANCH OFFICE	1615 South Congress Avenue Delray Beach, Florida 33445	Site Civil; Permitting
d.			X	Kimley-Horn and Associates, Inc. [ ] CHECK IF BRANCH OFFICE	6200 South Syracuse Way Greenwood Village, Colorado 80111	QC/QA
e.			X	Kimley-Horn and Associates, Inc. [ ] CHECK IF BRANCH OFFICE	1514 Broadway Fort Myers, Florida 33901	Funding and Grants

ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT-SPECIFIC QUALIFICATIONS

	(Check) PRIME	(Check) J-V PARTNER	(Check) SUBCON-TRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
f			X	Kimley-Horn and Associates, Inc. [ ] CHECK IF BRANCH OFFICE	11601 Kew Gardens Ave Palm Beach Gardens, Florida 33410	Structural; Environmental
g.			X	Kimley-Horn and Associates, Inc. [ ] CHECK IF BRANCH OFFICE	1800 2nd Street Sarasota, Florida 34236	Structural
h			X	Kimley-Horn and Associates, Inc. [ ] CHECK IF BRANCH OFFICE	445 24th Street Vero Beach, Florida 32960	Environmental
i			X	Kimley-Horn and Associates, Inc. [ ] CHECK IF BRANCH OFFICE	1920 Wekiva Way West Palm Beach, Florida 33411	Principal-in-Charge; Design; Process Design Permitting, Bid Phase, Construction Phase Services; Mechanical/HVAC
j			X	Aerex Industries, Inc. [ ] CHECK IF BRANCH OFFICE	113 North 2nd Street, Fort Pierce, Florida 34950	Reverse Osmosis (RO) Membrane Original Equipment Manufacturer(OEM), Installer, and Start-up Services
k.			X	BSM & Associates, Inc. [ ] CHECK IF BRANCH OFFICE	80 SE 31st Lane, Okeechobee, FL 34974	Survey
l			X	C&W Engineering, Inc. [ ] CHECK IF BRANCH OFFICE	6903 Vista Parkway N., #10, West Palm Beach, FL 33411	Electrical
m.			X	Control Systems Design, Inc. [ ] CHECK IF BRANCH OFFICE	7282 55th Avenue East #200, Bradenton FL 34203	PLC Programming

n.			X	McNabb-Miller Hydrogeologic Consulting, Inc. [ ] CHECK IF BRANCH OFFICE	4600 Military Trail, Suite 116, Jupiter, FL 33458	Hydrogeology
o.			X	Song + Associates, Inc. [ ] CHECK IF BRANCH OFFICE	1545 Centrepark Drive North, West Palm Beach, FL 33401	Architecture
p.			X	Cyber Electric of Central Florida [ ] CHECK IF BRANCH OFFICE	5424 State Road 70 E, Okeechobee, FL 34972	Instrumentation & Controls (I&C)
p.			X	WIRX Engineering, LLC. [ ] CHECK IF BRANCH OFFICE	422 Meadowlark Drive Jupiter, FL	Geotechnical
D. ORGANIZATIONAL CHART OF PROPOSED TEAM						**[X]** *(ATTACHED)*

COLOR KEY

Florida Drilling

Kimley-Horn

DBIA Best Practices to expedite schedule

Established foundation in District preferences, personnel, and goals

Proven team already operating with a collaborative PDB mentality

Strong bench strength and the resources to finish on schedule

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

DESIGN-BUILD PROJECT MANAGER
Dan Ringdahl

PRINCIPALS-IN-CHARGE
Noah Ringdahl
Mike Schwartz, PE
Kevin Schanen, PE

SENIOR QC/QA
Lance Littrell, PE
Eric Dole, PE (CO)

PRECONSTRUCTION
Mike Black | Preconstruction Manager

DESIGN
Jason Lee, PE | Design Manager

CONSTRUCTION
Dan Sjong | Construction Manager
Fernanda Sousa | Assistant Project Manager

STRUCTURAL
J.Casey Long, PE
Seth Schmid, PE
George Honiotes, PE (GA)

SITE CIVIL
Jason Webber, PE
Jordan Haggerty, PE
Mariana Lopez, EI

PROCESS DESIGN
Nick Black, PE
Mark Miller, PE
Jason Lee, PE
Fannie Howard, PE
Marlon Ramirez, EI
Daniel Cornu, EI
Chris Sullivan, EI
Cole Newman, EI
Evan Ghidella, EI

SURVEY
Ricky Barnes, PSM
BSM & Associates, Inc.

PERMITTING
Fannie Howard, PE
Gina Cassulo, PE
Nick Black, PE
Jason Webber, PE

BID PHASE
Nick Black, PE
Jason Lee, PE
Nicki Russo, EI
Daniel Cornu, EI

CONSTRUCTION PHASE SERVICES
ON-SITE
Jim Farrell
Bill Dudak, CWTPO

ENGINEERING
Jason Lee, PE
Evan Ghidella, EI
Daniel Cornu, EI
Chris Sullivan, EI
Cole Newman, EI

ENVIRONMENTAL
Tori Bacheler, PWS
Shelby Oenbrink, PWS

ELECTRICAL
Mike Guida, PE
C&W Engineering, Inc.
Jose Reyes
C&W Engineering, Inc.

ARCHITECTURE
Robert Castrovinci, AIA, RA, NCARB
Song + Associates, Inc.

I&C
David Shockley
Cyber Electric of Central Florida, Inc.

PLC PROGRAMMING
Mark Biehl, PE
Control System Design, Inc.

GEOTECHNICAL
Andrew Nixon, PE
WIRX Engineering, LLC.
Gregory Stemlack, PE
WIRX, Engineering, LLC.

MECHANICAL/HVAC
Mike Guida, PE
C&W Engineering, Inc.
Jose Reyes
C&W Engineering, Inc.
Jason Lee, PE
Nicki Russo, EI
Nick Black, PE

HYDROGEOLOGY
Rodney Miller, PG
McNabb-Miller Hydrogeologic Consulting, Inc.
David McNabb, PG
McNabb-Miller Hydrogeologic Consulting, Inc.

FUNDING AND GRANTS
Diana Bello

RO MEMBRANE OEM, INSTALLER, AND START-UP SERVICES
Montroe Hopkins
Aerex Industries, Inc.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
DAN RINGDAHL	Design-Build Project Manager	50	20

15. FIRM NAME AND LOCATION *(City and State)*
Florida Design Drilling, LLC (West Palm Beach, FL)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Agronomy - North Dakota State University	FL/Well Contractors License/11148

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.
(1) TITLE AND LOCATION *(City and State)*: **Tropical Farms Floridan Aquifer Wells 6 and 7, Stuart, FL**
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If Applicable)*: 2022
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. This project included drilling and construction of a sixth and seventh well to provide Floridan raw water to the Tropical Farms RO WTP, which has four RO trains. The siting of the wells was in the western area of Halpatiokee Park along SW Lost River Road. The scope of work included: well siting and raw water main route evaluation; preparation of design drawings and specification for Wells TFRO-6 and TFRO-7; permitting assistance; preparation of design drawings and specifications for the raw water main; meetings; and bidding assistance. Cost: $550K

b.
(1) TITLE AND LOCATION *(City and State)*: **WTP #11 Electrical Building Replacement, Palm Beach County, FL**
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If Applicable)*: 2021
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. Construct; (i) a new High Service Pump Station (HSP) electrical building at Water Treatment Plant No. 11 (WTP11) to replace the existing HSP electrical building complete with associated civil improvements, (ii) 24-inch suction pipeline from the ground storage tanks to the High Service Pump Station suction header, (iii) replacement of piping, fittings and appurtenances at the High Service Pump Station, and (iv) associated electrical, instrumentation and controls work to support the above referenced improvements. Cost: $3.59M

c.
(1) TITLE AND LOCATION *(City and State)*: **North Hutchinson Island Repump #1, Improvements, Fort Pierce, FL**
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If Applicable)*: 2017
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. Demolish existing building structure, framing, steel building skin, mechanical equipment, pumps, underground fuel tank, generator, and electrical gear. Construct new concrete block structure (CBS), footings, slabs, beams, including doors, louvers, roof, interior walls, HVAC, lighting, and electrical. Install 2 new 125 hp high service pumps including the piping, fittings, valves and appurtenances necessary to make a complete working system. Furnish and install two variable frequency drives (VFD's) for the new HSP's. Replace the existing influent altitude valve with a control valve, including fittings, valves, piping, and hardware. Furnish and install a new standby generator, bulk fuel storage tank, and fuel day tank to provide auxiliary power for the facility. Replace and install a new motor control center (MCC), new electrical service, a new lighting panel, a new automatic transfer switch, new conduits and conductors from the existing FP&L transformer to the new MCC, including all conduits and conductors and appurtenances to make a complete working system. Upgrade the existing PLC and controls, including instrumentation, control valves, and HMI. Installation of a new RTU to allow real-time communication with the water plant. Install a new HVAC system including ductwork and all necessary appurtenances to make a complete working system. Remove the existing pressure sustaining valve and supports and replace the existing influent and effluent venturi flow meters, including conduit, conductors and pipe supports to make a complete working system. Cost: $1.68M

d.
(1) TITLE AND LOCATION *(City and State)*: **ECRWRF Grit Collection Facility Improvements, West Palm Beach, FL**
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If Applicable)*: 2016
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. Concrete repairs and coatings to existing grit collection facility structure, furnish and install new doors, windows, louvers, and roll up doors, install new lift station and force main piping, including all electrical and lighting, asphalt and concrete paving.

e.
(1) TITLE AND LOCATION *(City and State)*: **Sodium Hypochlorite Storage and Feed Systems Replacing the Existing Gas Chlorine Systems, West Palm Beach, FL**
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If Applicable)*: 2017
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. The project involves replacing the existing gas chlorine feed system at the Ibis Water Re-pump Station with a new sodium hypochlorite feed system and upgrading the aqueous ammonia feed system in phases to ensure uninterrupted service. Work at the Ibis site includes installing chemical injection and flow meter vaults, new chemical and sample piping, storage tanks, duplex metering pump skids, injectors, analyzers, a static mixer, and making modifications to the existing building, along with associated instrumentation, controls, and electrical work. Additionally, four typical sodium hypochlorite feed systems will be installed in new climate-controlled precast concrete shelters at various sites, each equipped with chemical storage, metering pumps, safety features, and utility connections. Construction will be phased to maintain continuous operation of the existing gas chlorine systems until the new systems are fully operational and tested, followed by the safe demolition of the old systems. Cost: $2.15M

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
NOAH RINGDAHL	Design-Build Project Manager	30	16

15. FIRM NAME AND LOCATION *(City and State)*
Florida Design Drilling, LLC (West Palm Beach, FL)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Mechanical Engineering - University of Central Florida	FL/Well Contractors License/11349

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.
(1) TITLE AND LOCATION *(City and State)*: **Tropical Farms Floridan Aquifer Wells 6 and 7, Stuart, FL**
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If Applicable)*: 2022
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. This project included drilling and construction of a sixth and seventh well to provide Floridan raw water to the Tropical Farms RO WTP, which has four RO trains. The siting of the wells was in the western area of Halpatiokee Park along SW Lost River Road. The scope of work included: well siting and raw water main route evaluation; preparation of design drawings and specification for Wells TFRO-6 and TFRO-7; permitting assistance; preparation of design drawings and specifications for the raw water main; meetings; and bidding assistance. Cost: $550K

b.
(1) TITLE AND LOCATION *(City and State)*: **WTP #11 Electrical Building Replacement, Palm Beach County, FL**
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If Applicable)*: 2021
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. Construct; (i) a new High Service Pump Station (HSP) electrical building at Water Treatment Plant No. 11 (WTP11) to replace the existing HSP electrical building complete with associated civil improvements, (ii) 24-inch suction pipeline from the ground storage tanks to the High Service Pump Station suction header, (iii) replacement of piping, fittings and appurtenances at the High Service Pump Station, and (iv) associated electrical, instrumentation and controls work to support the above referenced improvements. Cost: $3.59M

c.
(1) TITLE AND LOCATION *(City and State)*: **North Hutchinson Island Repump #1, Improvements, Fort Pierce, FL**
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If Applicable)*: 2017
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. Demolish existing building structure, framing, steel building skin, mechanical equipment, pumps, underground fuel tank, generator, and electrical gear. Construct new concrete block structure (CBS), footings, slabs, beams, including doors, louvers, roof, interior walls, HVAC, lighting, and electrical. Install 2 new 125 hp high service pumps including the piping, fittings, valves and appurtenances necessary to make a complete working system. Furnish and install two variable frequency drives (VFD's) for the new HSP's. Replace the existing influent altitude valve with a control valve, including fittings, valves, piping, and hardware. Furnish and install a new standby generator, bulk fuel storage tank, and fuel day tank to provide auxiliary power for the facility. Replace and install a new motor control center (MCC), new electrical service, a new lighting panel, a new automatic transfer switch, new conduits and conductors from the existing FP&L transformer to the new MCC, including all conduits and conductors and appurtenances to make a complete working system. Upgrade the existing PLC and controls, including instrumentation, control valves, and HMI. Installation of a new RTU to allow real-time communication with the water plant. Install a new HVAC system including ductwork and all necessary appurtenances to make a complete working system. Remove the existing pressure sustaining valve and supports and replace the existing influent and effluent venturi flow meters, including conduit, conductors and pipe supports to make a complete working system. Cost: $1.68M

d.
(1) TITLE AND LOCATION *(City and State)*: **ECRWRF Grit Collection Facility Improvements, West Palm Beach, FL**
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If Applicable)*: 2016
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. Concrete repairs and coatings to existing grit collection facility structure, furnish and install new doors, windows, louvers, and roll up doors, install new lift station and force main piping, including all electrical and lighting, asphalt and concrete paving. Cost: $369K

e.
(1) TITLE AND LOCATION *(City and State)*: **Sodium Hypochlorite Storage and Feed Systems Replacing the Existing Gas Chlorine Systems, West Palm Beach, FL**
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If Applicable)*: 2017
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. The project involves replacing the existing gas chlorine feed system at the Ibis Water Re-pump Station with a new sodium hypochlorite feed system and upgrading the aqueous ammonia feed system in phases to ensure uninterrupted service. Work at the Ibis site includes installing chemical injection and flow meter vaults, new chemical and sample piping, storage tanks, duplex metering pump skids, injectors, analyzers, a static mixer, and making modifications to the existing building, along with associated instrumentation, controls, and electrical work. Additionally, four typical sodium hypochlorite feed systems will be installed in new climate-controlled precast concrete shelters at various sites, each equipped with chemical storage, metering pumps, safety features, and utility connections. Construction will be phased to maintain continuous operation of the existing gas chlorine systems until the new systems are fully operational and tested, followed by the safe demolition of the old systems. Cost: $2.15M

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
MIKE BLACK	Preconstruction Manager, Permitting, Mechanical/HVAC	24	9

15. FIRM NAME AND LOCATION *(City and State)*
Florida Design Drilling, LLC (West Palm Beach, FL)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Geology - Florida Atlantic University	N/A

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Tropical Farms Floridan Aquifer Wells 6 and 7, Stuart, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
	2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. This project included drilling and construction of a sixth and seventh well to provide Floridan raw water to the Tropical Farms RO WTP, which has four RO trains. The siting of the wells was in the western area of Halpatiokee Park along SW Lost River Road. The scope of work included: well siting and raw water main route evaluation; preparation of design drawings and specification for Wells TFRO-6 and TFRO-7; permitting assistance; preparation of design drawings and specifications for the raw water main; meetings; and bidding assistance. Cost: $550K

b.

(1) TITLE AND LOCATION *(City and State)*
WTP #11 Electrical Building Replacement, Palm Beach County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
	2021

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. Construct; (i) a new High Service Pump Station (HSP) electrical building at Water Treatment Plant No. 11 (WTP11) to replace the existing HSP electrical building complete with associated civil improvements, (ii) 24-inch suction pipeline from the ground storage tanks to the High Service Pump Station suction header, (iii) replacement of piping, fittings and appurtenances at the High Service Pump Station, and (iv) associated electrical, instrumentation and controls work to support the above referenced improvements. Cost: $3.59M

c.

(1) TITLE AND LOCATION *(City and State)*
North Hutchinson Island Repump #1, Improvements, Fort Pierce, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
	2017

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. Demolish existing building structure, framing, steel building skin, mechanical equipment, pumps, underground fuel tank, generator, and electrical gear. Construct new concrete block structure (CBS), footings, slabs, beams, including doors, louvers, roof, interior walls, HVAC, lighting, and electrical. Install 2 new 125 hp high service pumps including the piping, fittings, valves and appurtenances necessary to make a complete working system. Furnish and install two variable frequency drives (VFD's) for the new HSP's. Replace the existing influent altitude valve with a control valve, including fittings, valves, piping, and hardware. Furnish and install a new standby generator, bulk fuel storage tank, and fuel day tank to provide auxiliary power for the facility. Replace and install a new motor control center (MCC), new electrical service, a new lighting panel, a new automatic transfer switch, new conduits and conductors from the existing FP&L transformer to the new MCC, including all conduits and conductors and appurtenances to make a complete working system. Upgrade the existing PLC and controls, including instrumentation, control valves, and HMI. Installation of a new RTU to allow real-time communication with the water plant. Install a new HVAC system including ductwork and all necessary appurtenances to make a complete working system. Remove the existing pressure sustaining valve and supports and replace the existing influent and effluent venturi flow meters, including conduit, conductors and pipe supports to make a complete working system. Cost: $1.68M

d.

(1) TITLE AND LOCATION *(City and State)*
ECRWRF Grit Collection Facility Improvements, West Palm Beach, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
	2016

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. Concrete repairs and coatings to existing grit collection facility structure, furnish and install new doors, windows, louvers, and roll up doors, install new lift station and force main piping, including all electrical and lighting, asphalt and concrete paving. $369K

e.

(1) TITLE AND LOCATION *(City and State)*
Sodium Hypochlorite Storage and Feed Systems Replacing the Existing Gas Chlorine Systems, West Palm Beach, Fl

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
	2017

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. The project involves replacing the existing gas chlorine feed system at the Ibis Water Re-pump Station with a new sodium hypochlorite feed system and upgrading the aqueous ammonia feed system in phases to ensure uninterrupted service. Work at the Ibis site includes installing chemical injection and flow meter vaults, new chemical and sample piping, storage tanks, duplex metering pump skids, injectors, analyzers, a static mixer, and making modifications to the existing building, along with associated instrumentation, controls, and electrical work. Additionally, four typical sodium hypochlorite feed systems will be installed in new climate-controlled precast concrete shelters at various sites, each equipped with chemical storage, metering pumps, safety features, and utility connections. Construction will be phased to maintain continuous operation of the existing gas chlorine systems until the new systems are fully operational and tested, followed by the safe demolition of the old systems. Cost: $2.15M

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
DAN SJONG	Lead Project Manager (Construction)/ Estimator	28	1

15. FIRM NAME AND LOCATION *(City and State)*
Florida Design Drilling, LLC (West Palm Beach, FL)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Construction Management & Technology – Northern Michigan University	N/A

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Riviera Beach Water Treatment Facility, Riviera Beach, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2023	Expected 2028

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Senior Project Manager, Senior Project Manager, Progressive Design-Build of a new 18-MGD Nano/RO Water Treatment Facility, including Raw Water Transmission Mains, Injection Well, SAS and FAS production wells, and Pre-Treatment Facilities for SAS production wells. Cost $389.7M

b.

(1) TITLE AND LOCATION *(City and State)*
Evanston WTP, Evanston, IL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
	2017

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Area Manager, Dismantling and reconstruction of a 5 million gallon underground concrete tank on Campus of Northwestern University, including 400 HP Raw Water transfer pumps and associated chemical systems. Cost $28.6 M

c.

(1) TITLE AND LOCATION *(City and State)*
BWJAWA 10th Ave Pump Station, Chicago IL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
	2015

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

President/ Project Manager, Demolition of existing Pump Station and construction of new Pump Station with underground 2.2-million-gallon reservoir improvements. $7.3 M

d.

(1) TITLE AND LOCATION *(City and State)*
City of St. Charles WTP No.9, St. Charles, IL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
	2004

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

President/Project Manager, Construction of new 4.6-MGD WTP Barium/Radium Removal scope consisted of project consisted of ION Exchange, HMO Vessels and associated chemical treatment processes. Cost $6.2 M

e.

(1) TITLE AND LOCATION *(City and State)*
Wilmette WTP Filter Improvements, Wilmette, IL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
	2009

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

President/Project Manager, Rehabilitation of Sand Filters, Flocculation Tank and Collectors and Pressure Membrane Filter Trains. Cost $8.2 M

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
FERNANDA SOUSA	Assistant Project Manager	6	2

15. FIRM NAME AND LOCATION *(City and State)*

Florida Design Drilling, LLC (West Palm Beach, FL)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science – Construction Engineering - New Jersey Institute of Technology	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Qualified Stormwater Management Inspector, FSESCI; Primavera P6

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Indiantown/Terra Lago WWTP Design Build, Indiantown, FL	2024	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. WWTP replacement from the current 0.75 MGD, AADF DAVCO contact stabilization unit to the proposed 1.20 MGD, AADF with two 0.60 MGD 4-stage BNR plants with flow equalization, headworks, and digester, and associated improvements.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Indian River County, West Regional Wastewater Treatment Facility Effluent, Vero Beach, FL		Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. Effluent reject piping improvements, rib influent piping improvements, along with fittings, valves, appurtenances, electrical work and any other items to provide a complete and functional system at the West Regional Wastewater Treatment Facility.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Palm Springs Main and Pratt NH3 Upgrade, Village of Palm Springs, FL		Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. Main Water Treatment Plant and Pratt Water Treatment Plant Ammonia Feed System Replacement.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
PGA WWTP Return and Waste Activated Sludge Pump Station Replacement Seacoast Utility Authority, Palm Beach Gardens, FL		Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. Demolition of the existing RAS/WAS pump station and the construction of a new RAS/WAS pump station in its place, complete with new concrete pad, pumps, piping, valves, supports, sitework, electrical and instrumentation. The new pump station will include four (4) new RAS chopper-type pumps and motors and two (2) chopper-type RAS pumps and motors.

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Operations Center Pump Station Improvements, North Miami Beach, FL		2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Contractor. New VFDs; Pressure Sustaining Valve(s); Tank Fill System; Storage Room Concrete Replacement; and all associated ancillaries.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
JASON LEE, PE	Design Manager, Process Design, Permitting, Bid Phase, Construction Phase Services (Engineering), Mechanical/HVAC	22	22

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc. (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Associates - Palm Beach Community College; Bachelor of Science - Mechanical Engineering - Florida Atlantic University	FL/Professional Engineer/67472

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Stuart 1.5-MGD Brackish Water Expansion Stuart, FL	2021	2021

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Engineer. The City selected Kimley-Horn as the engineer-of-record for its membrane treatment plant expansion including the design, permitting, bidding, and construction phase services for new FAS well and 1.5-MGD reverse osmosis plant to supplement the City's existing 6.0-MGD lime softening facilities. This project does not increase the overall capacity of the water system but will provide the ability to utilize and treat an alternative water supply to be blended with lime softened, filtered surficial aquifer water and sustain the current capacity at the City's potable water treatment facility. The design was completed with reverse osmosis components inside a new process building, post-treatment clearwell, degasification and odor control facilities, chemical feed systems, and an emergency generator. Cost: $1.2M

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
PBCWUD WTP #11 Operational Improvements, Palm Beach County, FL	2013	2014

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Engineer. Kimley-Horn helped to restore lost treatment plant capacity and greatly improve operations at the 10-MGD Lake Region RO WTP. Kimley-Horn was instrumental in helping restore plant capacity through enhancements to the WTP and operational improvements. Services includes the design of energy recovery improvements to the RO system and several operational changes to optimize system recovery. Enhancements to the SCADA system were also implemented, which allowed the automatic download of operating data to their normalization program, greatly reducing staff time needed to manage operating data. With these improvements, Kimley-Horn was able to eliminate the nearly 30% reduction in capacity the plant had experienced. Cost: $2.1M

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Tropical Farms 8-MGD WTP Expansion, Martin County, FL	2003	2007

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project engineer. Kimley-Horn provided all phases of design, permitting, construction, and SCADA system integration for their 8.0-MGD RO WTP expansion. The design included innovative techniques, including use of multiport vessels and interstage energy recovery devices on the RO system which resulted in a significant operational cost savings to MCU. Services provided by Kimley-Horn included: SFWMD water use permitting of surficial and Floridan aquifer; FDEP water plant permitting; Martin County Health Department permitting for well siting permits; preliminary design studies; pilot testing oversight; electrical, process, chemical, instrumentation and control, SCADA system programming and integration, mechanical, structural, architectural, site/civil, environmental, hydraulics designs; bidding phase services; construction administration and resident project representation; startup and training of operations staff; procurement of direct purchase equipment and coordination with Owners on-call contractors; hydrogeology services, public meetings on project status. Cost: $9M

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Jupiter 15.0-MGD Nanofiltration WTP Construction Phase Services, Jupiter, FL	2012	2013

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Engineer. Kimley-Horn provided engineering services during the construction phase of this $37 million plant in the Townof Jupiter. Kimley-Horn developed a unique teaming approach with the Town during construction that has allowed the Townstaff to be very involved throughout the process. This has allowed the Town to save a significant amount of money by reducingthe amount of consultant fees that would normally be expected on a project of this magnitude. Cost: $4.4M

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
North Hutchinson Island Repump #1 Improvements, Fort Pierce, FL	2015	2016

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Manager. The Kimley-Horn team provided design services to Fort Pierce Utilities Authority (FPUA) to rehabilitate and demolish their primary remote potable water storage and repump facility, repump #1. The Kimley-Horn team designed and permitted construction of FPUA's repump #1 facility. The pumps employ variable frequency drives (VFDs), which allow the pumps to maintain discharge pressure. The electrical room was modified to include the installation of new VFD cabinets, an interlocked dual-feed main disconnect with a generator receptacle, an automatic transfer switch, and a programmable logic controller (PLC) with radio communication. Phasing of this project was key to maintaining service while the building skin and structure were demolished. Cost: $1.681M

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
KEVIN SCHANEN, PE	Principal-in-Charge	27	26

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc. (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Civil Engineering - University of Florida	FL/Professional Engineer/60251

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Tropical Farms 8-MGD WTP Expansion, Martin County, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2003	2007

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project engineer. Kimley-Horn provided all phases of design, permitting, construction, and SCADA system integration for their 8.0-MGD RO WTP expansion. The design included innovative techniques, including use of multiport vessels and interstage energy recovery devices on the RO system which resulted in a significant operational cost savings to MCU. Services provided by Kimley-Horn included: SFWMD water use permitting of surficial and Floridan aquifer; FDEP water plant permitting; Martin County Health Department permitting for well siting permits; preliminary design studies; pilot testing oversight; electrical, process, chemical, instrumentation and control, SCADA system programming and integration, mechanical, structural, architectural, site/ civil, environmental, hydraulics designs; bidding phase services; construction administration and resident project representation; startup and training of operations staff; procurement of direct purchase equipment and coordination with Owners on-call contractors; hydrogeology services, public meetings on project status. Cost: $9M

b.

(1) TITLE AND LOCATION *(City and State)*
Supplemental Blend Box, Jupiter, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2016	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project engineer. Kimley-Horn developed an innovative process for stabilizing reverse osmosis (RO) permeate with nano permeate and designed the structures, pipes, pumps, and other components needed to implement this process at the Jupiter Water Plant. This project implemented a number of elements or improvements around the water plant, including: corrosion inhibitor bulk storage; day tank; feed pumps and injection piping; dry air supply to bulk sulfuric acid storage tanks; nano pilot unit piping and pumps; and connection of the lime softening and nano pretreatment filters backwash basins. Cost: $165K

c.

(1) TITLE AND LOCATION *(City and State)*
East Central Regional Water Reclamation Facility (ECRWRF), 70-MGD WWTP Improvement Evaluation and Design, West Palm Beach, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2014	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Manager. The 70-MGD ECR WRF serving five municipalities in Palm Beach County is a conventional activated sludge secondary treatment plant, and a portion of its effluent discharged is disinfected further to be used in an industrial cooling capacity and the rest of disposed through deep well injection. Due to the aging infrastructure, large plant site, and harsh environment, the ECRWRF typically requires assistance with repair and rehabilitation of existing facilities while maintaining operations. Kimley-Horn has provided assistance to the ECRWRF with rehabilitation to their existing facilities. Cost: $743K

d.

(1) TITLE AND LOCATION *(City and State)*
Jupiter 15.0-MGD Nanofiltration WTP Construction Phase Services, Jupiter, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2012	2013

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Engineer. Kimley-Horn provided engineering services during the construction phase of this $37 million plant in the Townof Jupiter. Kimley-Horn developed a unique teaming approach with the Town during construction that has allowed the Townstaff to be very involved throughout the process. This has allowed the Town to save a significant amount of money by reducingthe amount of consultant fees that would normally be expected on a project of this magnitude. Cost: $4.4M

e.

(1) TITLE AND LOCATION *(City and State)*
Lime Plants 2 and 3 Demolition, Jupiter, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2013	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Served as project manager. Kimley-Horn was selected by Jupiter Utilities to prepare a design and sequencing plan to demolish the existing lime softening facility after successful completion of the Nanofiltration treatment plant. Kimley-Horn reviewedrecords, performed site visits to confirm existing infrastructure, interviewed operations staff, and developed a demolition plan that detailed how the lime plant infrastructure may be removed without interrupting operations at the plant. Cost: $10K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
MIKE SCHWARTZ, PE	Principal-in-Charge	29	17

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc. (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Civil Engineering - University of Florida	FL/Professional Engineer/56200

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Palm Beach Park of Commerce Utility Services, Jupiter, FL

(2) YEAR COMPLETED: PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Engineer. The Palm Beach Park of Commerce (PBPOC) is located in western Palm Beach County, adjacent to the United Technologies' Pratt Whitney facility. The park consists of 1,200 acres of industrial/commercial development. Water and wastewater service is provided through agreements with Seacoast Utilities and Palm Beach County Water Utilities. The park owns and maintains all of the utility infrastructure (water mains, water services, meters, booster pump station, gravity sewer, lift stations, and force mains on the downstream side of the County's master meter). Project components included development plan reviews, utility standards, utility infrastructure condition, and coordination with the County, Seacoast, and Northern Palm Beach County improvement for roads and drainage. Currently, the park has a 12-inch water main under construction for a second master meter assembly within the northwest area of the park to enhance system pressures and fire flows and is performing an update to the wastewater system hydraulic model due to upcoming development uses that were no anticipated. Cost: $16K

b.

(1) TITLE AND LOCATION *(City and State)*
JFK North Emergency Department Expansion, West Palm Beach, FL

(2) YEAR COMPLETED: PROFESSIONAL SERVICES: 2021; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Engineer. Kimley-Horn has been selected to provide professional civil engineering and landscape architectural services for the addition of a new behavioral health department and emergency room which will serve the JFK North Medical Center in West Palm Beach, FL. This project involves a significant addition to the existing emergency department along with two new behavioral health buildings within the campus. Kimley-Horn is currently providing all civil engineering services including regulatory agency permitting, planning and zoning, site water and sewer, drainage system design, landscape and irrigation plans, and construction document preparation. Cost: $85K

c.

(1) TITLE AND LOCATION *(City and State)*
Will Smith Solar Energy Center, Newberry, FL

(2) YEAR COMPLETED: PROFESSIONAL SERVICES: 2022; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Principal-in-Charge. Kimley-Horn is providing professional engineering consulting services and environmental services for this solar project in Newberry, Florida. Our specific services for this project include wetland delineation, coordination with U.S. Fish and Wildlife Service (FWS) and the Florida Wildlife Conservation Commission (FWC), site due diligence, permitting with the Florida Department of Environmental Resource (FDEP), and subconsultant coordination. Additionally, Kimley-Horn worked with PaleoWest Archaeology to complete a cultural resource assessment survey (CRAS) for this project. Cost: $29K

d.

(1) TITLE AND LOCATION *(City and State)*
Town of Jupiter Municipal Complex and New Police Station, Jupiter, FL

(2) YEAR COMPLETED: PROFESSIONAL SERVICES: 2025; CONSTRUCTION *(If Applicable)*: 2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Engineer. The Town of Jupiter embarked on a multi-phase initiative to significantly improve and expand its municipal complex. This project consists of the phased construction of a new Police and Emergency Operations Center (EOC) facility, a replacement of the existing Town Hall, and a potential expansion of the current recreation facility. As a subconsultant to the architect, Kimley-Horn is providing professional consulting services for the Town of Jupiter Municipal Complex that includes a new 38,000-square-foot police facility. Our specific services for this project include site plan assistance, civil engineering services, landscape architectural services, and construction phase services. Cost: $298K

e.

(1) TITLE AND LOCATION *(City and State)*
Lawnwood Regional Medical Center and Heart Institute, Fort Pierce, FL

(2) YEAR COMPLETED: PROFESSIONAL SERVICES: 2025; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Manager. Kimley-Horn provided site civil engineering services, including drainage, utilities coordination, and utilities design services for the new three-story, 32-bed tower expansion consisting of 92,286 square feet of additional space. There will also be 17,109 square feet of renovation work. A new 5,600-square-foot central energy plant (CEP) will support the added demand of the tower. Project manager. Kimley-Horn provided site civil engineering services, including drainage, utilities coordination, and utilities design services for the new three-story, 32-bed tower expansion consisting of 92,286 square feet of additional space. There will also be 17,109 square feet of renovation work. A new 5,600-square-foot central energy plant (CEP) will support the added demand of the tower. Cost: $306K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
LANCE LITTRELL, PE	Senior QC/QA	24	9

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc. (Orlando, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Mechanical Engineering - Old Dominion University; Master - Business Administration - University of Central Florida	FL/Professional Engineer/65645

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: **PBCWUD WTP #2 Treatment and Disposal Improvements, West Palm Beach, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project manager. Kimley-Horn was retained by PBCWUD for design, permitting and bidding services related to WTP No. 2. The goal is to upgrade the plant facility in several areas within the treatment process and about the treatment facility to sustain treatment quality and quantity through the next decade. These improvements will help address deficiencies identified in a recent study by Kimley-Horn for the hydraulic process as well as recommended upgrades. The plant's two lime softening units have reached the end of their useful life and need upgrades and repairs to continue services. This project will provide a new lime softening unit, demolition of the one of the existing lime softening units, a new deep injection well, operational upgrades, a new 5-MGD storage tank for increased storage capacity, new raw water supply well, and an aeration system for the existing and proposed 5-MGD tanks. Cost: $2 million

b.

(1) TITLE AND LOCATION *(City and State)*: **PBCWUD WTP #11 Operational Improvements, Palm Beach County, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2013; CONSTRUCTION *(If Applicable)*: 2014

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Manager. Kimley-Horn helped to restore lost treatment plant capacity and greatly improve operations at the 10-MGD Lake Region RO WTP. Kimley-Horn was instrumental in helping restore plant capacity through enhancements to the WTP and operational improvements. Services includes the design of energy recovery improvements to the RO system and several operational changes to optimize system recovery. Enhancements to the SCADA system were also implemented, which allowed the automatic download of operating data to their normalization program, greatly reducing staff time needed to manage operating data. With these improvements, Kimley-Horn was able to eliminate the nearly 30% reduction in capacity the plant had experienced. Cost: $2.1M

c.

(1) TITLE AND LOCATION *(City and State)*: **Babcock Ranch 8.0-MGD Reverse Osmosis Water Treatment Plant Expansion for MSKP Town and Country Utilities, Punta Gorda, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2022; CONSTRUCTION *(If Applicable)*: 2023

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Manager. Kimley-Horn was selected to design the treatment plant expansion from 1.0 MGD to 8.0 MGD in multiple phases. Kimley-Horn designed and permitted the complete treatment plant expansion to include up to 8.0 MGD or reverse osmosis, 10 additional water supply wells, pre-treatment, post-treatment stabilization and hydrogen sulfide removal, transfer pumps, storage expansion and high service pump expansion. The new treatment plant works in parallel to the existing nanofiltration treatment facility and will ultimately be the supplier of potable water to the development. The design included a phased approach in 2.0 MGD increments with a shell of the buildout in the initial construction efforts. For concentrate disposal, the early phases included blending concentrate with reclaimed water and ultimately a deep injection well for brine disposal. Due to an aggressive schedule, the CMAR delivery method was selected and our team coordinated closely with the CMAR throughout design and preconstruction. Cost: $2.6M

d.

(1) TITLE AND LOCATION *(City and State)*: **WTP #11 Energy Recovery Implementation, Membrane Replacement, Turbidity Improvements, Palm Beach County, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2021; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project manager. WTP No. 11 has been in operation and producing potable water for the cities of Belle Glade, Pahokee and South Bay since 2007. The original RO membranes remain in service and need replacing. Kimley-Horn was retained to conduct a membrane pilot study at WTP No. 11 to select suitable replacement RO membranes and antiscalant. The goal is to identify the membrane that exhibits the best performance with respect to operating pressures, water quality and long-term performance, which should be utilized for the future replacement. Cost: $343K

e.

(1) TITLE AND LOCATION *(City and State)*: **WTP#2 Power Reliability, Winter Springs, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2023; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Manager. Under an on-call contract with the City, Kimley-Horn provided electrical upgrades for the Citys Water Treatment Plant (WTP) #2. Due to recent events, the City identified a need to upgrade the electrical system to include emergency backup power, an automatic transfer switch, and a variable frequency drive (VFD). The backup power generator provides emergency power service to the entire facility including the water supply wells, high service pumps, and onsite electrical controls systems. Tasks under this work order include: generator sizing and procurement specifications; electrical upgrades design; permitting; bidding support; and limited construction phase services. Cost: $48K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
ERIC DOLE, PE (CO)	Senior QC/QA	21	1

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc. (Greenwood Village, Colorado)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Civil Engineering - Arizona State University	CO/Professional Engineer/0047540

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Arizona Water Company, Forever Chemical Removal Facility Technologies Evaluation Naco Wells, Bisbee, AZ	Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project engineer. Kimley-Horn reviewed available PFAS treatment technologies and compared them to the EPA's Best Available Technology (BAT) guidelines to identify the most effective solution for PFAS removal. The team also evaluated the cost effectiveness of each option by considering factors such as system size and demand, PFAS concentrations, and installation, operation, and maintenance requirements for the treatment system. The assessment will support the development of an efficient and sustainable Forever Chemical treatment solution for the affected Bisbee wells. Cost: $111K

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Nogales International WWTP, Master Plan and Permit Modification, Nogales, AZ	Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project engineer. Kimley-Horn developed the overall wastewater treatment master plan for the improvement of the existing 15-MGD facility. This included the evaluating treatment trains to determine remaining service life, including structural and EI&C; preparing hydraulic and biological models; preparing planning documents for capacity upgrades to 20 MGD coordination with ADEQ on future discharge permit modifications; evaluating potential reuse opportunities; and developing a capital improvement list/30% design set to achieve the 20-MGD expansion. Cost: $3.2M

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Water Modeling Review and Updates, Castle Rock, CO	Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project engineer. Kimley-Horn is currently performing water modeling efforts for Castle Pines Metro District. This includes identifying issues within the system that will require upgrades or operational modifications. The project will evaluate and verifymodel calibration for one base scenario and two proposed scenarios. Cost: $125K

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
75-MGD Headworks Project, Denton, TX	Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project engineer. Kimley-Horn prepared a comprehensive water reclamation facility and collection system master plan for the City of Denton. The master plan included the need for a new headworks facility at the Pecan Creek Water Reclamation Facility. Kimley-Horn is designing a new 75-MGD headworks facility including coarse screening, advanced grit removal, lift station, and fine screening. The new headworks is redesigned to solve existing problems with grit and screening bypass and is set up to serve the City during near-term and long-term expansions to a buildout of 30 MGD. Kimley-Horn performed review meetings with virtual 3D models to help visualize the new facility and facilitate coordination. Cost: $3.8M

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Chapel Hills Lift Station Evaluation, Colorado Springs, CO	Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project engineer. The Chapel Hills Lift Station needs capacity upgrades due to nearby growth. Kimley-Horn is enhancing a Preliminary Study and Alternatives Analysis (SAA), developing the final design, and overseeing the bid phase. The project involves evaluating alternatives and recommending capacity enhancements. Tasks include project management, gap analysis, field testing, stakeholder workshops, and preparing the SAA Technical Memorandum. The goal is to ensure the lift station meets future demands reliably and efficiently. Cost: $49K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
NICK BLACK, PE	Process Design, Permitting, Bid Phase, Mechanical/HVAC	14	12

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc. (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Civil and Environmental Engineering - University of Central Florida	FL/Professional Engineer/84908

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: **Tropical Farms 4.6-MGD Brackish Water Expansion, Stuart, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Manager. The project aims to boost the plant's capacity from 10.7 to 15.3 million gallons per day. The project scope includes comprehensive design, permitting, and bid phase services. Major improvements involve the addition of a new Floridan well, expansion of reverse osmosis (RO) treatment capacity, increased chemical storage, new ground storage tanks, upgraded electrical and control systems, and significant site and yard piping enhancements. Kimley-Horn's responsibilities also cover environmental due diligence, geotechnical investigations, and detailed engineering for all process, storage, and pumping systems. The team is managing all regulatory approvals, including coordination with state and county agencies for site plan and environmental permitting. Cost: $1.7M

b.

(1) TITLE AND LOCATION *(City and State)*: **Stuart 1.5-MGD Brackish Water Expansion Stuart, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2021; CONSTRUCTION *(If Applicable)*: 2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Engineer. The City selected Kimley-Horn as the engineer-of-record for its membrane treatment plant expansion including the design, permitting, bidding, and construction phase services for new FAS well and 1.5-MGD reverse osmosis plant to supplement the City's existing 6.0-MGD lime softening facilities. This project does not increase the overall capacity of the water system but will provide the ability to utilize and treat an alternative water supply to be blended with lime softened, filtered surficial aquifer water and sustain the current capacity at the City's potable water treatment facility. The three-dimensional design and BIM platform enables the City to have a foundation and full detail data entry for an asset management system. The City benefited from the live access to the three-dimensional design as the process was being developed, including real-time reviews of the design as it was being updated throughout the design process. The design was completed with reverse osmosis components inside a new process building, post-treatment clearwell, degasification and odor control facilities, chemical feed systems, and an emergency generator. Cost: $1.2M

c.

(1) TITLE AND LOCATION *(City and State)*: **South Oslo Road Water Treatment Improvements, Indian River County, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2021; CONSTRUCTION *(If Applicable)*: 2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Manager and Engineer of Record. Indian River County Utilities Department of Utility Services is in the final stages of completing improvements to their South Oslo Road Water Treatment Plant. This work consisted of major rehabilitation, redundancy, and resiliency components. Included in these improvements were replacement of their four 1.5-MGD membrane trains with new rated for 1.875 MGD at 85% recovery, process piping replacement, addition of new process piping, two new high service pumps, chemical feed system improvements, Membrane Clean-In-Place System replacement, structural improvements, electrical improvements, Programmable Logic Controller (PLC) improvements to the WTP and wellfield, and other ancillary work necessary to support the proposed increase in rated treatment capacity of 8.57 MGD to 9.0 MGD. Cost: $1.5M

d.

(1) TITLE AND LOCATION *(City and State)*: **Membrane Plant Train 8 Replacement, Wellington, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2021; CONSTRUCTION *(If Applicable)*: 2023

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Manager, Engineer of Record. Kimley-Horn recently prepared a Membrane Treatment System Improvement Plan that evaluated impacts to source water supply and membrane treatment equipment associated with increasing capacity to achieve 13 MGD with the membrane systems only. This includes expansion of M1 to provide 5.9 MGD of capacity and expansion of M2 to provide 7.1 MGD of treatment capacity. Train 8 is currently in operation and exhibiting feed pressures ~15 psi lower than the other M2 Trains. In addition to Train 8 construction, this project also consisted of membrane replacement in Trains 2, 3, 4, 5, 6, & 7 which resulted in elevated hardness and alkalinity values in the permeate without compromising PFAS rejection. The lead elements in each train were replaced with lower rejection elements, providing the Village benefit of enhancing permeate water quality and reducing the need for further stabilization of the degasified permeate with clearwell and post-treatment improvements. Cost: $110,000

e.

(1) TITLE AND LOCATION *(City and State)*: **Tropical Farms Floridan Aquifer Wells 6 and 7, Stuart, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020; CONSTRUCTION *(If Applicable)*: 2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Engineer. This project included drilling and construction of a sixth and seventh well to provide Floridan raw water to the Tropical Farms RO WTP, which has four RO trains. The siting of the wells was in the western area of Halpatiokee Park along SW Lost River Road. The scope of work included: well siting and raw water main route evaluation; preparation of design drawings and specification for Wells TFRO-6 and TFRO-7; permitting assistance; preparation of design drawings and specifications for the raw water main; meetings; and bidding assistance. Cost: $550K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
MARK MILLER, PE	Process Design	37	37

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc., (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Master of Science - Civil Engineering - University of Florida; Bachelor of Science - Ocean Engineering - Florida Institute of Technology	FL/Professional Engineer/045320

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: **South Oslo Road Water Treatment Improvements, Indian River County, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2021; CONSTRUCTION *(If Applicable)*: 2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

QC/QA. Indian River County Utilities Department of Utility Services is in the final stages of completing improvements to their South Oslo Road Water Treatment Plant. This work consisted of major rehabilitation, redundancy, and resiliency components. Included in these improvements were replacement of their four 1.5-MGD membrane trains with new rated for 1.875 MGD at 85% recovery, process piping replacement, addition of new process piping, two new high service pumps, chemical feed system improvements, Membrane Clean-In-Place System replacement, structural improvements, electrical improvements, Programmable Logic Controller (PLC) improvements to the WTP and wellfield, and other ancillary work necessary to support the proposed increase in rated treatment capacity of 8.57 MGD to 9.0 MGD. Cost: $1.5M

b.

(1) TITLE AND LOCATION *(City and State)*: **Tropical Farms Floridan Aquifer Wells 6 and 7, Stuart, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020; CONSTRUCTION *(If Applicable)*: 2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Manager. This project included drilling and construction of a sixth and seventh well to provide Floridan raw water to the Tropical Farms RO WTP, which has four RO trains. The siting of the wells was in the western area of Halpatiokee Park along SW Lost River Road. The scope of work included: well siting and raw water main route evaluation; preparation of design drawings and specification for Wells TFRO-6 and TFRO-7; permitting assistance; preparation of design drawings and specifications for the raw water main; meetings; and bidding assistance. Cost: $550K

c.

(1) TITLE AND LOCATION *(City and State)*: **Palm Beach County Water Treatment Plant #2 Treatment and Disposal Improvements, Palm Beach County, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2021; CONSTRUCTION *(If Applicable)*: 2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Principal-in-Charge. Kimley-Horn was retained by Palm Beach County Water Utilities Department for design, permitting and bidding services related to Water Treatment Plant #2. The goal is to upgrade the plant facility in several areas within the treatment process and about the treatment facility to sustain treatment quality and quantity through the next decade. These improvements will help address deficiencies identified in a recent study by Kimley-Horn for the hydraulic process as well as recommended upgrades. The plants two lime softening unit have reached the end of their useful life and need upgrades and repair to continue services. This project will provide a new lime softening unit, demolition of the one of the existing lime softening units, a new deep injection well, operational upgrades, a new 5-MGD storage tank for increased storage capacity, new raw water supply well., and an aeration system for the existing and proposed 5-MGD tanks. Cost: $2M

d.

(1) TITLE AND LOCATION *(City and State)*: **Tropical Farms and Jensen Beach Reverse Osmosis (RO) Water Plant Floridan Well Evaluation Martin County, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2014; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Manager. Kimley-Horn assisted Martin County Utilities with collecting raw water quality from each of the nine Floridan wells, reviewing water quality and well performance data, evaluating alternate wellfield operating plans, and providing recommendations to optimize wellfield operations. Tasks were: Upper Floridan Well (UFA) testing, review data, evaluate wellfield operations, and meetings and recommendations. Additional tasks orders included: hydrogeological modeling, preparation of additional reports, if necessary; design of any improvements; well siting investigation; and laboratory testing expenses by Martin County Utilities. Cost: $24K

e.

(1) TITLE AND LOCATION *(City and State)*: **Stuart Water Treatment Plant Emerging Contaminant (PFAS) Treatment System, Stuart, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2019; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Manager. The City of Stuart's Water Treatment Plant (WTP) is a 6.0-MGD lime softening facility with the surficial aquifer as the source of supply via 23 production wells. Kimley-Horn provided professional engineering services related to the implementation of a water treatment system for the removal of emerging contaminant perfluorinated chemicals (PFAS's), PFOA (Perfluorooctanoic Acid), and PFOS (Perfluorooctane Sulfonate) sampled and measured in the raw water supply for the City's drinking water wells. The new water treatment system, which was designed to treat all of the City's raw water supply, had the distinction of being the first ion exchange project of its kind in Florida and the largest (up to 8.0-MGD treatment capacity) in the U.S. at the time of completion, removing PFAS contaminants to less than 10 parts per trillion. Cost: $193K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
FANNIE HOWARD, PE	Process Design, Permitting	21	21

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc. (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Chemical Engineering - University of Florida Master of Science; Environmental Engineering - University of South Florida	FL / Professional Engineer/67506

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.
(1) TITLE AND LOCATION *(City and State)*: **Martin County Utilities, 5.5-MGD Jensen Beach Brackish Water Reverse Osmosis (RO) Water Treatment Plant, Jensen Beach, FL**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2015 | CONSTRUCTION *(If Applicable)* 2017

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Engineer. JLA Geosciences, Inc., along with Kimley-Horn, developed Martin County's first Florida wellfield for their North Jensen Beach water treatment plant (WTP). Project services consisted of master planning, raw water main corridor study and design, water supply permitting, wellfield siting and development, and oversight of the construction of four deep Floridan wells. The project team provided design, permitting, and construction phase services for the Floridan supply wells which serve their brackish water, low pressure reverse osmosis (RO) WTP. The first two wells, RO-1 and RO-2, were drilled on the plant site and were designed to provide 1.7 MGD of capacity. Cost: $1.3M

b.
(1) TITLE AND LOCATION *(City and State)*: **Capital Improvement Projects Update/Water System Hydraulic Analysis, Martin County, FL**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2015 | CONSTRUCTION *(If Applicable)*

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Manager. Kimley-Horn developed, calibrated, and analyzed the hydraulic model used to evaluate and plan capital improvement projects for Martin County Utilities Water Distribution System. For this ongoing project, GIS and WaterGEMS (a GIS version of WaterCAD) were used to model the entire Martin County Utilities water distribution system including the water treatment facilities, repump facilities, and distribution infrastructure. Cost: $65K

c.
(1) TITLE AND LOCATION *(City and State)*: **Palm Beach County Water Utilities Department Water Treatment Plant #11 Turbidity Management Evaluation, FL**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2022 | CONSTRUCTION *(If Applicable)*

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project engineer. To assist with Palm Beach County's goal of maintaining a Nephelometric Turbidity Units (NTU) level of 1.0 at Water Treatment Plant No. 11, Kimley-Horn was retained to evaluate short-term and long-term management practices. Finished water turbidity continues to be an issue at WTP#11 where NTU average over 1.5, which can inhibit the efficacy of disinfection. Cost: $81K

d.
(1) TITLE AND LOCATION *(City and State)*: **Indian River County Finish Water Stabilization (Lime Slurry Injection) to Reverse Osmosis (RO) Water Treatment Plants (WTPs) and Finish Water Stabilization Corrosion Study, Vero Beach, FL**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2015 | CONSTRUCTION *(If Applicable)* 2016

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Engineer. Evaluated the stabilization methods for Indian River County's consolidated water system. Indian River County required an improvement to their existing corrosion control method which utilized zinc orthophosphate. The Kimley-Horn team evaluated alternative treatment methods, conducted pilot testing using lime slurry and carbon dioxide injection, and designed and permitted chemical stabilization systems for Indian River County's North Hobart reverse osmosis (RO) water treatment plant (WTP) rated at 17.1 MGD, and their South Oslo Road RO WTP, rated at 8.5 MGD. Cost: $240K

e.
(1) TITLE AND LOCATION *(City and State)*: **Lake Worth Beach Watermain Horizontal Directional Drilling (HDD), city of Lake Worth Beach, FL**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES Ongoing | CONSTRUCTION *(If Applicable)*

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Manager. The City has an existing 16-inch force main and two existing electrical cables that are installed beneath the Intracoastal Waterway. As part of a recent feasibility study, it was recommended that a new electrical cable and conduit be installed via horizontal directional drilling HDD to replace the existing submarine electrical cables. The City has also identified a need to construct a new subaqueous watermain via HDD in the same vicinity of the proposed electrical cable. Kimley-Horn is providing design and limited permitting services for the proposed subaqueous watermain. Cost: $167K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
MARLON RAMIREZ, PE	Process Design	5	5

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc. (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Civil Engineering - Florida Atlantic University	FL/Professional Engineer/99433

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Stuart 1.5-MGD Brackish Water Expansion Stuart, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2021	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. The City selected Kimley-Horn as the engineer-of-record for its membrane treatment plant expansion including the design, permitting, bidding, and construction phase services for new FAS well and 1.5-MGD reverse osmosis plant to supplement the City's existing 6.0-MGD lime softening facilities. This project does not increase the overall capacity of the water system but will provide the ability to utilize and treat an alternative water supply to be blended with lime softened, filtered surficial aquifer water and sustain the current capacity at the City's potable water treatment facility. The three-dimensional design and BIM platform enables the City to have a foundation and full detail data entry for an asset management system. The City benefited from the live access to the three-dimensional design as the process was being developed, including real-time reviews of the design as it was being updated throughout the design process. The design was completed with reverse osmosis components inside a new process building, post-treatment clearwell, degasification and odor control facilities, chemical feed systems, and an emergency generator. Cost: $1.2M

b.

(1) TITLE AND LOCATION *(City and State)*

Palm Beach County Water Treatment Plant #2 Treatment and Disposal Improvements, Palm Beach County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2021	2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn was retained by Palm Beach County Water Utilities Department for design, permitting and bidding services related to Water Treatment Plant #2. The goal is to upgrade the plant facility in several areas within the treatment process and about the treatment facility to sustain treatment quality and quantity through the next decade. These improvements will help address deficiencies identified in a recent study by Kimley-Horn for the hydraulic process as well as recommended upgrades. The plants two lime softening unit have reached the end of their useful life and need upgrades and repair to continue services. This project will provide a new lime softening unit, demolition of the one of the existing lime softening units, a new deep injection well, operational upgrades, a new 5 MG storage tank for increased storage capacity, new raw water supply well., and an aeration system for the existing and proposed 5 MG tanks. Project Cost: $2M

c.

(1) TITLE AND LOCATION *(City and State)*

South Oslo Road Water Treatment Improvements, Indian River County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2021	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Indian River County Utilities Department of Utility Services is in the final stages of completing improvements to their South Oslo Road Water Treatment Plant. This work consisted of major rehabilitation, redundancy, and resiliency components. Included in these improvements were replacement of their four 1.5-MGD membrane trains with new rated for 1.875 MGD at 85% recovery, process piping replacement, addition of new process piping, two new high service pumps, chemical feed system improvements, Membrane Clean-In-Place System replacement, structural improvements, electrical improvements, Programmable Logic Controller (PLC) improvements to the WTP and wellfield, and other ancillary work necessary to support the proposed increase in rated treatment capacity of 8.57 MGD to 9.0 MGD. Cost: $1.5M

d.

(1) TITLE AND LOCATION *(City and State)*

WTP No. 11 High Service Pump Station Electrical Building Improvements and Construction Services, Palm Beach County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2022	2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn is providing construction phase services for the new WTP No. 11 High Services Pump Electrical Building. Services entail submittal reviews, responses to Requests for Information, site inspection, progress meeting attendance, permitting support and preparation of record drawing. Cost: $765K

e.

(1) TITLE AND LOCATION *(City and State)*

Wastewater Treatment Plant Maintenance Building Upgrades and Electrical Room Hardening Design, Stuart, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2016	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn provided the City of Stuart with engineering services for the City's Wastewater Treatment Plant (WWTP). Kimley-Horn was selected to assist in the investigation of hardening options for the electrical building since the existing building is susceptible to wind damage and flooding. The scope also included preparing specifications and details to replace the metal roof decking as well as preparing construction drawings for the hardening of the electrical room. Cost: $54K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
DANIEL CORNU SANCHEZ, EI	Process Design, Bid Phase, Construction Phase Services (Engineering)	2	2

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc. (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Biological Engineering - University of Florida	FL/Engineering Intern/1100026269

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Membrane Plant Train 8 Replacement, Wellington, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2021	2023

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn recently prepared a Membrane Treatment System Improvement Plan that evaluated impacts to source water supply and membrane treatment equipment associated with increasing capacity to achieve 13 MGD with the membrane systems only. This includes expansion of M1 to provide 5.9 MGD of capacity and expansion of M2 to provide 7.1 MGD of treatment capacity. Train 8 is currently in operation and exhibiting feed pressures ~15 psi lower than the other M2 Trains. In addition to Train 8 construction, this project also consisted of membrane replacement in Trains 2, 3, 4, 5, 6, & 7 which resulted in elevated hardness and alkalinity values in the permeate without compromising PFAS rejection. The lead elements in each train were replaced with lower rejection elements, providing the Village benefit of enhancing permeate water quality and reducing the need for further stabilization of the degasified permeate with clearwell and post-treatment improvements. Cost: $110K

b.

(1) TITLE AND LOCATION *(City and State)*
Tropical Farms Membrane Replacement, Stuart, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2019	2021

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn was hired to assess and replace aging membranes at the Tropical Farms RO plant, originally commissioned in 2005. Due to declining performance and increased feed pressures, alternative membrane types were evaluated based on raw water quality. The firm assisted with manufacturer selection, procurement, and technical specifications, while also coordinating with FDEP and supporting bidding and construction. During construction, compromised pressure vessels were discovered and replaced to ensure system safety and functionality. Cost: $57K

c.

(1) TITLE AND LOCATION *(City and State)*
WTP Membrane Plant 1 (M1) Expansion, Wellington, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2025	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn was retained to provide engineering services for the nanofiltration train expansion at the Village of Wellington's M1 plant. Scope of services included design for expansion of four (4) existing NF trains to a capacity of 1.2 MGD per train. Design included site preparation, demolition, process piping improvements including painting and valves, feedwater pump modifications, NF train support frame improvements, pressure vessels, process piping and membrane element installation, electrical equipment, instrumentation, painting and coatings. Cost: $41K

d.

(1) TITLE AND LOCATION *(City and State)*
WTP Membrane Plant #2 (M2) Expansion Design and Permitting Services, Wellington, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2025	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[ ] Check if project performed with current firm

Project Analyst. The Village's WTP utilizes three major treatment facilities consisting of one lime softener and two membrane softening (nanofiltration) plants for a combined treatment capacity of 12.3 MGD. As part of the Village's plan to reduce reliance on lime softening, this project includes expansions to NF Trains #6, #7 and #8 in Membrane Plant #2 (M2) to achieve the desired buildout capacity of 2.36 MGD per NF train, or an increase to total treatment capacity of 7.1 MGD for M2. Scope of services includes design of modifications to process piping, demolition, painting and coatings and installation of pressure vessels and membrane elements on NF trains in Membrane plant #2 to accommodate for the desired capacity. Daniel is leading production/design and permitting of this project. Cost: $47K

e.

(1) TITLE AND LOCATION *(City and State)*
WTP Chemical System Improvements Ammonia Construction Phase Services, Wellington, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn prepared drawings and specifications for the anhydrous ammonia storage and feed system. The Village utilized the design plans and specifications to secure proposal from their Construction Manager At-Risk (CMAR). Project tasks include coordinating with owner and contractor, plus attending meetings, reviewing shop drawings, witnessing installation and startup testing for the new ammonia system. Cost: $42K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
CHRIS SULLIVAN, EI	Process Design, Construction Phase Services (Engineering)	1	1

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc. (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Civil Engineering - Florida Atlantic University	FL/Engineering Intern/1100027427

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Wells 8A, 9A, 10A, 11A, and 12A Replacements, Jupiter, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Under our continuing services contract, Kimley-Horn was retained by the Town of Jupiter for engineering services for wellhead and electrical improvements of SF wells 8A, 9A, 10A, 11A, and 12A. The scope includes site grading, concrete pump support pad, well pump, piping, valves and fittings, field instruments, concrete pipe supports VFD control panel, RTU panel, and electrical disconnect. The project also requires furnishing and installing power conductors and fiber optic cable from the Well 8A location to the Central Blvd High Service Pump Station Electrical Building through existing conduits and pullboxes as shown on the construction drawings. The improvements will require flushing and disinfection of the well and raw water piping, equipment start-up, and site restoration. Cost: $118K

b.

(1) TITLE AND LOCATION *(City and State)*

Tropical Farms 4.6-MGD Brackish Water Expansion, Stuart, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. The project aims to boost the plant's capacity from 10.7 to 15.3 million gallons per day. The project scope includes comprehensive design, permitting, and bid phase services. Major improvements involve the addition of a new Floridan well, expansion of reverse osmosis (RO) treatment capacity, increased chemical storage, new ground storage tanks, upgraded electrical and control systems, and significant site and yard piping enhancements. Kimley-Horn's responsibilities also cover environmental due diligence, geotechnical investigations, and detailed engineering for all process, storage, and pumping systems. The team is managing all regulatory approvals, including coordination with state and county agencies for site plan and environmental permitting. Cost: $1.7M

c.

(1) TITLE AND LOCATION *(City and State)*

South Oslo Road WTP Improvements Construction Phase Services, Vero Beach

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn provides construction phase services, including shop drawing reviews, meeting attendance, and construction observations. They handle contractor RFIs, change order reviews, equipment start-up coordination, and support permitting with up to seven FDEP partial clearance requests. Regular site visits and field reports are conducted to evaluate contractor work. They review payment applications, observe equipment start-up, and manage project closeout, including reviewing record drawings, O&M manuals, and preparing punch lists. Kimley-Horn also performs programming and integration tasks, including migrating controls to new PLC hardware and developing HMI screen interfaces. Cost: $1.53M

d.

(1) TITLE AND LOCATION *(City and State)*

FAS Wellhead Improvements, Jupiter, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. The Jupiter Utility Department is in the process of rehabilitating the Floridan Aquifer System (FAS) raw water supply wells. As part of the rehabilitation the Town was interested in making improvements to the mechanical and electrical components of the wellhead and well site improvements. Kimley-Horn recently completed a condition assessment for the existing 11 FAS wells. The condition assessment served as the basis for the wellhead and well site improvements. The improvements included: Completing a hydraulic analysis using WaterCAD and calculations to determine pump design conditions, coordination with pump representatives to select new well pumps, replacement of all wellhead piping, replacement of well casings, well site rehabilitation, well control panel and electrical equipment replacement, control system and instrumentation replacement and integration. Cost: $193K

e.

(1) TITLE AND LOCATION *(City and State)*

North Jensen Water Treatment Plant Expansion, Martin County, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Martin County Utilities is expanding the North Jensen Water Treatment Plant from 8.8 to 9.3 million gallons per day by upgrading filtration and reverse osmosis systems, replacing membranes and pressure vessels, and improving transfer pumps. The project also includes developing a comprehensive electrical system master plan to address backup power and space constraints, updating regulatory compliance documents, and conducting due diligence such as subsurface investigations and surveys. Cost: $199K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
COLE NEWMAN, EI	Process Design, Construction Phase Services (Engineering)	1	1

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc. (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Civil Engineering - University of Florida	FL/Engineering Intern/1100027992

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: **Tropical Farms 4.6-MGD Brackish Water Expansion, Stuart, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Analyst. The project aims to boost the plant's capacity from 10.7 to 15.3 million gallons per day. The project scope includes comprehensive design, permitting, and bid phase services. Major improvements involve the addition of a new Floridan well, expansion of reverse osmosis (RO) treatment capacity, increased chemical storage, new ground storage tanks, upgraded electrical and control systems, and significant site and yard piping enhancements. Kimley-Horn's responsibilities also cover environmental due diligence, geotechnical investigations, and detailed engineering for all process, storage, and pumping systems. The team is managing all regulatory approvals, including coordination with state and county agencies for site plan and environmental permitting. Cost: $1.7M

b.

(1) TITLE AND LOCATION *(City and State)*: **Town of Indian River Shores, Continuing Engineering Services Contract, Indian River County, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Analyst. Kimley-Horn was retained by Indian River County to provide comprehensive consulting engineering services under a continuing services contract. The scope of work spans multiple engineering disciplines, including Site/Civil Engineering, Utilities Engineering, Infrastructure Engineering, and Environmental Engineering. These services support the County's ongoing development and maintenance efforts, covering areas such as heavy civil construction, structural and MEP systems, water and sewer utilities, traffic systems, bridges, roadways, sidewalks, lighting, and environmental assessments and remediation. As part of our engagement, Kimley-Horn delivers services across all phases of project development—from initial design and planning through bidding assistance and construction oversight. Our project teams coordinates with subconsultants, ensures regulatory compliance, and maintains strict cost control measures. Cost: Varies

c.

(1) TITLE AND LOCATION *(City and State)*: **D-3 Generator Replacement and E-7 Liftstation Improvements, Town of Palm Beach, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Analyst. This project consists of two major upgrades to critical wastewater infrastructure. The D-3 Generator Replacement involves replacing the existing emergency generator at Pump Station D-3 with a new, more reliable unit to ensure uninterrupted operation during power outages and severe weather events. The scope includes verifying electrical loads, designing fuel system upgrades, structural modifications, and integrating the new generator with the station's SCADA system. Cost: $101K

d.

(1) TITLE AND LOCATION *(City and State)*: **Island Way Wellfield Improvements, Jupiter, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Analyst. Kimley-Horn was selected by the Town of Jupiter to provide comprehensive engineering services for the Island Way Wellfield Improvements, a project that includes the design and permitting of three new Floridan wells, four surficial wells, and a new electrical and emergency generator building to support the wellfield. The scope encompassed environmental due diligence, geotechnical investigations, topographic surveys, and the preparation of detailed construction plans and specifications for wellheads, pumps, site work, electrical systems, and controls. Kimley-Horn's responsibilities also included coordination with subconsultants for specialized services, preparation and submittal of permit applications, and support throughout the bidding and construction phases. Cost: $359K

e.

(1) TITLE AND LOCATION *(City and State)*: **FAS Wellhead Improvements, Jupiter, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Analyst. The Jupiter Utility Department is in the process of rehabilitating the Floridan Aquifer System (FAS) raw water supply wells. As part of the rehabilitation the Town was interested in making improvements to the mechanical and electrical components of the wellhead and well site improvements. Kimley-Horn recently completed a condition assessment for the existing 11 FAS wells. The condition assessment served as the basis for the wellhead and well site improvements. The improvements included: Completing a hydraulic analysis using WaterCAD and calculations to determine pump design conditions, coordination with pump representatives to select new well pumps, replacement of all wellhead piping, replacement of well casings, well site rehabilitation, well control panel and electrical equipment replacement, control system and instrumentation replacement and integration. Cost: $193K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
NICKI RUSSO, EI	Bid Phase, Mechanical/HVAC	2	2

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc. (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Mechanical Engineering - Florida Atlantic University	FL/Engineering Intern/1100029017

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.
(1) TITLE AND LOCATION *(City and State)*
Wells 8A, 9A, 10A, 11A, and 12A Replacements, Jupiter, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Under our continuing services contract, Kimley-Horn was retained by the Town of Jupiter for engineering services for wellhead and electrical improvements of SF wells 8A, 9A, 10A, 11A, and 12A. The scope includes site grading, concrete pump support pad, well pump, piping, valves and fittings, field instruments, concrete pipe supports VFD control panel, RTU panel, and electrical disconnect. The project also requires furnishing and installing power conductors and fiber optic cable from the Well 8A location to the Central Blvd High Service Pump Station Electrical Building through existing conduits and pullboxes as shown on the construction drawings. The improvements will require flushing and disinfection of the well and raw water piping, equipment start-up, and site restoration. Cost: $118K

b.
(1) TITLE AND LOCATION *(City and State)*
Town of Palm Beach Water Feasibility Study, Palm Beach, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2024	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn was selected by the Town of Palm Beach to perform a conceptual review of potential water supply options for both potable water and irrigation purposes due to the Town's current retail water service franchise agreement with the City of West Palm Beach which will expire in 2029. The water supply options included the following: continue with the current agreement; negotiate a wholesale agreement with the City of West Palm Beach; negotiating a wholesale agreement with another utility; developing a Town-owned water source; entering into a public-private-partnership with a water provider; or combination of the above water supply options. Each of the water supply options have unique impacts on the existing water distribution system. The initial task of the project included data collection and review. Items included in the data collection were the water distribution system GIS data, pump station flow, and pressure data, fire flow tests reports, meter data to determine actual water consumption, results of a bulk metering study, and additional historical studies. Cost:$658K

c.
(1) TITLE AND LOCATION *(City and State)*
South Oslo Road WTP Improvements Construction Phase Services, Vero Beach, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn provides construction phase services, including shop drawing reviews, meeting attendance, and construction observations. They handle contractor RFIs, change order reviews, equipment start-up coordination, and support permitting with up to seven FDEP partial clearance requests. Regular site visits and field reports are conducted to evaluate contractor work. They review payment applications, observe equipment start-up, and manage project closeout, including reviewing record drawings, O&M manuals, and preparing punch lists. Kimley-Horn also performs programming and integration tasks, including migrating controls to new PLC hardware and developing HMI screen interfaces. Cost: $1.53M

d.
(1) TITLE AND LOCATION *(City and State)*
Island Way Wellfield Improvements, Jupiter, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn was selected by the Town of Jupiter to provide comprehensive engineering services for the Island Way Wellfield Improvements, a project that includes the design and permitting of three new Floridan wells, four surficial wells, and a new electrical and emergency generator building to support the wellfield. The scope encompassed environmental due diligence, geotechnical investigations, topographic surveys, and the preparation of detailed construction plans and specifications for wellheads, pumps, site work, electrical systems, and controls. Kimley-Horn's responsibilities also included coordination with subconsultants for specialized services, preparation and submittal of permit applications, and support throughout the bidding and construction phases. Cost: $359K

e.
(1) TITLE AND LOCATION *(City and State)*
Replacement of RO Train Energy Recovery Devices, Jupiter, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn & Associates is providing engineering design, permitting, and bid phase services for the replacement of Energy Recovery Devices (ERDs) in all nine RO trains at the water treatment plant, addressing Floridan Aquifer raw water quality degradation as part of a phased improvement program outlined in the 2017 Water System Master Plan. Cost: $171K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
EVAN GHIDELLA, EI	Process Design, Construction Phase Services (Engineering)	7	7

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc. (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Mechanical Engineering - University of Central Florida	FL/Engineering Intern/1100022929

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Palm Beach County Water Treatment Plant #2 Treatment and Disposal Improvements, Palm Beach County, FL	2021	2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Analyst. Kimley-Horn was retained by Palm Beach County Water Utilities Department for design, permitting and bidding services related to Water Treatment Plant #2. The goal is to upgrade the plant facility in several areas within the treatment process and about the treatment facility to sustain treatment quality and quantity through the next decade. These improvements will help address deficiencies identified in a recent study by Kimley-Horn for the hydraulic process as well as recommended upgrades. The plant's two lime softening unit have reached the end of their useful life and need upgrades and repair to continue services. This project will provide a new lime softening unit, demolition of the one of the existing lime softening units, a new deep injection well, operational upgrades, a new 5-MG storage tank for increased storage capacity, new raw water supply well., and an aeration system for the existing and proposed 5-MG tanks. Project Cost: $2M

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
South Oslo Road Water Treatment Improvements, Indian River County, FL	2021	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Analyst. Indian River County Utilities Department of Utility Services is in the final stages of completing improvements to their South Oslo Road Water Treatment Plant. This work consisted of major rehabilitation, redundancy, and resiliency components. Included in these improvements were replacement of their four 1.5-MGD membrane trains with new rated for 1.875 MGD at 85% recovery, process piping replacement, addition of new process piping, two new high service pumps, chemical feed system improvements, Membrane Clean-In-Place System replacement, structural improvements, electrical improvements, Programmable Logic Controller (PLC) improvements to the WTP and wellfield, and other ancillary work necessary to support the proposed increase in rated treatment capacity of 8.57 MGD to 9.0 MGD. Cost: $1.5M

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Phase 1 Reverse Osmosis (RO) Plant Design, Stuart, FL	2021	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Analyst. Kimley-Horn is providing the design, permitting, bidding, and construction phase services for new Floridan Aquifer Supply (FAS) well and 1.5-MGD reverse osmosis plant to supplement the City's existing 6.0-MGD lime softening facilities. This project will not increase the overall capacity of the water system but will provide the ability to utilize and treat an alternative water supply to be blended with lime softened, filtered surficial aquifer water. The reverse osmosis plant will consist of process building, post-treatment clearwell, degasification and odor control facilities, chemical feed systems, and an emergency generator. Evan continues to serve the City of Stuart by evaluating and making recommendations to the City about the performance of their IX system. Project Cost: $664K

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
City of Stuart Water Treatment Plant Emerging Contaminant (PFAS's) Treatment System, Stuart, FL	2019	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Analyst. The City of Stuart's Water Treatment Plant (WTP) is a 6.0-MGD lime softening facility with the surficial aquifer as the source of supply via 23 production wells. Kimley-Horn provided professional engineering services related to the implementation of a water treatment system for the removal of emerging contaminant perfluorinated chemicals (PFASs), PFOA (Perfluorooctanoic Acid), and PFOS (Perfluorooctane Sulfonate) sampled and measured in the raw water supply for the City's drinking water wells. The new water treatment system, which was designed to treat all of the Citys raw water supply, had the distinction of being the first ion exchange project of its kind in Florida and the largest (up to 8.0 MGD treatment capacity) in the U.S. at the time of completion, removing PFAS contaminants to less than 10 parts per trillion. Cost: $193K

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
PBCWUD WTP #11 Operational Improvements, Palm Beach County, FL	2013	2014

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Project Analyst. Kimley-Horn helped to restore lost treatment plant capacity and greatly improve operations at the 10-MGD Lake Region RO WTP. Kimley-Horn was instrumental in helping restore plant capacity through enhancements to the WTP and operational improvements. Services includes the design of energy recovery improvements to the RO system and several operational changes to optimize system recovery. Enhancements to the SCADA system were also implemented, which allowed the automatic download of operating data to their normalization program, greatly reducing staff time needed to manage operating data. With these improvements, Kimley-Horn was able to eliminate the nearly 30% reduction in capacity the plant had experienced. Cost: $2.1M

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
J. CASEY LONG, PE	Structural	29	8

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc. (Palm Beach Gardens, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Master of Science - Structural Engineering - University of Florida, Bachelor of Science - Civil Engineering - University of Florida	FL/Professional Engineer/ 56083

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Phase 1 Reverse Osmosis (RO) Plant Design, Stuart, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2021	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Structural Engineer. Responsible for the design of a 15,000 SF hardened RO building constructed of concrete, masonry, steel trusses, and double tee decking. Also responsible for design of concrete tanks to serve as the foundations for pre-manufactured modular buildings and as integral pieces to the treatment process. Responsible for complete structural design of all elements for the RO treatment building and designed other misc covered structures, tanks and foundations for this project Cost: $664K

b.

(1) TITLE AND LOCATION *(City and State)*
Tropical Farms Post-Treatment Stabilization, Stuart, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2021	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Structural Engineer. Structural engineer for this post-treatment system included carbonic acid storage and feed system and additional bulk caustic storage and containment area. The bulk caustic system is provided as an additive alternate as the anticipated usage of chemical is expected to be lower initially and increase over time with reduction in SAS flows. As part of this work, Kimley-Horn permitted a shift in treatment capacity from the surficial blend to the RO system which yielded an overall increase in treatment capacity to 10.7 MGD. Design services included design of new walls within the existing facility and assisting with various structural modifications to the plant. Cost: $130K

c.

(1) TITLE AND LOCATION *(City and State)*
Hurricane Creek 2.0 Regional Water Reclamation Facility, Anna, TX

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Structural Engineer of Record, Kimley-Horn serves the City of Anna with Quorum Architects to design and construct a 16.0 MGD wastewater treatment facility that will serve the City of Anna and the greater Dallas, Texas area. The project involves the design of above and below grade concrete tanks, lift stations, electrical and administrative buildings, splitter, and disinfection structures. The design team is responsible for complete structural design of all elements and coordination with the architect on building aesthetic features, utilities team on structure constructability. Cost: $4M

d.

(1) TITLE AND LOCATION *(City and State)*
Generator Building, North Springs Improvement District, North Springs, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2023	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Structural Engineer. Responsible for the structural design of an emergency generator building to house support emergency generator for the North Springs Improvement District Wastewater Treatment Plant. Cost: $37,000

e.

(1) TITLE AND LOCATION *(City and State)*
Mercy Hospital Seawall and Loading Dock Replacement, Miami, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2020	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project manager. Kimley-Horn provided design, planning, bidding, permitting, and construction phase services for this $4-million project. This project includes strengthening of 2,000 feet of seawall along the perimeter of Mercy Hospital's property in Miami. The construction tasks for this project include steel sheetpile installation, tie rod installation between existing wall and new wall, concrete cap placement, backfill, and site grading. Cost: $158K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
SETH SCHMID, PE	Structural	29	29

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc., (Sarasota, FL)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Master of Science - Structural Engineering - University of Florida; Bachelor of Science - Civil Engineering - University of Florida	FL/Professional Engineer/54640

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Sarasota County Bee Ridge Water Reclamation Facility (WRF) Septage Receiving Improvements, Sarasota, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2016	2017

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Structural Engineer. Kimley-Horn is providing engineering services for the design to rehabilitate and improve the current septage receiving facility at the Sarasota County Bee Ridge Water Reclamation Facility. The project includes the replacement of the existing septage receiving units with new equipment and adding a chopper pump inline prior to the screens. These improvements also include the addition of a new controls building, electrical improvements, and security camera installations. Project Cost: $777K

b.

(1) TITLE AND LOCATION *(City and State)*

West Villages Improvement District (WVID) Southwest Wastewater Reclamation Facility (SWWWRF) North Port, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2019	2019

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Structural Engineer. Kimley-Horn provided a full range of engineering services for the WVID WWRF. Kimley-Horn prepared plans and specifications for the construction of a 2.0-MGD WWF, including headworks and screening, grit removal, Modified Ludzack-Ettinger (MLE) biological treatment, clarifiers, deep bed sand filters, disinfection, septage receiving, digestion and centrifuge drying facilities, and a Class I industrial deep injection well (DIW) for the future disposal of SWWWRF wet weather discharges. Cost: $3M

c.

(1) TITLE AND LOCATION *(City and State)*

Bay Laurel Center Community Development District (BLCCDD) 2.5-MGD Bay Laurel North Water Reclamation Facility (WRF), Marion County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2022	2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Structural Engineer. Kimley-Horn is providing design, permitting, and construction administration services for a 2.5-MGD AADF (5.0-MGD buildout capacity) water reclamation facility (WRF) with advanced wastewater treatment capability (<; 5 BOD, <; 5 TSS, <; 3 TN), and public access reclaimed water system. The treatment process consists of Ovivo oxidation ditch, conventional clarifiers, and disc filters with smart biological control technology. The project delivery method was Construction Manager at Risk (CMAR). Kimley-Horn helped the owner obtain $60 million in FDEP Protect Florida Together Grant funds for the construction of a new WRF. Cost: $4M

d.

(1) TITLE AND LOCATION *(City and State)*

Wildwood CR 501 Water Treatment Plant (WTP), Wildwood, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2025	2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Structural Engineer. The City of Wildwood owns and operates the CR 501 Water Treatment Plant (WTP}. The CR 501 WTP water supply wells have high levels of iron which exceed the Florida Department of Environmental Protection (FDEP) secondary drinking water standard of 0.3 mg/L. Currently, the City sequesters iron with polyphosphate, which is acceptable per the Florida Administrative Code (F.AC) 62-550.325, if the levels do not exceed 1.00 mg/L. The City intends to install an iron filtration system to remove the iron rather than to continue the iron sequestration program and has requested that Kimley-Horn prepare design documents suitable for the construction of this project. Kimley-Horn's scope of services includes preparation of construction plans, specifications, an opinion of probable cost, and bid administration. Additional services include preparing a permit application for the Florida Department of Environmental Protection, as well as a basis of design report to accompany the permit application. Cost: $34K

e.

(1) TITLE AND LOCATION *(City and State)*

Danby Wastewater Treatment Plant (WWTP) Upgrade, Indian Land, SC

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2023	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Structural Engineer. Kimley-Horn provided engineering design, permitting, bidding, and construction administration services for the replacement of an existing 0.63 MGD extended aeration package plant that had surpassed its useful life. The existing steel tankage consisted of screening, an equalization basin, aeration zones, sludge holding, clarifier, and chlorine contact chamber. Due to the severity of existing conditions, Kimley-Horn fast-tracked the design of the replacement to include a new aero-mod extended aeration facility with downstream tertiary cloth filtration and UV disinfection systems. The design for the proposed facility required significant site improvements, including a retaining wall, aggregate piers, and stormwater. The design included construction phasing to maintain operation of the existing facility and limit impacts to operations of the existing facility during active construction. Cost: $665K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
GEORGE HONIOTES, PE (GA)	Structural	7	6

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc. (Alpharetta, Georgia)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Civil Engineering - University of Georgia	FL/Professional Engineer/97144

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.
(1) TITLE AND LOCATION *(City and State)*
Moorhen Marsh LEAPS Water Treatment Facility, Vero Beach, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2024	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE
[X] Check if project performed with current firm

Structural Engineer. Kimley-Horn is providing structural design services to Indian River County who lead treatment/civil design efforts on this project. The project consists of large shallow holding structures that allow water to be naturally treated to remove pollutants before being discharged back in the canal system. The treatment aims to reduce pollutants being discharged into the Indian River Lagoon. The structural design included large below ground tank structures, retaining wall structures, and miscellaneous metal design required throughout the project. Kimley-Horn is also providing structural and mechanical construction phase services as part of this project. Cost: $284K

b.
(1) TITLE AND LOCATION *(City and State)*
Taylor Lane WWTP Expansion to 0.6 MGD, Manor, TX

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2023	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE
[X] Check if project performed with current firm

Structural Engineer. Kimley-Horn was selected to design a 0.25 MGD expansion to the existing Taylor Lane WWTP owned and operated by Austin Water Utilities. The design includes a new headworks, activated sludge treatment units, and filtration improvements. Kimley-Horn prepared biological and hydraulic modeling to verify the integration of the expansion with the existing facility. Kimley-Horn is using Revit as a 3D design software to produce the construction drawings and coordinate with all stakeholders. Cost: $12.5M

c.
(1) TITLE AND LOCATION *(City and State)*
Old Marsh Unit 21 Pump Station Rehabilitation, Palm Beach Gardens, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2022	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE
[X] Check if project performed with current firm

Structural Engineer. Kimley-Horn was selected for the rehabilitation and structural modifications of two pump stations. The pump station modification included side wall modifications to accommodate two pump discharges in place of the signal pump discharge in its existing configuration. Rehabilitation efforts included the concrete restoration work to prolong the life of the structure. Cost: $9K

d.
(1) TITLE AND LOCATION *(City and State)*
Sarasota County Bee Ridge Water Reclamation Facility (WRF) Interim Process Improvements - Design/Build Project, Sarasota, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2022	2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE
[X] Check if project performed with current firm

Structural Analyst. Due to a recent consent order, the Bee Ridge WRF is required to convey treated effluent to a newly installed aquifer recharge well. Process modifications were required to reduce effluent total nitrogen and to mitigate formation of total trihalomethanes (TTHMs). Improvements include developing an anoxic zone and internal recycle mix liquor pumps in a total of four of the six existing aeration basins. Additionally, Kimley-Horn improvements include the installation of an ammonia sulfate chemical feed and storage system.Project engineer. As a subconsultant to a design-build team, Kimley-Horn is providing professional engineering services to enhance biological process at the WRF. Kimley-Horn performed wastewater characterization and biological process modeling (BioWin) to support the development of fast-track improvements needed to reduce nitrogen effluent. Kimley-Horn designed improvements for three of the four basins and fast tracked efforts with 90% plans and preliminary engineering report completed with in 90 days of NTP. Construction was completed in May 2022 and Kimley-Horn provided technical services during construction and commissioning services. An additional phase of work was added to the project to design and construct chloramination of effluent to reduce THM's in the effluent. Cost: $468

e.
(1) TITLE AND LOCATION *(City and State)*
South Florida Water Management District, S-29 Pump Station for Resiliency and S-29 Control Structure Refurbishment, North Miami Beach, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE
[X] Check if project performed with current firm

Kimley-Horn provided professional design services for a new 2,500-CFS forward pumping station located on the northwest side of the existing S-29 Control Structure within the C-9 Canal. This new pump station provides the District added level of support for improving the flood protection level of service for the C-9 watershed and basin. In addition, this project included the structural evaluation of the existing S-29 control structure and design of the recommended refurbishments for its continued flood protection and service. Our services include preliminary design, CFD and physical pump station modeling, a hydraulic model study, permitting with the Florida Department of Environmental Protection (FDEP) and the U.S. Army Corps of Engineers (USACE), and 100% Final/RTA Design. Cost: $ 1M

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
JASON WEBBER, PE	Site Civil, Permitting	20	18

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc. (Delray Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Civil Engineering - Pennsylvania State University	FL/Professional Engineer/73962

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
South Martin Regional Utility, North WTP Improvements (Site Plan Approval and Engineering Services), Hobe Sound, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Engineer, Planner. South Martin Regional Utility (SMRU) owns and operates the North WTP, a 3.6-MGD-rated facility consisting of 0.54-MGD of membrane treatment and 3.06-MGD of raw water blend. SMRU desires a post-treatment system that will include a packed tower degasifier, single-stage scrubber, clearwell, and chemical system improvements due to the high hydrogen sulfide levels. Kimley-Horn will lead the preparation of right-of-way dedication documents, processing an administrative site plan amendment with Martin County, preparing site civil engineering plans and calculations, and permitting assistance for the proposed improvements. Cost: $204K

b.

(1) TITLE AND LOCATION *(City and State)*
Tropical Farms 4.6-MGD Brackish Water Expansion, Stuart, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Manager. The project aims to boost the plant's capacity from 10.7 to 15.3 million gallons per day. The project scope includes comprehensive design, permitting, and bid phase services. Major improvements involve the addition of a new Floridan well, expansion of reverse osmosis (RO) treatment capacity, increased chemical storage, new ground storage tanks, upgraded electrical and control systems, and significant site and yard piping enhancements. Kimley-Horn's responsibilities also cover environmental due diligence, geotechnical investigations, and detailed engineering for all process, storage, and pumping systems. The team is managing all regulatory approvals, including coordination with state and county agencies for site plan and environmental permitting. Cost: $1.7M

c.

(1) TITLE AND LOCATION *(City and State)*
FAU Wallach Institute, Boca Raton, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Manager. Kimley-Horn is providing site civil engineering services for the new 21,000-GSF, two-story Holocaust and Jewish Studies Building on FAU's Boca Raton campus. The project includes a new academic, performance, and exhibit building; improvements to pedestrian sidewalks and walking paths; creation of outdoor plazas and gathering spaces around the proposed improvements; and the required civil engineering infrastructure to support the development. Civil engineering services consist of utility and stormwater connections, stormwater calculations, permitting, and construction phase services as well as chilled water and electrical extensions to support future campus expansion. Cost: $54K

d.

(1) TITLE AND LOCATION *(City and State)*
Boynton Beach Fire Station #1, Boynton Beach, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2020	2021

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

QC/QA Reviewer. Kimley-Horn provided civil engineering services for the construction of a new fire station adjacent to the town square redevelopment. The design-build project consisted of the redevelopment of an existing parking lot, previously designed by Kimley-Horn, into a new fire station. Kimley-Horn was retained by a local construction company to provide professional services for this new fire station located adjacent to the new Boynton Beach Town Square. Services included land planning, civil design plans, utilities, permitting, stormwater calculations, MEP requirements, master site plan, elevations and floor plans, and preliminary cost estimates. Cost: $94,750

e.

(1) TITLE AND LOCATION *(City and State)*
Boynton Beach Town Square Redevelopment and Infrastructure Improvements, Boynton Beach, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2021	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

QC/QA Reviewer. As lead engineering designer, Kimley-Horn is responsible for civil engineering design as it relates to stormwater infrastructure and utility improvements, along with miscellaneous consulting services on an as needed basis. Cost: $560,100

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
JORDAN HAGGERTY, PE	Site Civil	13	13

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc. (Delray Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Master - Civil Engineering - University of Florida; Bachelor - Civil Engineering Technology - Georgia Southern University	FL / Professional Engineer/32184; Stormwater Management Inspection/80511

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Water Utilities Department (PBCWUD) Water Treatment Plant #11 (WTP #11) Operational Improvements, Palm Beach County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2017	2019

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Engineer. Kimley-Horn helped to restore plant capacity and greatly improve operations at the 10-MGD Lake Region Reverse Osmosis (RO) Water Treatment Plant (WTP). The facility had struggled with a rapid decline in raw water quality. Kimley-Horn was instrumental in helping restore plant capacity through enhancements to the WTP and operational improvements. Cost: $120K

b.

(1) TITLE AND LOCATION *(City and State)*

Blue Steel Development, Apopka Industrial Park (aka Apopka Orange Blossom Trail), Apopka, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2023	2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Engineer. Kimley-Horn provided site civil services for a 248-acre site that houses three warehouse/distribution buildings totaling 2.5-million-square-feet located in Apopka along W. Orange Blossom Trail next to Apopka Orlando Airport. Services include conceptual site plan, preliminary grading plan, preapplication for St. John's River Water Management District, conveyance systems, and airspace analysis. Cost: $267K

c.

(1) TITLE AND LOCATION *(City and State)*

Maltz Theatre Civil Engineering Services Enabling and Design Development, Jupiter, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2022	2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Manager. Kimley-Horn is providing professional civil engineer services to support the development of the expansion to the Maltz Theater in Jupiter. The theatre expansion is 63,000 square feet and includes additional “back of house” facilities and 23 new interior seats. The expansion also includes the demolition of a portion of the existing building, reconstruction of the majority of the parking field, creation of a new loading zone, and reconstruction of the existing site access points on Indiantown Road and State Road A1A. Kimley-Horn’s services include design, permitting, and construction phase services for the development of the expansion to the Maltz Theater. Cost: $159,934

d.

(1) TITLE AND LOCATION *(City and State)*

Alton Town Center Retail Development, Palm Beach Gardens, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2022	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Engineer. Kimley-Horn provided professional engineering services for this sprawling retail development located in Palm Beach Gardens, Florida. Our specific services for this development in included civil engineering, landscape architecture, traffic engineering, and environmental services. Alton Town Center is a 360,203-square-foot retail complex on Donald Ross Road. Anchored by a large grocery store, the center also includes restaurants, a drive-thru coffee shop, fitness center, pet store, nail salon, barber shop, children’s learning center, and clothing stores. Cost: $1.1M

e.

(1) TITLE AND LOCATION *(City and State)*

Indiantown Stormwater Assessment, Village of Indiantown, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2023	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Manager. Kimley-Horn was engaged to perform a stormwater assessment for the Village of Indiantown. Services included data collection, Basin and Sub Basin Delineation, Field Investigation, and a Conceptual Drainage Improvement Plan. Kimley-Horn utilized and incorporated the latest available GIS technology to develop an overall interactive color GIS base map of the Village Limits to identify basin limits, outfall locations, elevation highs and lows, and potentially areas of concern. Cost: $18.5K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
MARIANA LOPEZ RAMIREZ, EI	Site Civil	3	3

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc. (Delray Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Civil Engineering - University of Florida	FL/Engineering Intern/1100026488

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Tropical Farms 4.6-MGD Brackish Water Expansion, Stuart, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Manager. The project aims to boost the plant's capacity from 10.7 to 15.3 million gallons per day. The project scope includes comprehensive design, permitting, and bid phase services. Major improvements involve the addition of a new Floridan well, expansion of reverse osmosis (RO) treatment capacity, increased chemical storage, new ground storage tanks, upgraded electrical and control systems, and significant site and yard piping enhancements. Kimley-Horn's responsibilities also cover environmental due diligence, geotechnical investigations, and detailed engineering for all process, storage, and pumping systems. The team is managing all regulatory approvals, including coordination with state and county agencies for site plan and environmental permitting. Cost: $1.7M

b.

(1) TITLE AND LOCATION *(City and State)*
South Martin Regional Utility, North WTP Improvements (Site Plan Approval and Engineering Services), Hobe Sound, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. South Martin Regional Utility (SMRU) owns and operates the North WTP, a 3.6-MGD-rated facility consisting of 0.54-MGD of membrane treatment and 3.06-MGD of raw water blend. SMRU desires a post-treatment system that will include a packed tower degasifier, single-stage scrubber, clearwell, and chemical system improvements due to the high hydrogen sulfide levels. Kimley-Horn will lead the preparation of right-of-way dedication documents, processing an administrative site plan amendment with Martin County, preparing site civil engineering plans and calculations, and permitting assistance for the proposed improvements. Cost: $204K

c.

(1) TITLE AND LOCATION *(City and State)*
Palm Beach County, Canyon District Park, Boynton Beach, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2024	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn is providing civil engineering, traffic engineering, and environmental services. and irrigation design for this new county park development for Palm Beach County. This development of this park will generally consist of the addition of new baseball and softball fields, flex-play multi-purpose fields, basketball courts, volleyball courts, picnic areas, and a playground. Cost: $373K

d.

(1) TITLE AND LOCATION *(City and State)*
Howard Park Tennis Complex Reconstruction, West Palm, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. This 26.4-acre park, is one of three city parks actively pursuing tennis and pickleball-related site improvements. The park expansion includes new clay tennis courts with sub-surface irrigation, new cushioned tennis and pickleball courts, an amenity area, existing tennis center building improvements, and landscape and irrigation improvements. Kimley-Horn provided master planning, landscape architecture, engineering design, and permitting services, as well as construction observation and administration. Cost: $255,924

e.

(1) TITLE AND LOCATION *(City and State)*
FAU Wallach Institute, Boca Raton, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Kimley-Horn is providing site civil engineering services for the new 21,000-GSF, two-story Holocaust and Jewish Studies Building on FAU's Boca Raton campus. The project includes a new academic, performance, and exhibit building; improvements to pedestrian sidewalks and walking paths; creation of outdoor plazas and gathering spaces around the proposed improvements; and the required civil engineering infrastructure to support the development. Civil engineering services consist of utility and stormwater connections, stormwater calculations, permitting, and construction phase services as well as chilled water and electrical extensions to support future campus expansion. Cost: $54,000

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
GINA CASSULO, PE	Permitting	7	7

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc. (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Environmental Engineering - University of Florida	FL/Professional Engineer/95977

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Martin County Water Distribution System On-Call Hydraulic Modeling, Martin County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2015	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Engineer. Indian River County Utilities retained Kimley-Horn to update and calibrate their existing WaterGEMS hydraulic model to reflect current GIS data, water demands and better represent their current water distribution system configuration. Kimley-Horns scope of work also included evaluation of system fire flows and low-pressure areas, developing and running extended period simulations with remote storage tanks, and developing limited unidirectional flushing maps. Cost: $24,700

b.

(1) TITLE AND LOCATION *(City and State)*

Palm Beach Park of Commerce Utility Services, Jupiter, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Engineer. The Palm Beach Park of Commerce (PBPOC) is located in western Palm Beach County. The park owns and maintains all of the utility infrastructure (water mains, water services, meters, booster pump station, gravity sewer, lift stations, and force mains on the downstream side of the County's master meter). Project components included development plan reviews, utility standards, utility infrastructure condition, and coordination with the County, Seacoast, and Northern Palm Beach County improvement for roads and drainage. Cost: $623,050

c.

(1) TITLE AND LOCATION *(City and State)*

Okeechobee Utility Authority Engineering Services Treasure Island Septic to Sewer (STS) Engineering, Okeechobee, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2023	2023

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Engineer. This project will provide wastewater collection services to approximately 2,400 residential and commercial parcels in the Treasure Island area. The area is currently served by septic tank systems or small package treatment plants. These treatment facilities are located near the many surface water features in the project area. Nutrients from these canals lead directly into Taylor Creek. Cost: $3.2M

d.

(1) TITLE AND LOCATION *(City and State)*

Lake Worth Beach Watermain Horizontal Directional Drilling (HDD), Lake Worth Beach, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Engineer. The City has an existing 16-inch force main and two existing electrical cables that are installed beneath the Intracoastal Waterway between Bryant Park and Barton Park south of the Lake Avenue Bridge. As part of a recent feasibility study that was prepared for the City, it was recommended that a new electrical cable and conduit be installed via horizontal directional drilling HDD to replace the existing submarine electrical cables. Cost: $167K

e.

(1) TITLE AND LOCATION *(City and State)*

Town Wide Undergrounding of Utilities Program, Town of Palm Beach, Palm Beach, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project Analyst. Subsequent to a state of Florida mandate that FPL "storm harden" all vital infrastructure and utility lines statewide, resulting in the installation of taller, concrete electric poles, the Town of Palm Beach chose instead to convert all aerial electric, communication, and cable lines to an underground location. Kimley-Horn serves as program manager and prime consultant designing and permitting the underground conversion process in close coordination with FPL, ATT and Comcast. Kimley-Horn first developed a master plan to outline the schedule, sequencing, phasing, management of traffic impacts, project delivery methods, data collection, public outreach, design criteria, and projected costs. Cost: $132M

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
JIM FARRELL	Construction Phase Services (On-Site)	33	8

15. FIRM NAME AND LOCATION *(City and State)*
Construction Phase Services (On-Site)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
N/A	N/A

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.
(1) TITLE AND LOCATION *(City and State)*
Stuart 1.5-MGD Brackish Water Expansion Stuart, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2021	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Construction Inspector The City selected Kimley-Horn as the engineer-of-record for its membrane treatment plant expansion including the design, permitting, bidding, and construction phase services for new FAS well and 1.5-MGD reverse osmosis plant to supplement the City's existing 6.0-MGD lime softening facilities. This project does not increase the overall capacity of the water system but will provide the ability to utilize and treat an alternative water supply to be blended with lime softened, filtered surficial aquifer water and sustain the current capacity at the City's potable water treatment facility. The three-dimensional design and BIM platform enables the City to have a foundation and full detail data entry for an asset management system. The City benefited from the live access to the three-dimensional design as the process was being developed, including real-time reviews of the design as it was being updated throughout the design process. The design was completed with reverse osmosis components inside a new process building, post-treatment clearwell, degasification and odor control facilities, chemical feed systems, and an emergency generator. Cost: $1.2M

b.
(1) TITLE AND LOCATION *(City and State)*
Tropical Farms Membrane Replacement, Stuart, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2019	2021

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Construction Inspector. Kimley-Horn was hired to assess and replace aging membranes at the Tropical Farms RO plant, originally commissioned in 2005. Due to declining performance and increased feed pressures, alternative membrane types were evaluated based on raw water quality. The firm assisted with manufacturer selection, procurement, and technical specifications, while also coordinating with FDEP and supporting bidding and construction. During construction, compromised pressure vessels were discovered and replaced to ensure system safety and functionality. Cost: $57K

c.
(1) TITLE AND LOCATION *(City and State)*
Tropical Farms Floridan Aquifer Wells 6 and 7, Stuart, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2020	2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Construction Inspector. This project included drilling and construction of a sixth and seventh well to provide Floridan raw water to the Tropical Farms RO WTP, which has four RO trains. The siting of the wells was in the western area of Halpatiokee Park along SW Lost River Road. The scope of work included: well siting and raw water main route evaluation; preparation of design drawings and specification for Wells TFRO-6 and TFRO-7; permitting assistance; preparation of design drawings and specifications for the raw water main; meetings; and bidding assistance. Cost: $550K

d.
(1) TITLE AND LOCATION *(City and State)*
Membrane Plant Train 8 Replacement, Wellington, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2021	2023

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Construction Inspector. Kimley-Horn recently prepared a Membrane Treatment System Improvement Plan that evaluated impacts to source water supply and membrane treatment equipment associated with increasing capacity to achieve 13 MGD with the membrane systems only. This includes expansion of M1 to provide 5.9 MGD of capacity and expansion of M2 to provide 7.1 MGD of treatment capacity. Train 8 is currently in operation and exhibiting feed pressures ~15 psi lower than the other M2 Trains. In addition to Train 8 construction, this project also consisted of membrane replacement in Trains 2, 3, 4, 5, 6, & 7 which resulted in elevated hardness and alkalinity values in the permeate without compromising PFAS rejection. The lead elements in each train were replaced with lower rejection elements, providing the Village benefit of enhancing permeate water quality and reducing the need for further stabilization of the degasified permeate with clearwell and post-treatment improvements. Cost: $110K

e.
(1) TITLE AND LOCATION *(City and State)*
South Oslo Road Water Treatment Improvements, Indian River County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2021	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Construction Inspector. Indian River County Utilities Department of Utility Services is in the final stages of completing improvements to their South Oslo Road Water Treatment Plant. This work consisted of major rehabilitation, redundancy, and resiliency components. Included in these improvements were replacement of their four 1.5-MGD membrane trains with new rated for 1.875 MGD at 85% recovery, process piping replacement, addition of new process piping, two new high service pumps, chemical feed system improvements, Membrane Clean-In-Place System replacement, structural improvements, electrical improvements, Programmable Logic Controller (PLC) improvements to the WTP and wellfield, and other ancillary work necessary to support the proposed increase in rated treatment capacity of 8.57 MGD to 9.0 MGD. Cost: $1.5M

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
BILL DUDAK, CWTPO	Construction Phase Services (On-Site)	37	2

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc. (West Palm Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science- Organizational Management - Palm Beach Atlantic College	FL/Certified Water Treat Plant Operator/0006076

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Palm Beach County Water Treatment Plant #2 Treatment and Disposal Improvements, Palm Beach County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2021	2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Principal-in-Charge. Kimley-Horn was retained by Palm Beach County Water Utilities Department for design, permitting and bidding services related to Water Treatment Plant #2. The goal is to upgrade the plant facility in several areas within the treatment process and about the treatment facility to sustain treatment quality and quantity through the next decade. These improvements will help address deficiencies identified in a recent study by Kimley-Horn for the hydraulic process as well as recommended upgrades. The plants two lime softening unit have reached the end of their useful life and need upgrades and repair to continue services. This project will provide a new lime softening unit, demolition of the one of the existing lime softening units, a new deep injection well, operational upgrades, a new 5 MGD storage tank for increased storage capacity, new raw water supply well., and an aeration system for the existing and proposed 5 MGD tanks. Cost: $2M

b.

(1) TITLE AND LOCATION *(City and State)*

South Oslo Road Water Treatment Improvements, Indian River County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2021	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Construction Inspector. Indian River County Utilities Department of Utility Services is in the final stages of completing improvements to their South Oslo Road Water Treatment Plant. This work consisted of major rehabilitation, redundancy, and resiliency components. Included in these improvements were replacement of their four 1.5-MGD membrane trains with new rated for 1.875 MGD at 85% recovery, process piping replacement, addition of new process piping, two new high service pumps, chemical feed system improvements, Membrane Clean-In-Place System replacement, structural improvements, electrical improvements, Programmable Logic Controller (PLC) improvements to the WTP and wellfield, and other ancillary work necessary to support the proposed increase in rated treatment capacity of 8.57 MGD to 9.0 MGD. Cost: $1.5M

c.

(1) TITLE AND LOCATION *(City and State)*

WTP Chemical System Improvements Ammonia Construction Phase Services, Wellington, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Construction Inspector. Kimley-Horn prepared drawings and specifications for the anhydrous ammonia storage and feed system. The Village utilized the design plans and specifications to secure proposal from their Construction Manager At-Risk (CMAR). Project tasks include coordinating with owner and contractor, plus attending meetings, reviewing shop drawings, witnessing installation and startup testing for the new ammonia system. Cost: $42K

d.

(1) TITLE AND LOCATION *(City and State)*

WTP Membrane Plant 1 (M1) Expansion, Wellington, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2025	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Team Member. Kimley-Horn was retained to provide engineering services for the nanofiltration train expansion at the Village of Wellington's M1 plant. Scope of services included design for expansion of four (4) existing NF trains to a capacity of 1.2 MGD per train. Design included site preparation, demolition, process piping improvements including painting and valves, feedwater pump modifications, NF train support frame improvements, pressure vessels, process piping and membrane element installation, electrical equipment, instrumentation, painting and coatings. Cost: $41K

e.

(1) TITLE AND LOCATION *(City and State)*

Phase I RO Water Treatment Plant Construction Phase Services, Stuart, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Construction administrator. The Scope in Work Authorization # 5 included the design, permitting, preparation of bid documents, and bidding of the City of Stuart Water Treatment Plant RO Membrane Plant. Cost: $1.2M

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM9
TORI BACHELER, PWS	Environmental	13	9

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc. (Palm Beach Gardens, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Master of Science - Marine Biology - Nicholls State University; Bachelor of Science - Wildlife Management - University of Florida	FL/Professional Wetland Scientist/ 3486; FL/Gopher Tortoise Agent/GTA-22-00003

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: **Design & Permitting of the 30" and 24" Raw Water Main Projects, Port St. Lucie, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2022 | CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Environmental Scientist. Kimley-Horn developed a hydraulic model to size the main for the three new wells and possible future addition of two other wells. It was determined that the most efficient pipe size would be a combination of 30- and 36-inch PVC pipe. The route west of I-95 was a challenge due to an FPL transmission corridor and several areas of wetlands that made conventional open trench excavation not feasible. Working with FPL, FDOT (for the I-95 crossing) and the regulatory agencies, Kimley-Horn designed a 5,400LF 36-inch directional drill. The total length of the new raw water man will be 3.0 miles, that will include connections at the new wells and within the City's water treatment plant. The design is now complete and is in the permitting phase currently. Cost: $537K

b.

(1) TITLE AND LOCATION *(City and State)*: **Raw Water Transmission Main Replacement and Golf Course Renovation Design Services, Delray Beach, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2022 | CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Environmental Scientist. Kimley-Horn was retained as part of a team with a local golf course designer to replace the existing raw watermain. The project includes replacement of two existing surficial wells within the golf course, replacement of all the existing raw watermains within the course including two aerial canal crossings, minimum improvements to the existing reclaimed system, and provisions for a second source connection for irrigation water. Cost: $501K

c.

(1) TITLE AND LOCATION *(City and State)*: **Okeechobee Utility Authority Engineering Services Treasure Island Septic to Sewer (STS) Engineering, Okeechobee, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing | CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Environmental Scientist. This project will provide wastewater collection services to approximately 2,400 residential and commercial parcels in the Treasure Island area. The area is currently served by septic tank systems or small package treatment plants. These treatment facilities are located near the many surface water features in the project area. Nutrients from these canals lead directly into Taylor Creek. Taylor Creek discharges directly into Lake Okeechobee less than a mile from the project area. Kimley-Horn will provide the following services: preparing a Preliminary Engineering Report or Facilities Plan; designing potential wastewater collection systems that include gravity sewer, vacuum sewer, low pressure grinder pump systems or other selected method; evaluating current water and wastewater services and expanded service area with proposed improvements; providing surveying, design and permitting services in the development of project plans and specifications; providing bidding & construction (CEI) capabilities along with certification and project closeout services. Cost: Ongoing

d.

(1) TITLE AND LOCATION *(City and State)*: **Peninsula Pipeline Company Beachside Pipeline Extension, Vero Beach, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2025 | CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Environmental Scientist. Kimley-Horn designed and permitted 11 miles of 4-inch steel natural gas pipeline in Indian River County. The project scope includes design work and permitting for proposed installations via HDD, open cut and jack and bore. The project route included crossing the Florida East Coast (FEC) railroad right-of-way and the highly protected Indian River Lagoon and Intracoastal Waterway. Detailed HDD calculations were required for a 5,000-foot water body crossing to ensure proper protections from inadvertent release and prevent overstressing of the pipe during installation. Permits required include FDOT, Indian River County, FEC Railroad, USACE, and FDEP. Kimley-Horn worked closely with Chesapeake project managers through bi-weekly meetings and design review meetings to confirm the routing, crossings, and constructability. Cost: $400K

e.

(1) TITLE AND LOCATION *(City and State)*: **FPU Brant Drive, Delray Beach, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2021 | CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Environmental Scientist. Kimley-Horn provided professional engineering and environmental services for this gas main relocation project. FPU required the relocation of an existing 6-inch steel natural gas main that was previously mounted on the bridge on Brant Drive crossing the SFWMD C-15 Canal. FDOT required the main to be relocated due to upgrades the existing bridge. Kimley-Horn coordinated with FDOT project managers and with other ongoing utility relocations in the area to complete this work ahead of schedule. Our specific services include utility design, construction documents, coordination and environmental services. Permitting agencies included the right of way permits for city agencies, SFWMD, FDEP and USACE. Cost: $54,800

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
SHELBY OENBRINK, PWS	Environmental	12	7

15. FIRM NAME AND LOCATION *(City and State)*

Kimley-Horn and Associates, Inc. (Vero Beach, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science - Environmental Science - University of Central Florida	PWS/Professional Wetland Scientist/ 3719; FL / Burrowing Owl Agent/ RAG-23-00041; FL/Gopher Tortoise Agent/ GTA-14-00039F

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: **Dunnellon Rainbow Springs Infrastructure Development Project, Dunnellon, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2021 | CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Environmental Scientist. Kimley-Horn provided engineering design, permitting, bidding assistance, construction phase services, environmental services, FDEP grant administration assistance, geotechnical services, and surveying. The Rainbow Springs Infrastructure Development project is located in the Dunnellon utility system. The project consisted of the construction of approximately 28,520 linear feet of sanitary sewer force main piping from the Juliette Falls Water Reclamation Facility (WRF) to the Dunnellon WRF. The force main route begins at the Juliette Falls WRF and follows 180th Avenue Road south to Marion County Road 484 then west to San Jose Blvd. then south to the City of Dunnellon WRF. Funding for the project was made available through a cost reimbursement grant administered by the Florida Department of Environmental Protection (FDEP). Contract value: $351K

b.

(1) TITLE AND LOCATION *(City and State)*: **Davenport Water Facilities Plan (includes Drinking Water Master Plan), Davenport, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020 | CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Environmental Scientist. The Drinking Water Facilities Plan identified the road map for successful utility expansion for the Town of Davenport based on present day, 5-year, 10-year, 20-year water demand. Kimley-Horn provided data collection, model update, potable water system hydraulic modeling, and a Drinking Water Master Plan in support of the preparation of the Drinking Water Facilities Plan. Kimley-Horn prepared a capacity evaluation of each water treatment plant along with a combined system capacity evaluation. The Drinking Water Facilities Plan was prepared in accordance with FDEP requirements and involved scheduling of and participation in a public meeting with a detailed agenda addressing required issues. Cost: $300K

c.

(1) TITLE AND LOCATION *(City and State)*: **Environmental Consulting Services for Port St. Johns Expansion, Cocoa, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2024 | CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Environmental Scientist. Environmental due diligence was conducted for the original project area, but the expansion of project areas required additional assessment and permitting efforts. Kimley-Horn provided wetland delineation and permitting services for this expansion. The original study identified three small wetlands on the western edge of the site. Two wetland areas were considered isolated and span less than 0.5 acres, therefore these areas did not require mitigation. A small portion of the third wetland extended on to the project site and the entire wetland is over 0.5 acres, requiring mitigation from SJRWMD as part of the ERP approval. The project team produced documentation for submittal to SJRWMD and coordinated with a wetland mitigation bank within the projects drainage basin to reserve credits for the proposed wetland impact area. The team also coordinated with the stormwater engineer to update the site plans to reflect these additional impacts. After submittal of this additional information, the team attended a site visit with SJRWMD to review the wetland lines and discuss the mitigation plan. Cost: $9K

d.

(1) TITLE AND LOCATION *(City and State)*: **Vero Beach Multifamily Environmental Permitting, Vero Beach, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2023 | CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Environmental Scientist. Kimley-Horn completed state and federal wetland impact permitting and mitigation coordination for a private development in Indian River County. The project team conducted a wetland delineation for the property and coordinated with the SJRWMD and FDEP for their agreement with the wetland determination. The project team delineated the extent of on-site wetlands and surface waters in accordance with Chapter 62-340, Florida Administrative Code, and the USACE 1987 Wetland Delineation Manual. Based on findings in this delineation, the project team assisted in creating an environmental resource permit application with the SJRWMD. The application included associated wetland mitigation tables as well as figures depicting the limits of wetland fill. Impacts to wetlands were offset through the purchase of off-site mitigation bank credits. The project team also prepared an Individual Dredge and Fill permit application with the FDEP. Cost: $22K

e.

(1) TITLE AND LOCATION *(City and State)*: **Peregrine II, Melbourne, FL**

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2021 | CONSTRUCTION *(If Applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — **[X]** Check if project performed with current firm

Environmental Scientist. Due diligence level review of the project site, Florida scrub-jay surveys, 15% gopher tortoise survey, and wetland delineation. Applications were submitted to SJRWMD and the USACE for formal wetland determinations. $105K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
DIANA BELLO	Funding and Grants	18	3

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc. (Fort Myers, Florida)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Master - Business Administration - Nova Southeastern University; Bachelor of Arts - Political Science - Florida International University	N/A

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Joe's Creek Greenway Restoration Project, St. Petersburg, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2023	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Grant Specialist. This project combines two major infrastructure improvements that run through low to moderate income areas of the Town of Kenneth City and the Lealman Community Redevelopment Area in Pinellas County. The first improvement, Restoration of Joe's Creek Greenway, includes channel widening for improved capacity and water quality and riparian habitat enhancements as well as a multimodal trail. The second includes Implementation of flood mitigation projects identified in the Joe's Creek Watershed Management Plan, which will lower the base flood elevation within the 100-year floodplain, reducing flood risk. The project received funding from multiple sources including Federal and State and is estimated at $50 million. Cost: $120K

b.

(1) TITLE AND LOCATION *(City and State)*
Administration of FEMA Competitive and Formula-Allocated Funds to Support the Capital Maintenance Plan (CMP) and Lift Stations Rehabilitation and Installation of Generators, Charlotte County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2021	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Project manager with responsibilities of coordinating with Emergency Management Division and Local Mitigation Teams in developing and preparing funding proposals and administration of awarded contracts. Responsible for developing Project strategic plan, project timeline, organizational workflows to build efficiency and effectiveness and to meet compliance requirements. Coordinated project progress meetings with engineering and operations divisions, interns, and support staff. Cost: $2.5M

c.

(1) TITLE AND LOCATION *(City and State)*
On Top of the World North Advanced Wastewater Treatment, Marion County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Grants Administrator. The project has received public funding from FDEP in the amount of $26M. Kimley-Horn is supporting the County with design, construction project management and grant administration support. The project entails reducing the nitrogen loading to a watershed. The reduction will be accomplished through advanced wastewater treatment technologies to reduce total nitrogen levels in the plant effluent, the elimination of the land application of biosolids and an increase of 1.25 MGD in recharge to the watershed. The project also will reduce the demand on the aquifer by providing additional capacity for public access re-use water. The overall project has received public funding and will be receiving funding from various other public agencies. Kimley-Horn is supporting the County with design, construction project management and grant administration support. Cost: $520K

d.

(1) TITLE AND LOCATION *(City and State)*
Polk Regional Water Cooperative Heartland Headwaters Protection and Sustainability Grant, Frostproof, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2023	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Grant Administrator. Diana manages all the compliance requirements of several projects under this funding, such as Treatment Plant enhancements and generators purchases. She assists the City in drafting procurement documents, preparation of monthly and quarterly reports and preparation of reimbursement requests for the various projects. Cost: $4K

e.

(1) TITLE AND LOCATION *(City and State)*
Bay Laurel Center Community Development District, Marion County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2023	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Grant Administrator and Compliance Program Manager. Kimley-Horn's team assisted Bay Laurel Center in preparing and submitting a grant application in which $26.1 million was awarded to support the project. Cost: $35K

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Montroe Hopkins	Project Executive	a. TOTAL: 37	b. WITH CURRENT FIRM: 21

15. FIRM NAME AND LOCATION *(City and State)*
Aerex Industries, Inc., Fort Pierce, FL

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
BS Electrical Engineering	N/A

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
N/A

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Bonita Springs Water Treatment Plant
Bonita Springs, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Design, fabrication and installation of two, 2-MGD RO Trains with cartridge filters

b.

(1) TITLE AND LOCATION *(City and State)*
Palm Bay Water Treatment Plant
Palm Bay, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Design, fabrication and installation of two, 2-MGD RO Trains with cartridge filters

c.

(1) TITLE AND LOCATION *(City and State)*
City of Stuart Water Treatment Plant
Stuart, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Design, fabrication and installation of two, 1-MGD RO Trains

d.

(1) TITLE AND LOCATION *(City and State)*
Village of Wellington, Train 8, Water Treatment Plant
Wellington, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Design, fabrication and installation of one, 1.8-MGD RO Train

e.

(1) TITLE AND LOCATION *(City and State)*
Seminole Brighton Water Treatment Plant
Brighton, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Modification of two, Aerex supplied, 1-MGD NF Trains to operate as RO Trains to include replacing all low-pressure piping and components.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Richard E. Barnes III, PSM	**Project & Contract Manager**	15	8

15. FIRM NAME AND LOCATION (City and State)

BSM & Associates, Inc. – Okeechobee, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
Bachelor of Science in Geomatics University of Florida, 2011	Florida - Professional Surveyor & Mapper No. 7074

18. OTHER PROFESSIONAL QUALIFICATIONS (*Publications, Organizations, Training, Awards, etc.)*

HYPACK Training 2014, MicroStation-Inroads Training 2014, Autodesk Civil 3D Training 2014, Trimble Business Center Training 2014

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (*if applicable)*
Okeechobee Utility Authority Route Survey **Okeechobee County, Florida**	2022-Present	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☑ Check if project performed with current firm.

Project Manager for a Route Survey, Quality Level B Subsurface Utility Investigation and Geodetic Control Survey for miles of roadway corridor and proposed force main route. Topographic data was collected with RTK GPS, Mobile LiDAR and Aerial LiDAR. A 3D model of the existing conditions was delivered to the designer to facilitate the design of sanitary sewer improvements. Project Cost: $650,000

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (*if applicable)*
Town of Lake Placid Septic to Sewer **Highlands County, Florida**	2023	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☑ Check if project performed with current firm.

Project Manager for a Route Survey and Control Survey for miles of roadway corridor. Topographic data was collected with RTK GPS. A 3D model of the existing conditions was delivered to the designer to facilitate the design of sanitary sewer improvements.

Project Cost: $71,000

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (*if applicable)*
USACE- Herbert Hoover Dike Rehabilitation Project Dam Modification Cutoff Wall MATOC Task Order #5, Glades County, Florida	2020-Present	Present

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☑ Check if project performed with current firm.

Project Manager for the Pre-Construction Topographic Survey, Geodetic Control Survey, Construction Layout and Post-Construction Asbuilt Survey. Topographic data was collected with RTK GPS and a 3D surface was created for both Pre and Post Construction Conditions. Cross sections were generated at each plan sections for the 4.2 mile project along HHD.

Project Cost: $90,000

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (*if applicable)*
Okeechobee Utility Authority Route Survey **Okeechobee County. Florida**	2020-2021	Present

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☑ Check if project performed with current firm.

Project Manager for a Topographic Survey, Quaility Level B Subsurface Utility Investigation and Geodetic Control Survey for 10 miles of roadway corridor. Topographic data was collected with RTK GPS, Mobile LiDAR and Aerial LiDAR. A 3D model of the existing conditions was delivered to the designer to facilitate the design of sanitary sewer improvement. Project Cost: $175,000

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (*if applicable)*
SFWMD- Levee L-28, Tamiami Trail, Loop Road & 11-Mile Road Hydrographic and Topographic Survey, Miami-Dade County, Florida	2021	n/a

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☑ Check if project performed with current firm.

Project Manager for the Static Geodetic Control Survey on 8 Benchmarks and a Topographic Survey of 6 Canal Plugs and 4 Levee Breeches along Levee L-28. Static Data was processed via Trimble Business Center and further submitted to NGS's OPUS Shared Solutions. Topographic data of said breeches and plugs was collected with RTK GPS and a 3D surface was created to merge with the Mutibeam Hydrographic Data. Project Cost: $37,500

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Jose Reyes	Design and Engineering Services	35	25

15. FIRM NAME AND LOCATION *(City and State)*
C&W Engineering, Inc., West Palm Beach, FL

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science Electrical Engineering (BSEE)	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
New Reverse Osmosis (RO) Treatment Facility Stuart, FL	2020-2023	2023-2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — Check if project performed with current firm

Provided new electrical service, emergency generator and transfer switch, electrical gear and VFD driven RO feed water pumps, new RO well and well instrumentation.

Costs: Project Budget-$16,500,000

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
South Oslo WTP Improvements Indian River County, FL	2020-2022	2022-2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — Check if project performed with current firm

Designed new electrical equipment to replace existing water plant ATS and main electrical gear, reuse existing generator, replace existing radio system and hard-wired systems at Wells 1,2,3,5 & 6. New electrical panels and field instruments, added feed water pump VFD equipment and 2 new HSP and VFD equipment.
Cost: Electrical Project Budget: $4,500,000

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Martin Downs Repump Station Improvements Martin County Utilities, FL	2022-2023	2023-2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — Check if project performed with current firm

New electrical equipment for 2 new pumps, including new VFD equipment, new PLC equipment, new field instruments, new motorized actuators, new manual transfer switch, new grounding.

Cost: Electrical Project Budget: $600,000

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Martin County Utilities South Dixie Park Generator Martin County, FL	2023	2024-2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — Check if project performed with current firm

Designed power feeders to connect to the existing electrical equipment and ATS a new larger generator to handle future Dixie Park pump capacity. Removed existing generator and provided new replacement outdoor generator for the Dixie Park Wastewater Facility.

Cost: Approx budget $1,400,000

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
FPL Turkey Point Deep Injection Well and Dual Zone Monitors Homestead, FL	2023	2023-2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — Check if project performed with current firm

Provided electrical engineering design and construction services for Turkey Point Units 3 & 5 deep injection wells and dual zone monitoring wells. Design included field instrumentation, power to pumps, instruments, lightning protection and grounding.

Cost: Project Electrical Budget $550,000.00

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Michael Guida, P.E.	Electrical Engineer	31	6

15. FIRM NAME AND LOCATION (City and State)

C&W Engineering Inc. West Palm Beach, FL

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)
Bachelor of Science Electrical Engineering (BSEE)	Professional Engineer – Florida 60755

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Florida Engineering Society

19. RELEVANT PROJECTS

a

(1) TITLE AND LOCATION *(City and State)*: Town of Jupiter WTP RO Wells 2,3,5,7,13 Rehabilitation, Jupiter, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Electrical and controls design to rehabilitate 5 FAS type wells. All monitoring instruments and control wiring were replaced with new. Replaced pumps, motor and starters for 3 FAS wells. Designed replacement control panels.

Cost: $3M ☐ Check if project performed with current firm

b

(1) TITLE AND LOCATION *(City and State)*: Town of Jupiter Deep Injection Well & Inline Booster Pump Stations, Jupiter, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2023	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Electrical & Instrumentation design for deep injection well with riser diagrams for equipment and grounding. Well head instruments design to new control panel.

Cost: $21M ☐ Check if project performed with current firm

c

(1) TITLE AND LOCATION *(City and State)*: WTP New R/O Facility, HVAC & Electrical Engineering – Stuart, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2020-2024	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Provided HVAC design for new R/O plant electrical room, control room office, lab and bathroom. Provided electrical and I&C controls design per plant expansion. Plans and Specifications were provided.

Cost: $160,000.00

☐ Check if project performed with current firm

d

(1) TITLE AND LOCATION *(City and State)*: WWTP Design-Build Treatment and Facility Improvements MEP, Indiantown, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2023-2024	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Provided electrical, mechanical HVAC and plumbing design services for the Indiantown WWTP system and facility improvements. Coordinated with local power company for power upgrades.

Cost: $176,000.00 ☐ Check if project performed with current firm

e

(1) TITLE AND LOCATION *(City and State)*: Town of Palm Beach A-7 Pump Station Upsizing of Pumps, Palm Beach, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2019	2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Electrical Engineering design services for upsizing pumps to 12HP, reuse power service, reuse and modify control panels, wetwell level control system, RTU points. Provided drawings. DEP permit signing.

Cost $100,000.00 ☐ Check if project performed with current firm

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Mark Biehl, P.E.	Systems Integrator	a. TOTAL **50**	b. WITH CURRENT FIRM **44**

15. FIRM NAME AND LOCATION *(City and State)*
Control Systems Design, Inc. Bradenton, Florida

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
BS in Mechanical Engineering Instrumentation and Control	Florida / 42475

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Life member of the International Society of Automation, Certificate of Authorization 32854

19. RELEVANT PROJECTS

a.
(1) TITLE AND LOCATION *(City and State)*: Town of Jupiter WTP – Jupiter, FL
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Systems Integration | CONSTRUCTION (If applicable): On-going
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐☑ Check if project performed with current firm

Revamp of existing control systems to update hardware platforms and communications.

b.
(1) TITLE AND LOCATION *(City and State)*: Komline Harn – Venice, FL
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Systems Integration | CONSTRUCTION (If applicable): On going
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐ Check if project performed with current firm

Creation and troubleshooting of PLC/HMI configurations for various RO or UF pilot plants, WTF membrane treatment and a new NX-1 UF pilot plant.

c.
(1) TITLE AND LOCATION *(City and State)*: Lake Wales WWTP – City of Lake Wales, FL
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Systems Integration | CONSTRUCTION (If applicable): On-going
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐☑ Check if project performed with current firm

Continued support of existing and upgraded systems at the WWTP.

d.
(1) TITLE AND LOCATION *(City and State)*: Tropical Farms WTP / WWTP, Stuart, FL
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Systems Integration | CONSTRUCTION (If applicable): On-going
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐☑ Check if project performed with current firm

Continued service as County's programmer to implement various projects and upgrades to existing systems.

e.
(1) TITLE AND LOCATION *(City and State)*: Indian River County WTP, Vero Beach, Florida
(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Systems Integration | CONSTRUCTION (If applicable): On-going
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐☑ Check if project performed with current firm

Continued efforts to upgrade the entire control system for both membrane water plants from Allen Bradley PLC5 to ControlLogix and now upgrading Wonderware to VTScada.
Also upgrading all of the WWTP PLCs to a ControlLogix or CompactLogix platform.

MMHC McNABB-MILLER HYDROGEOLOGIC CONSULTING, INC.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
David McNabb, P.G.	Principal in Charge Professional Geologist	33	19

15. FIRM NAME AND LOCATION (City and State)

McNabb-Miller Hydrogeologic Consulting, Inc., Jupiter, Florida

16. EDUCATION (Degree and Specialization)	17. CURRENT PROFESSIONAL REGISTRATION
Bachelor of Science, Geology, Indiana University Master of Science, Geology, Univ. of Texas at Arlington	State of Florida Professional Geologist #1461

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

As the president of MMHC, David McNabb brings over 32 years of South Florida hydrogeologic experience specializing in deep injection design, permitting, and construction management services. Since 2006, Mr. McNabb has specialized in all aspects of deep injection well projects, working on nothing but Class V and Class I injection well projects for the entire time. His strong relationship with injection well regulators (FDEP) results in shortened permitting times for our clients.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION: **Florida Power & Light Turkey Point Clean Water Recovery Center Injection Well System**

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION
Ongoing	Jan. 2025

[X] Check if project performed with current firm

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

Provided design and permitting services for the FPL Clean Water Recovery Center Class I injection well system. Currently providing construction administration services for the injection well system. Injection well system consists of two Class I deep injection wells with a 24-inch diameter final casing and an 18-inch diameter FRP injection tubing and an associated dual-zone monitor well. This project is being performed with Holtz Consulting Engineers, Inc. as a sub-consultant to McNabb-Miller Hydrogeologic Consulting, Inc.

b.

(1) TITLE AND LOCATION: **City of Hollywood Southern Regional WWTP Deep Injection Wells Design and Permitting**

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION
Ongoing	Feb. 2022

[X] Check if project performed with current firm

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

Provided design, permitting and construction administration services for the deep injection well system at the City's Southern Regional WWTP. The design includes two 3,500-foot-deep Class I deep injection wells with a 36-inch diameter final casing and a 26-inch diameter FRP injection tubing and a dual-zone monitor well. Each injection well has an injection capacity of 19.92 million gallons per day. Construction was completed in February 2022. Operating permit currently being secured.

c.

(1) TITLE AND LOCATION: **Ft. Lauderdale Prospect Lake WTP Deep Injection Well System**

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION
Ongoing	Jan. 2026 (est.)

[X] Check if project performed with current firm

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

Provided design and permitting services for the Ft. Lauderdale Prospect Lake Clean Water Center WTP. Currently providing construction administration services for the injection well system. When completed, the injection well system will consist of two 3,500-foot-deep Class I deep injection wells with a 30-inch diameter final casing and a 20-inch diameter FRP injection tubing and a dual-zone monitor well.

d.

(1) TITLE AND LOCATION: **Florida Power & Light Okeechobee Clean Energy Center Deep Injection Well System**

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION
July 2020	April 2018

[X] Check if project performed with current firm

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

Provided design, permitting, construction administration and reporting services for the deep injection well system at the FPL Okeechobee Clean Energy Center. The system consists of two Class I deep injection wells constructed to a depth of 3,200 feet and a dual zone monitor well. The wells were completed with a 24-inch diameter final casing and 18-inch diameter FRP injection tubing.

MMHC McNABB-MILLER HYDROGEOLOGIC CONSULTING, INC.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Rodney J. Miller, P.G.	Project Manager Prof. Geologist	25	2

15. FIRM NAME AND LOCATION (City and State)

McNabb-Miller Hydrogeologic Consulting, Inc., Jupiter, Florida

16. EDUCATION (Degree and Specialization)	17. CURRENT PROFESSIONAL REGISTRATION
BS Geology, Ashland University, Ashland, Ohio, 1999 BS Environmental Science, Ashland University, Ashland, Ohio, 1999	State of Florida, Professional Geologist, No. 2504

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Rodney J Miller, P.G. has 25 years of experience and provides exceptional expertise in the construction and testing of Class I injection well systems, and of Floridan Aquifer and Surficial Aquifer production wells. Mr. Miller's responsibilities include contractor coordination and overall contract/project management, well design, field observation, and technical reporting. Mr. Miller has directed numerous Class I injection well systems from design and permitting through construction and operational testing. Mr. Miller has worked on Class I injection well systems throughout South Florida and is well versed and familiar with State regulations related to permitting of Class I injection wells systems.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION: **Indiantown WWTF Proposed Class I Injection Well System**

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION
2023	NA

[X] Partially performed with current firm

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

Prepared subsurface design and permit application package to construct and test a Class I injection well system. Prepared permit modifications to increase design capacity of system. Assisted Indiantown to secure an injection well driller through a competitive bidding process. Construction began in March 2025 and is in progress as of October 2025.

b.

(1) TITLE AND LOCATION: **Indiantown WTP Proposed UFA Supply Wells**

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION
Ongoing	Jul. 2026 (est.)

[X] Check if project performed with current firm

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

Prepared subsurface design to construct and test three (3) Upper Floridan Aquifer supply wells. Providing construction management services and technical support for the Ft. Lauderdale Prospect Lake WTP injection well system. Performed additional water quality and formation testing within the UFA during construction of the Indiantown injection well to help determine appropriate design of the supply wells.

c.

(1) TITLE AND LOCATION: **FPL Turkey Point CWRC Deep Injection Well System**

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION
Ongoing	Jan. 2025 (est.)

[X] Check if project performed with current firm

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

Providing construction administration, technical support and partial onsite oversight services. Injection well DIW-2 and dual-zone monitor well DZMW-2 complete and being operationally tested as of July 2024. Construction of the second and final injection well (DIW-3) ongoing as of December 2024.

d.

(1) TITLE AND LOCATION: **Ft. Lauderdale Prospect Lake WTP Deep Injection Well System**

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION
Ongoing	Jan. 2026 (est.)

[X] Check if project performed with current firm

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

Providing construction administration services and technical support for the Ft. Lauderdale Prospect Lake WTP injection well system. This project is being performed while teamed with Brown & Caldwell. Drilling commenced in March 2024.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Robert Castrovinci, AIA, NCARB	Principal-in-Charge, Architect	21	20

15. FIRM NAME AND LOCATION *(City and State)*

Song + Associates, Inc. *(West Palm Beach, FL)*

16. EDUCATION *(DEGREE AND SPECIALIZATION)*

Bachelor of Architecture
Florida Atlantic University, 2004
Associates in Arts, Architecture
Palm Beach Community College, 1999

17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*

ARCHITECTURAL REGISTRATIONS:
Florida, No. AR98054

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Leadership West Palm Beach, Class of 2016

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
WEST PALM BEACH UV SYSTEM TREATMENT PLANT
West Palm Beach, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2016	2018

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

Song + Associates served as prime architect of the design build team for the new UV Treatment plant to be added to the West Palm Beach WTP. The new process building houses the transfer pumps, UV disinfection system associated electrical, chemical storage and feed, interconnecting piping, and overhead doors for equipment access. The 10,647 sf building also needed to be integrated to the architecture of the historic 1920's pumping building.

b.

(1) TITLE AND LOCATION *(City and State)*
DISTRIBUTION CONTROL CENTER
West Palm Beach, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2015	2016

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

The Distribution Control Center (DCC) is a 71,055 SF, two-story expansion of the Command Center of this public utility in West Palm Beach. The facility serves as the primary Emergency Operations Center.

c.

(1) TITLE AND LOCATION *(City and State)*
SCHEMATIC DESIGN FOR WTP HARDENED TRAINING FACILITY
Jupiter, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2020	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

Song + Associates, Inc. provided services to develop a Conceptual Design and Cost Estimate package for the proposed Hardened Training Facility and Server Room. Our final concept design incorporates the program requirements, including a hardened IT server location, a hardened location for sheltering staff required to work during storm events, and a training room in a compact 2-story design.

d.

(1) TITLE AND LOCATION *(City and State)*
PALM BEACH COUNTY MOSQUITO CONTROL DIVISION
Lake Worth, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2021	2025 (est.)

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

New construction of multiple buildings on a 5.9 acre site including: a chemical storage facility (6,200 SF); workshop and equipment storage (4,800 SF); enclosed vehicle and equipment storage (9,840 SF); an office and light lab building (6,000 SF); and a fuel Island with canopy and control kiosk. 27,000 SF | $16M

e.

(1) TITLE AND LOCATION *(City and State)*
SHERIFF'S OFFICE DISTRICT 1 SUBSTATION AND MARINE UNIT
West Palm Beach, FL

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2018	2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

A new one-story office building to serve as the operations center for the Palm Beach County Sheriff's District 1 division. This hardened facility also includes the Marine Unit Vessel Maintenance facility annex and office space. The 4,500 SF work bay is equipped with an overhead crane. 27,000 SF | $11.3M (est.)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Andrew Nixon, P.E.	**Senior Geotechnical Engineer**	**20**	**3**

15. FIRM NAME AND LOCATION *(City and State)*

WIRX Engineering, LLC – 422 Meadowlark Drive, Jupiter, FL 33458

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science in Ocean Engineering, Florida Atlantic University, Florida	Professional Engineer, Florida (PE # 71458)

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Mr. Nixon has 20 years of experience including providing Environmental, Geotechnical and Construction Materials Testing Services for low and high-rise structures, infrastructure, utilities, water and wastewater treatment plants, pump stations, bridges, piers, stormwater treatment areas, canal improvements, reservoirs and dams, roadways, etc. He prepares and reviews geotechnical and materials engineering inspection reports, coordinates and supervises engineering staff and drilling personnel, and conducts foundation observations, foundation design reviews and geotechnical instrumentation monitoring.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: **PBCWUD Lift Station Rehabilitation (WUD Project No. 21-088), Various Cities with Palm Beach County, Florida**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2022 | CONSTRUCTION (If applicable) N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐ Check if project performed with current firm

Senior Geotechnical Engineer - Provided geotechnical engineering services for improvements to twenty-three (23) lift stations. The improvements included valve vault, piping, fittings, valves, base elbows, base plates, guide rails, non-clog submersible pumps, corrosion barrier system, by-pass connection, etc. Performed twenty-three (23) Standard Penetration Test (SPT) borings to a depth of 10 feet below the existing ground surface.

b.

(1) TITLE AND LOCATION *(City and State)*: **PBCWUD West Regional Wastewater Treatment Facility (WRWWTF) - Operations Building, Belle Glade, Florida**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2022 | CONSTRUCTION (If applicable) N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐ Check if project performed with current firm

Senior Geotechnical Engineer - Provided geotechnical engineering services for a new 2-story, operations building at the WRWWTF. Ground penetrating radar, soil borings and laboratory testing were conducted. Provided a “de-mucking” scheme that involves the removal of the organic soils and their replacement with suitable engineered fill material. Also, provided deep foundation design recommendations to bypass the unsuitable soils and transfer the structural loads to the underlying limestone.

c.

(1) TITLE AND LOCATION *(City and State)*: **City of Ft. Lauderdale - 54” Finished Water Line from Prospect Clean Water Center to Fiveash Water Treatment Plant Project, Fort Lauderdale, Florida**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2023 | CONSTRUCTION (If applicable) N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☒ Check if project performed with current firm

Senior Geotechnical Engineer – Provided geotechnical engineering services for the project, which included the design and construction of a new 54-inch diameter finished water pipeline (approximately 3.75 miles) from the Prospect CWC to the Fiveash WTP in Ft. Lauderdale, Florida. Performed sixteen (16) Standard Penetration Test (SPT) borings; five (5) to depths of 20, seven (7) to depths of 45 feet, and four (4) to depths of 70 feet below the existing ground surface.

d.

(1) TITLE AND LOCATION *(City and State)*: **Fiveash Water Treatment Plant – High Service Pump Station & Ground Storage Tank, Fort Lauderdale, Florida**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2024 | CONSTRUCTION (If applicable) N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☒ Check if project performed with current firm

Senior Geotechnical Engineer – Provided geotechnical engineering services for the project, which included the design of a high service pump station with associated diesel fuel storage tanks and a new ground storage tank at the City of Ft. Lauderdale’s Fiveash Water Treatment Plant. The water storage tank is approximately 160 feet in diameter with an operating water level of 33 feet, for a storage capacity of approximately 4 million gallons. A settlement analysis was conducted using the SIGMA/W module of GeoStudio.

e.

(1) TITLE AND LOCATION *(City and State)*: **Palm Beach County Emergency Operations Center - Four Points Connector, Palm Beach County, Florida**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2025 | CONSTRUCTION (If applicable) N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☒ Check if project performed with current firm

Senior Geotechnical Engineer – Provided geotechnical engineering services for the project, which includes a 2nd floor connector bridge to the Four Points County Office Building. During EOC activations, the Four Points building provides for the deployment of support operations such as, but not limited to, break areas, sleeping quarters, showers/restrooms, and the Emergency Information Center (EIC).

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Gregory Stelmack, PE	**Principal Engineer**	**38**	**3**

15. FIRM NAME AND LOCATION *(City and State)*

WIRX Engineering, LLC – 422 Meadowlark Drive, Jupiter, FL 33458

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
B.S. - Civil & Environmental Engineering, University of Wisconsin-Madison - 1989	PE: Florida No. 70556 (Original PE Registration in WI - PE No. 37085)

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Mr. Stelmack is an expert in providing geotechnical and materials engineering; materials testing and inspection; program/project management; and CEI services for pump stations, earthwork/reservoirs, commercial structures, and roadway/bridge structures. He has provided quality assurance/quality control for a wide variety of water resources, commercial, industrial, transportation, retail, and institutional projects. His skill set includes planning, design, permitting and construction management of new and rehabilitation projects. He is experienced with both standard and specialty field/laboratory testing equipment and specializes in providing design recommendations for deep and shallow foundation systems (i.e., water and wastewater treatment plants, commercial structures, bridge structures, transmission and communication towers, substations, dams, highways, road development and design, embankments and retaining structures). He has served as Engineer-of-Record on hundreds of projects and has served as Senior Project Manager and Senior Geotechnical Engineer for numerous large-scale and high-profile water resource-related projects for both private and public clients. He has a unique ability to assess existing systems and procedures to determine areas for improvement, resulting in cost savings, enhanced efficiencies, and diversified services. Mr. Stelmack has the following Florida certifications: FDOT TIN#: S345290653870, CTQP Drilled Shaft Inspector, CTQP Pile Driving Inspector. **Professional Organizations:** FES, ACEC, ASCE, AWRA Board Member, and WPB Gov Affairs Committee Member.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: **Utility Special District Annual Consulting Engineer Inspection Services, Riviera Beach, Palm Beach County, FL**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2022 | CONSTRUCTION (If applicable) N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐ Check if project performed with current firm

CEI Administrator / Lead Engineer. Providing Construction Management and Inspection Services on multiple projects in support of Riviera Beach's Construction Program and assisting in the implementation of its newly created Water/Wastewater Master Plan which defines the short- and long-range planning needs, operational and maintenance issues that impact the City.

b.

(1) TITLE AND LOCATION *(City and State)*: **Palm Beach County School District – Continuing Contract for Geotechnical Engineering, Palm Beach County, Florida**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2022 | CONSTRUCTION (If applicable) N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐ Check if project performed with current firm

Mr. Stelmack served as the Sr. Contract Manager and Senior Project Manager for multiple terms of this Continuing Services Contract providing Geotechnical Engineering and Construction Materials Testing and Inspection services oversight on over 100 Palm Beach County School District Projects. Typical individual project experience has included additions, hardenings, and new structures. Palm Beach County School District Projects managed over the last 5 years.

c.

(1) TITLE AND LOCATION *(City and State)*: **Water and Sanitary Sewer System Improvements for Utility Analysis Zones 110, 111, 113A and 113B, Broward County, Florida**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2022 | CONSTRUCTION (If applicable) N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐ Check if project performed with current firm

Mr. Stelmack served as the Sr. Contract and Project Manager for this 5-year plus Construction efforts for this multi-phased utility replacement projects. Provided Testing, Inspection and Geotechnical Laboratory support for the replacements of 168,100 LF of existing water mains, 122,100 LF sanitary sewer mains, and 23,600 LF of force mains.

d.

(1) TITLE AND LOCATION *(City and State)*: **CEI Services for Hendricks Isle Seawall Replacement, Fort Lauderdale, Florida.**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2021 | CONSTRUCTION (If applicable) N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐ Check if project performed with current firm

Senior Geotechnical Engineer – Provided geotechnical engineering services for the project, which included the design of a high service pump station with Mr. Stelmack served as the Sr. Project Manager and Materials EOR for this Construction project. Provided QA Materials Testing and Inspection Services, Pre and Post Condition Surveys for surrounding facilities, and Vibration Monitoring.

e.

(1) TITLE AND LOCATION *(City and State)*: **Isles of Palms Seawall Project, Fort Lauderdale, Florida**

(2) YEAR COMPLETED: PROFESSIONAL SERVICES 2021 | CONSTRUCTION (If applicable) N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☐ Check if project performed with current firm

Mr. Stelmack served as the Sr. Project Manager and Materials EOR for this Construction project. Provided QA Materials Testing, Inspection, and Laboratory Testing.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
William Shockley	President/Owner	30+	25+

15. FIRM NAME AND LOCATION *(City and State)*
Cyber Electric of Central Florida, Inc.

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Master Electrician	EC13002257 – State of Florida

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Yankee Lake Phase 1 Improvements Sanford, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2010	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Reclaimed Water Treatment Improvements - President

Large Project - $1,318,463.00

b.

(1) TITLE AND LOCATION *(City and State)*
WTP 8 Anion Improvements West Palm Beach, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2018	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Installation of New Anion System -President

Large Project - $1,483,000.00

c.

(1) TITLE AND LOCATION *(City and State)*
Broward County WTP Improvements -181 and 3A Dania Beach, FL and Ft. Lauderdale, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2025	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Install High Service Pump Stations and 1 Million Gal Tanks at 2 Water Treatment Plants – President

Large Project - $ 3,298,000.00

d.

(1) TITLE AND LOCATION *(City and State)*
PS 310 Improvements Ft. Lauderdale, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2015	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Install New High Service Pump Systems - President

Medium Project - $499,900.00

e.

(1) TITLE AND LOCATION *(City and State)*
Midway Road WTP & Ground Storage, Ft. Pierce

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
2013	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

[X] Check if project performed with current firm

Install New High Service Pump System and .5 Million Gal Tank – President

Medium Project - $470,000.00

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*	20. EXAMPLE PROJECT KEY NUMBER 1

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)
TROPICAL FARMS 4.6-MGD BRACKISH WATER EXPANSION, STUART, FL	Ongoing	N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Martin County Utilities	Jeremy Covey	772.221.2353

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Kimley-Horn was selected by Martin County Utilities to lead the expansion of the Tropical Farms Water Treatment Plant (TFWTP), a vital facility serving over 60% of the county's water needs. Driven by rapid population growth and increasing demand, the project aims to boost the plant's capacity from 10.7 to 15.3 million gallons per day. This expansion will not only meet current and future water requirements but also enhance system reliability and resiliency for the community.

The project scope includes comprehensive design, permitting, and bid phase services. Major improvements involve the addition of a new Floridan well, expansion of reverse osmosis (RO) treatment capacity, increased chemical storage, new ground storage tanks, upgraded electrical and control systems, and significant site and yard piping enhancements. Kimley-Horn's responsibilities also cover environmental due diligence, geotechnical investigations, and detailed engineering for all process, storage, and pumping systems. The team is managing all regulatory approvals, including coordination with state and county agencies for site plan and environmental permitting.

Throughout the project, Kimley-Horn is providing robust project management, facilitating stakeholder workshops, and ensuring clear communication with Martin County staff. The firm's technical expertise and collaborative approach are central to delivering a resilient, efficient, and future-ready water treatment facility.

Consultant fee: $1.7M

Project Highlights

- Major Process and Infrastructure Upgrades
- Regulatory and Environmental Compliance
- Stakeholder Engagement and Training

Kimley»Horn

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn and Associates, Inc.	West Palm Beach, FL	Prime Engineer
b.	C&W Engineering, Inc.	West Palm Beach, FL	Subconsultant
c.	Control Systems Design, Inc.	Bradenton, FL	Subconsultant

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **2**

21. TITLE AND LOCATION *(City and State)*

STUART 1.5-MGD BRACKISH WATER EXPANSION STUART, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)
2021	2024

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
City of Stuart, FL	Peter Kunen	772.288.5332

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The City selected Kimley-Horn as the engineer-of-record for its membrane treatment plant expansion including the design, permitting, bidding, and construction phase services for new FAS well and 1.5-MGD reverse osmosis plant to supplement the City's existing 6.0-MGD lime softening facilities. This project does not increase the overall capacity of the water system but will provide the ability to utilize and treat an alternative water supply to be blended with lime softened, filtered surficial aquifer water and sustain the current capacity at the City's potable water treatment facility. The three-dimensional design and BIM platform enables the City to have a foundation and full detail data entry for an asset management system. The City benefited from the live access to the three-dimensional design as the process was being developed, including real-time reviews of the design as it was being updated throughout the design process. The design was completed with reverse osmosis components inside a new process building, post-treatment clearwell, degasification and odor control facilities, chemical feed systems, and an emergency generator.

Cost: $1.2M (Design)/$16.9M (Construction)

Project Highlights

- Permitting and Regulatory Compliance
- Integration of New and Existing Systems
- Comprehensive Delivery

Kimley»Horn

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn and Associates, Inc.	West Palm Beach, FL	Prime Engineer
b.	Kimley-Horn and Associates, Inc.	Palm Beach Gardens, FL	Prime Engineer
c.	C&W Engineer, Inc.	West Palm Beach, FL	Subconsultant
d.	Aerex Industries, Inc.	Fort Pierce, FL	RO Membrane OEM, Installer, and Start-up services

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **3**

21. TITLE AND LOCATION *(City and State)*

SOUTH OSLO ROAD WATER TREATMENT IMPROVEMENTS, INDIAN RIVER COUNTY, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)
2021	2024

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Indian River County	Harrison Youngblood	772.226.4343

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Indian River County Utilities Department of Utility Services is in the final stages of completing improvements to their South Oslo Road Water Treatment Plant. This work consisted of major rehabilitation, redundancy, and resiliency components. Included in these improvements were replacement of their four 1.5-MGD membrane trains with new rated for 1.875 MGD at 85% recovery, process piping replacement, addition of new process piping, two new high service pumps, chemical feed system improvements, Membrane Clean-In-Place System replacement, structural improvements, electrical improvements, Programmable Logic Controller (PLC) improvements to the WTP and wellfield, and other ancillary work necessary to support the proposed increase in rated treatment capacity of 8.57 MGD to 9.0 MGD.

Cost: $1.5M (Design)/$12M (Construction)

Project Highlights

- Major Rehabilitation and Capacity Increase
- Electrical Improvements and PLC Upgrades
- Redundancy and Resiliency

Kimley»Horn

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn and Associates, Inc.	West Palm Beach, FL	Prime Engineer
b.	C&W Engineering, Inc.	West Palm Beach, FL	Subconsultant
c.	Control Systems Design, Inc.	Bradenton, FL	Subconsultant
d.	Aerex Industries, Inc.	Fort Pierce, FL	Stainless Steel Fabricator

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: 4

21. TITLE AND LOCATION *(City and State)*

MEMBRANE PLANT 2 EXPANSION WELLINGTON, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)
2023	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Village of Wellington	Anjuli Panse	561.791.4145

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Kimley-Horn recently prepared a Membrane Treatment System Improvement Plan that evaluated impacts to source water supply and membrane treatment equipment associated with increasing capacity to achieve 13 MGD with the membrane systems only. This includes expansion of M1 to provide 5.9 MGD of capacity and expansion of M2 to provide 7.1 MGD of treatment capacity.

Project Highlights

- Under Construction
- Project will provide net gain of 1.8 MGD NF capacity through modifications of existing trains

As part of the initial shift in treatment capacity from lime softening to membrane treatment, the Village has constructed Nanofiltration (NF) Train #8 to provide a total membrane treatment capacity of 9.4 MGD (M1 + M2). This train was completed in December 2023. Train 8 is currently in operation and exhibiting feed pressures ~15 psi lower than the other M2 Trains. In addition to Train 8 construction, this project also consisted of membrane replacement in Trains 2, 3, 4, 5, 6, & 7 which resulted in elevated hardness and alkalinity values in the permeate without compromising PFAS rejection. The lead elements in each train were replaced with lower rejection elements, providing the Village benefit of enhancing permeate water quality and reducing the need for further stabilization of the degasified permeate with clearwell and post-treatment improvements.

The next step towards achieving additional membrane treatment capacity is to shift plant ratings by reducing the lime softened blend water flows and include enhancements to NF Train 6, 7 and 8 to achieve the desired buildout capacity of 2.36 MGD per NF train, or an increase in total treatment capacity of 7.1 MGD for M2. This M2 Expansion project includes modifications to existing train frames and process piping to facilitate buildout of each train frame from 1.8 to 2.36 MGD of permeate production. The work includes design modifications to the frame to accommodate additional vessels, membrane selection, process piping modifications, pressure vessel replacement, permitting, and construction oversight. This project is currently under construction and anticipated to be completed in FY26.

Project Cost: $110,000 (fee)/ Project Construction: $1.9M

Kimley»Horn

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn and Associates, Inc.	West Palm Beach, FL	Prime Engineering
b.	Aerex Industries, Inc.	Fort Pierce, FL	RO Membrane OEM, Installer, and Start-up Services

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*	20. EXAMPLE PROJECT KEY NUMBER 5

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)
TROPICAL FARMS MEMBRANE, REPLACEMENT, STUART, FL	2019	2021

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Martin County Utilities	Jeremy Covey	772.221.2353

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Kimley-Horn was retained to evaluate the water treatment membranes and design a replacement plan. The Tropical Farms brackish reverse osmosis (RO) membrane treatment plant was commissioned in June 2005. The existing membrane elements had reached their useful life and appeared to operate at higher feed-pressures than what they experienced at startup in 2005. Although life expectancy can vary, elements that are more than 10-years old typically do not perform as well. The raw water quality was evaluated from each of the wells to identify which alternative membrane element types (salt rejection, flux) would replace the existing membranes. Membrane manufacturers were evaluated and assistance with procurement was provided. Technical specification for the owner were prepared. Additional tasks included coordination with FDEP, bid support services, and construction phase services.

During the course of the construction process, it was found that the pressure vessels were compromised and replacement was warranted. Kimley-Horn worked with the Owner and the Contractor to replace all of the existing RO pressure vessels throughout the WTP to ensure a fully functioning and safe system. This project also included replacement of the trim control valves. This improvement provided significant benefit to the operation of the RO train and maintaining the desired system recovery.

As part of this project, Kimley-Horn prepared an evaluation of the existing energy recovery devices. The evaluation outlined a payback period that MCU was favorable to MCU and is being explored as part of the RO expansion project that is currently ongoing.

Consultant fee/construction cost: $57,529/$1.1M

Project Highlights

- Manufacturer Evaluation and Procurement Services
- Bidding and Construction Services
- Evaluated Energy Recovery Devices.

Kimley»Horn

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn and Associates, Inc.	West Palm Beach, FL	Prime Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **6**

21. TITLE AND LOCATION *(City and State)*

TROPICAL FARMS 8.0-MGD BRACKISH WATER EXPANSION, STUART, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)
2003	2007

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Martin County Utilities	Jeremy Covey	772.221.2353

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Kimley-Horn provided all phases of design, permitting, construction, and SCADA system integration for their 8.0-MGD RO WTP expansion. The design included innovative techniques, including use of multiport vessels and interstage energy recovery devices on the RO system which resulted in a significant operational cost savings to MCU. Services provided by Kimley-Horn included: SFWMD water use permitting of surficial and Floridan aquifer; FDEP water plant permitting; Martin County Health Department permitting for well siting permits; preliminary design studies; pilot testing oversight; electrical, process, chemical, instrumentation and control, SCADA system programming and integration, mechanical, structural, architectural, site/civil, environmental, hydraulics designs; bidding phase services; construction administration and resident project representation; startup and training of operations staff; procurement of direct purchase equipment and coordination with Owners on-call contractors; hydrogeology services, public meetings on project status. The Tropical Farms RO WTP has been an award winning facility and has been a reliable workhorse for MCU's water system.

Cost: $9M (Design)/$23 M (Construction)

Project Highlights

- Comprehensive Project Delivery
- Innovative RO System Design
- Permitting and Regulatory Compliance
- Comprehensive Staff Training and Startup Support

Kimley»Horn

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn and Associates, Inc.	West Palm Beach, FL	Prime Engineer
b.	C&W Engineering, Inc.	West Palm Beach, FL	Subconsultant
c.	Aerex Industries	Fort Pierce, FL	RO Membrane OEM, Installer, and Start-up services
d.	Control Systems Design, Inc.	Bradenton, FL	PLC Programming

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*	20. EXAMPLE PROJECT KEY NUMBER 7

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)
MEMBRANE PLANT 2 TRAIN 8, WELLINGTON, FL	2021	2023

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Village of Wellington	Anjuli Panse, PE	561.791.4145

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Kimley-Horn recently prepared a Membrane Treatment System Improvement Plan that evaluated impacts to source water supply and membrane treatment equipment associated with increasing capacity to achieve 13.2 MGD with the membrane systems only. This includes expansion of M1 to provide 5.9 MGD of capacity and expansion of M2 to provide 7.1 MGD of treatment capacity.

As part of the initial shift in treatment capacity from lime softening to membrane treatment, the Village constructed Nanofiltration (NF) Train #8 to provide a total membrane treatment capacity of 9.4 MGD (M1 + M2). This train was completed in December 2023. Train 8 is currently in operation and exhibiting feed pressures ~15 psi lower than the other M2 Trains. In addition to Train 8 construction, this project also consisted of membrane replacement in Trains 2, 3, 4, 5, 6, & 7 which resulted in elevated hardness and alkalinity values in the permeate without compromising PFAS rejection. The lead elements in each train were replaced with lower rejection elements, providing the Village benefit of enhancing permeate water quality and reducing the need for further stabilization of the degasified permeate with clearwell and post-treatment improvements. Train 8 was constructed with future expansion in mind as there are open spots on the frame to accept additional pressure vessels to expand the train from 1.8 to 2.4 MGD.

Consultant fee/construction cost: $110,000/$1.9M

Project Highlights

- Capacity Expansion
- Comprehensive Services and Regulatory Compliance
- Operational Efficiency
- Flexible Infrastructure for Future Growth

Kimley»Horn

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn and Associates, Inc.	West Palm Beach, FL	Prime Engineer
b.	Aerex Industries, Inc.	Fort Pierce, FL	RO Membrane OEM, Installer, and Start-up services

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: **8**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)
TROPICAL FARMS FLORIDAN AQUIFER WELLS 6 AND 7, STUART, FL	2020	2022

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Martin County Utilities	Jeremy Covey	772.221.2353

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

This project included drilling and construction of a sixth and seventh well to provide Floridan raw water to the Tropical Farms RO WTP, which has four RO trains. The siting of the wells was in the western area of Halpatiokee Park along SW Lost River Road. The scope of work included: well siting and raw water main route evaluation; preparation of design drawings and specifications for Wells TFRO-6 and TFRO-7; permitting assistance; preparation of design drawings and specifications for the raw water main; meetings; and bidding assistance.

Project Highlights

- Permitting and Regulatory Compliance
- Well Siting, Design, and Permitting
- Raw Water Main Infrastructure

The additional wells provide MCU with the ability to operate an additional well per RO train in operation, reducing the amount of overall well pumpage with the intent of mitigating raw water quality degradation. Additionally, this project provided improvements to the raw water piping infrastructure, allowing the Floridan wellfield to be split into a "North" and "South" sections, providing redundancy and resiliency in the instance of a potential raw water main failure in the future.

Cost: $550K (Design)/$5.2M (Construction)

Kimley»Horn FLORIDA DRILLING

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Florida Design Drilling, LLC	West Palm Beach, FL	Prime Contractor
b.	Kimley-Horn and Associates, Inc.	West Palm Beach, FL	Prime Engineer
c.	Control Systems Design, Inc.	Bradenton, FL	Subconsultant
d.	C&W Engineering, Inc.	West Palm Beach, FL	Subconsultant

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER: 9

21. TITLE AND LOCATION *(City and State)*

WELLS 8A, 9A, 10A, 11A, AND 12A REPLACEMENTS, JUPITER, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)
Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Town of Jupiter Utilities	Amanda Barnes	561.741.2537

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Under our continuing services contract, Florida Drilling Design and Kimley-Horn were retained by the Town of Jupiter for engineering services for wellhead and electrical improvements of SF wells 8A, 9A, 10A, 11A, and 12A. The scope includes site grading, concrete pump support pad, well pump, piping, valves and fittings, field instruments, concrete pipe supports VFD control panel, RTU panel, and electrical disconnect.

The project also requires furnishing and installing power conductors and fiber optic cable from the Well 8A location to the Central Blvd High Service Pump Station Electrical Building through existing conduits and pullboxes as shown on the construction drawings. The improvements will require flushing and disinfection of the well and raw water piping, equipment start-up, and site restoration.

Cost: $118K

Project Highlights

- Site Grading
- Furnishing and Installing New Well Pumps, Piping, Valves, and Fittings
- Electrical Improvements
- Equipment Start-Up and Commissioning for All New Installation

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Florida Design Drilling, LLC	West Palm Beach, FL	Prime Contractor
b.	Kimley-Horn and Associates, Inc.	West Palm Beach, FL	Prime Engineer
c.	C&W Engineering, Inc.	West Palm Beach, FL	Subconsultant

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*	20. EXAMPLE PROJECT KEY NUMBER 10

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)
MOBILE BED ABSORBERS (MBA) BLOWER REPLACEMENTS JUPITER, FL	2025	Ongoing

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Town of Jupiter Utilities	Rebecca Wilder	561.741.2635

The Town of Jupiter utilize MBA scrubber units at the Jupiter Water Treatment Plant that were originally designed by Kimley-Horn and have been in service since approximately 1991. The Town found that the degasification system was not adequately stripping hydrogen sulfide from the RO permeate and requested Kimley-Horn to reviewed the post treatment system to identify the reason. Kimley-Horn review the performance of the degasifiers and blowers in an effort to improve the performance of the units but found the blowers were providing approximately 50% of the 30,000 cfm of required airflow to the three degasifiers. Kimley-Horn recommended that the blowers be replaced to provide the required minimum air flow. During the initial study phase of the project Kimley-Horn recommended that the Town relocate the blowers to provide better access for maintenance which required an extension of the blower/ MBA foundation, new suction and discharge ductwork, and relocation of the 24" transfer main from under the proposed foundation extension. Kimley-Horn completed the design and construction phase services necessary to support the MBA Blower replacements including ventilation calculations to provide 15,000cfm to each MBA vessel, 100 hp blower selections, construction drawings, and equipment start-up assistance.

Cost: $115K (Design)/$1.164M (Construction)

Project Highlights

- Performance Optimization
- Design for Maintainability and Operational Access
- Enhanced Maintenance Access
- Construction Phase Services and Start-Up Support

Kimley»Horn FLORIDA DRILLING

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Florida Design Drilling, LLC	West Palm Beach, FL	Prime Contractor
b.	Kimley-Horn and Associates, Inc.	West Palm Beach, FL	Prime Engineer

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Dan Ringdahl	Design-Build Project Manager								X	X	X
Mike Black	Preconstruction Manager, Permitting, Mechanical/HVAC								X	X	X
Noah Ringdahl	Principal-in-Charge								X	X	X
Mike Schwartz, PE	Principal-in-Charge										
Kevin Schanen, PE,	Principal-in-Charge						X				X
Jason Lee, PE	Design Manager, Process Design, Permitting, Bid Phase, Construction Phase Services (Engineering), Mechanical/ HVAC	X	X	X			X			X	X
Dan Sjong	Construction Manager										
Fernanda Sousa	Assistant Project Manager									X	X
Lance Littrell, PE,	Senior QC/QA		X								
Eric Dole, PE (CO)	Senior QC/QA										
J. Casey Long, PE	Structural		X								X
Seth Schmid, PE	Structural						X				
George Honiotes, PE (GA)	Structural	X								X	X
Jason Webber, PE	Site Civil, Permitting	X									
Jordan Haggerty, PE	Site Civil										
Mariana Lopez Ramirez, EI	Site Civil	X									
Nick Black, PE	Process Design, Permitting, Bid Phase, Mechanical/HVAC	X	X	X	X	X		X	X	X	X
Mark Miller, PE	Process Design	X	X	X	X	X	X	X	X		
Fannie Howard, PE	Process Design	X		X					X		
Marlon Ramirez, PE	Process Design		X	X							
Daniel Cornu, EI	Process Design, Bid Phase, Construction Phase Services (Engineering)	X			X	X		X		X	

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Tropical Farms 4.6-MGD Brackish Water Expansion, Stuart, FL	6	Tropical Farms 8.0-MGD Brackish Water Expansion, Stuart, FL
2	Stuart 1.5-MGD Brackish Water Expansion Stuart, FL	7	Membrane Plant 2 Train 8, Wellington, FL
3	South Oslo Road Water Treatment Improvements, Indian River County, FL	8	Tropical Farms Floridan Aquifer Wells 6 And 7, Stuart, FL
4	Membrane Plant 2 Expansion, Wellington, FL	9	Wells 8A, 9A, 10A, 11A, and 12A Replacements, Jupiter, FL
5	Tropical Farms Membrane Replacement, Stuart, FL	10	Mobile Bed Absorbers (MBA) Blower Replacements Jupiter, FL

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Chris Sullivan, EI	Process Design, Construction Phase Services (Engineering)									X	X
Cole Newman, EI	Process Design, Construction Phase Services (Engineering)	X								X	X
Evan Ghidella, EI	Process Design, Construction Phase Services (Engineering)		X	X							
Gina Cassulo, PE	Permitting										
Nicki Russo, EI	Bid Phase, Mechanical/HVAC	X								X	X
Jim Farrell	Construction Phase Services (On-Site)	X		X	X	X		X			
Bill Dudak, CWTPO	Construction Phase Services (On-Site)									X	X
Tori Bacheler, PWS	Environmental										
Shelby Oenbrink, PWS	Environmental										
Diana Bello	Funding and Grants										
Ricky Barnes, PSM - BSM & Associates	Survey										
Mike Guida, PE - C&W Engineering, Inc.	Electrical, Mechanical/HVAC	X		X	X		X		X	X	X
Jose Reyes - C&W Engineering, Inc.	Electrical, Mechanical/HVAC	X	X	X	X		X		X	X	X
Mark Biehl, PE - Control Systems Design, Inc.	PLC Programming	X	X	X			X		X	X	X
Andrew Nixon, PE- WIRX	Geotechnical										
Gregory Stemlack, PE- WIRX	Geotechnical										
Robert Castrovinci, AIA, RA, NCARB - Song + Associates	Architecture										
Montroe Hopkins - Aerex	RO Membrane OEM, Installer, and Start-up services		X	X	X			X			
Rodney Miller, PG - McNabb-Miller Hydrogeologic Consulting, Inc.,	Hydrogeology										
David McNabb, PG - McNabb-Miller Hydrogeologic Consulting, Inc.,	Hydrogeology										
William Shockley - Cyber of Central Florida, Inc.	I&C Controls										X

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Tropical Farms 4.6-MGD Brackish Water Expansion, Stuart, FL	6	Tropical Farms 8.0-MGD Brackish Water Expansion, Stuart, FL
2	Stuart 1.5-MGD Brackish Water Expansion Stuart, FL	7	Membrane Plant 2 Train 8, Wellington, FL
3	South Oslo Road Water Treatment Improvements, Indian River County, FL	8	Tropical Farms Floridan Aquifer Wells 6 And 7, Stuart, FL
4	Membrane Plant 2 Expansion, Wellington, FL	9	Wells 8A, 9A, 10A, 11A, and 12A Replacements, Jupiter, FL
5	Tropical Farms Membrane Replacement, Stuart, FL	10	Mobile Bed Absorbers (MBA) Blower Replacements Jupiter, FL

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(CONTINUED)

Qualification Statement (SF330)
Additional Information

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Additional Information

A) KEY MANAGEMENT AND SUPERVISORY PERSONNEL

Florida Design Drilling, LLC (FDD) is a licensed water well and general contractor and leading provider of water well drilling and water resource construction services located in West Palm Beach specializing in solutions for industrial, irrigation, and commercial clients. For over 100 years the Ringdahl family of FDD has been trusted with some of America's most challenging municipal, industrial, irrigation, and commercial water drilling projects. Starting in 2005 FDD diversified their services to include general contracting and more specifically construction of water and wastewater utility infrastructure. Some of these projects include Fort Pierce Utility Authorities Repump Facility #1 Improvements, City of West Palm Beach Liftstation #23 Improvements, Town of Jupiter MBA Blower Replacements, and Palm Beach County WTP Electrical Building and High Service Pump Improvements. As fourth generation inheritors of this legacy, FDD has embedded the values of hard work, excellence, and honesty into our culture to uphold the water drilling heritage of our family.

Our key management and supervisory personnel are dedicated to ensuring we help the District develop a water treatment plant that meets the community needs. Our leadership staff will be directly involved in this project and you can ensure we will handle this with the same quality and care you have learned to expect from working with us.

Staff and subconsultant resumes are included in the SF330 section of this qualifications package.

Dan Ringdahl

CEO, Design-Build Project Manager

YEARS IN POSITION: 20

YEARS OF SIMILAR EXPERIENCE: 50

Dan Ringdahl, CEO and Co-Founder of FDD will lead our team as design-build project manager for this contract. With a lifelong background in the well-drilling industry, he brings extensive experience in drilling throughout Florida, covering all types of public water supply wells, from Surficial to Floridan aquifers, as well as deep injection wells, deep supply wells, ASR wells, and a variety of monitor wells. He is highly skilled in hydrogeological testing, including aquifer tests, single and dual packer testing, coring, mechanical integrity testing, and well acidization. Dan is also proficient in a wide range of drilling procedures, such as mud rotary, cable tool, reverse air, straight air, straight water, and the use of biodegradable fluids. While Dan is renowned for his well drilling experience he has also led major construction projects as CEO of FDD. These projects include construction of wastewater plants, large booster water repump facilities, electrical building construction that included complex phasing of electrical gear, and regional wastewater pump station construction. All of these projects required expertise in complex construction phasing required to maintain service for existing infrastructure to be replaced and detailed start-up services required to bring electrical and mechanical improvements online. His decades of hands-on leadership and technical expertise make him exceptionally qualified to manage the design-build process and deliver successful project outcomes.

PROJECT EXPERIENCE:

- Tropical Farms Floridan Aquifer Wells 6 and 7, Stuart, FL
- WTP #11 Electrical Building Replacement, Palm Beach County, FL
- North Hutchinson Island Repump #1, Improvements, Fort Pierce, FL

Noah Ringdahl

President, Principal-in-Charge

YEARS IN POSITION: 16

YEARS OF SIMILAR EXPERIENCE: 30

Noah Ringdahl is President of Operations and Engineering at FDD and a fourth-generation well drilling contractor, bringing a wealth of industry knowledge and leadership to the role of principal-in-charge for this contract. Since 2009, Noah has led a first-class organization of 125 employees, overseeing project management, estimating, drilling, construction, and engineering teams. Under Noah's leadership FDD grew their construction company from primarily being a well drilling contractor to a firm known for building complex water and wastewater projects. Prior to joining FDD in 2008, he worked as a Process, Instrumentation, and Controls Engineer at CH2M Hill, focusing on process mechanical engineering and the design and implementation of water plant systems for major utilities in the US and Australia.

PROJECT EXPERIENCE:

- Tropical Farms Floridan Aquifer Wells 6 and 7, Stuart, FL
- WTP #11 Electrical Building Replacement, Palm Beach County, FL
- North Hutchinson Island Repump #1, Improvements, Fort Pierce, FLt

Mike Black

Senior Vice President, Preconstruction Manager

YEARS IN POSITION: 9

YEARS OF SIMILAR EXPERIENCE: 24

Mike Black, our Senior Vice President, brings unparalleled expertise to the role of preconstruction manager for this contract. His extensive background includes the management, design, permitting, and project oversight of deep injection wells (DIW), Aquifer Storage and Recovery (ASR) wells, and both Floridan and Surficial/ Biscayne aquifer water supply wells. Mike has successfully led projects for a diverse range of clients, including municipal utilities and major energy providers, and has overseen both new construction and rehabilitation efforts for critical water infrastructure. His proven leadership, technical proficiency, and hands-on experience with complex well systems make him exceptionally qualified to guide the preconstruction phase and ensure the project's success.

PROJECT EXPERIENCE:

- Tropical Farms Deep Injection Well System, Martin County, FL
- Upper Floridan Aquifer Supply Wells (Two total UFA wells), Miramar, FL
- North Springs Improvement District IW-1, Coral Springs, FL

Dan Sjong

Lead Project Manager (Construction)/Estimator

YEARS IN POSITION: 1

YEARS OF SIMILAR EXPERIENCE: 28

Dan Sjong is a seasoned construction professional with 28 years of experience in industrial construction project management, specializing in municipal and water infrastructure projects across Florida. Prior to joining FDD, Dan has overseen the preconstruction and construction management of a $350 million design-build water treatment facility, leading both construction and design teams from initial planning through completion. He has a proven track record of delivering municipal construction contracts on time and within budget, with a keen ability to anticipate project challenges, assess market conditions, and implement effective risk mitigation strategies. Dan is highly skilled in estimating, contract negotiation, project scheduling, and maintaining critical relationships, consistently maximizing profitability while uniting diverse teams to achieve project goals. His deep knowledge of construction law, insurance, and quality control, combined with a reputation for perseverance and leadership, make him exceptionally qualified to serve as lead project manager for the new RO WTP in Florida.

PROJECT EXPERIENCE:

- NDWWTP CD 3.05 (2) Secondary Clarifiers Improvements, Miami-Dade County, FL
- NDWWTP CD 3.06 Disinfection Improvements, Miami-Dade County, FL
- Lindenhurst Waste Water Treatment Plant, Lindenhurst, IL

Fernanda Sousa

Assistant Project Manager

YEARS IN POSITION: 2

YEARS OF SIMILAR EXPERIENCE: 6

Fernanda Sousa is a reliable and detail-oriented civil engineer with over six years of experience in heavy highway and general construction, specializing in municipal water and wastewater infrastructure. Fernanda leads the estimation, scheduling, and execution of diverse scopes of work including well piping, stormwater drainage, concrete foundations, earthwork, asphalt paving, traffic control, MEP systems, and landscaping. She is adept at coordinating with building departments for permitting, managing subcontractor and vendor buyouts, and ensuring compliance through meticulous submittal reviews. She brings a proven track record of delivering multi-million-dollar projects on time and within budget, and excels in fostering collaboration among trades, engineers, clients, and vendors. Her leadership in project meetings and ability to prioritize key tasks make her an invaluable asset to any team.

PROJECT EXPERIENCE:

- Indiantown/Terra Lago WWTP Design Build, Indiantown, FL
- Indian River County, West Regional Wastewater Treatment Facility Effluent, Vero Beach, FL
- Palm Springs Main and Pratt NH3 Upgrade, Village of Palm Springs, FL

B) ENGINEERING POINT OF CONTACT AND OTHER PERSONNEL

FDD's emphasis on dynamic teamwork and quality performance serves as the foundation from which we select our subconsultant partners. We work diligently to pursue firms who are respected and accomplished in their respective fields and demonstrate enthusiasm to be a part of our team and serve their local community. We pursue subconsultants we have worked with in the past and have proven their ability to perform up to the standards we expect. Our team believes we have a responsibility to provide the best possible client service to you as your consultant and we expect the same level of commitment from each of our subconsultants. For this important contract, we have recruited the following expert subconsultants to round out our team.

Kimley-Horn and Associates, Inc.

Lead Design Firm, Engineering Contact

Founded in 1967, Kimley-Horn is a full-service, employee-owned, multidisciplinary consulting firm that provides a wide range of engineering, planning, landscape architecture, and environmental services to both public and private sector clients. For this contract, Kimley-Horn will serve as the lead design firm.

From its beginnings as a small group of engineers and planners, the firm has grown into one of the nation's most respected consulting engineering companies and a recognized leader in land development. Today, Kimley-Horn employs nearly 9,500 professionals across 147 offices nationwide, delivering comprehensive consulting services to local, regional, national, and international clients.

Kimley-Horn's consistent growth and stability are reflected in its steady rise on Engineering News-Record's (ENR) annual rankings of the 500 largest U.S. design firms. First appearing on the list in 1981 at rank 421, the firm reached 8th overall and 4th among the top 100 "pure design firms" in 2024. This success is driven by a longstanding commitment to responsive client service and continuous quality improvement.

Jason Lee, PE

Design Manager

YEARS IN POSITION: 22

YEARS OF SIMILAR EXPERIENCE: 22

Jason Lee, PE, will serve as the design manager for this contract. Jason is a seasoned water resource engineer with over 22 years of experience designing, permitting, and managing construction for water and wastewater treatment facilities across Southeast Florida. He has led the delivery of numerous reverse osmosis (RO) water treatment plants, pump stations, and utility infrastructure projects, including Floridan Aquifer wells and advanced RO systems. His expertise spans every aspect of utility design, from site development and permitting to start-up and staff training, making him uniquely qualified to act as the design manager for this project. Jason's hands-on approach, deep knowledge of Florida's regulatory landscape, and proven success with large, multi-disciplinary municipal projects ensure that he will deliver a complete, efficient, and future-ready ROWTP facility that meets all technical and operational requirements.

PROJECT EXPERIENCE:

- Tropical Farms 8.0MGD Brackish Water Expansion, Martin County, FL
- Martin County Floridan Aquifer Wells 6 and 7, Martin County, FL
- Stuart 1.5MGD Brackish Water Expansion, Stuart, FL

Kevin Schanen, PE

Principal-in-Charge, Board of Directors

YEARS IN POSITION: 27

YEARS OF SIMILAR EXPERIENCE: 29

Kevin has more than 27 years of diverse municipal engineering and project management experience. He has led a wide variety of municipal engineering projects, including coastal structures, recreational facilities, streetscape projects, stormwater improvements, structural designs, utility infrastructure and treatment projects, restoration and rehabilitation, marina development, and many other general infrastructure improvements. Kevin's experience includes the analysis on a variety of civil engineering projects, including research, design calculations, field work, and observation. He works closely with our water resources team on water treatment and utility projects, especially for permitting issues. Kevin has overseen numerous municipal infrastructure and utility projects, as well as a major water treatment plant construction projects.

PROJECT EXPERIENCE:

- Tropical Farms 8-MGD WTP Expansion, Martin County, FL
- Supplemental Blend Box, Jupiter, FL
- East Central Regional Water Reclamation Facility (ECRWRF), 70-MGD WWTP Improvement Evaluation and Design, West Palm Beach, FL

Mike Schwartz, PE

Principal-in-Charge

YEARS IN POSITION: 29

YEARS OF SIMILAR EXPERIENCE: 17

Mike has more than 29 years of experience in design, permitting, and management of engineering projects; planning, developing, and coordinating engineering documents; and coordinating project drafting, drainage analysis, stormwater modeling, and construction observation. His design experience includes storm drainage, water management, and utility coordination for roadway design and land development projects. Mike also has been responsible for preliminary engineering on private land development projects, performance of traffic engineering analyses, and preparation of developments of regional impact (DRIs).

PROJECT EXPERIENCE:

- Palm Beach Park of Commerce Utility Services, Jupiter, FL
- JFK North Emergency Department Expansion, West Palm Beach, FL
- Town of Jupiter Municipal Complex and New Police Station, Jupiter, FL

Lance Littrell, PE

Senior QC

YEARS IN POSITION: 24

YEARS OF SIMILAR EXPERIENCE: 9

Lance has 24 years of experience successfully delivering water, wastewater, and reclaimed water utility projects throughout Florida. His municipal experience includes a well-rounded portfolio of planning, design, construction inspection, and start-up services, as well as operations assistance. Lance also brings significant experience in design and hands-on construction of membrane treatment systems in the U.S. and abroad. In addition, Lance served on the Board of Directors of the Southeast Desalting Association (SEDA) and was the recipient of one of its 2015, 2019, and 2020 Distinguished Service Awards. Lance has worked closely with the leadership of FDEPs Drinking Water Program to develop guidance for FDEPs administration of chlorine dioxide to be used as a pioneering alternate disinfectant to chlorine or chloramines. Lances publications include peer reviewed journal articles pertaining to advanced water treatment, alternative disinfectants, alternative water supply pilot testing, membrane concentrate disposal, and energy recovery applications.

PROJECT EXPERIENCE:

- PBCWUD WTP #2 Treatment and Disposal Improvements, West Palm Beach, FL
- WTP #11 Energy Recovery Implementation, Membrane Replacement, Turbidity Improvements, Palm Beach County, FL
- WTP#2 Power Reliability, Winter Springs, FL

Eric Dole, PE

Senior QC/QA

YEARS IN POSITION: 21

YEARS OF SIMILAR EXPERIENCE: 1

Eric is a water practice leader for Kimley-Horn where he specializes in delivering sustainable infrastructure solutions through optimized hydraulic systems and optimized treatment processes. He employs progressive designs to meet operational needs while improving power, efficiency, and sustainability. Eric brings a unique skillset in advanced treatment technology. His process-mechanical design expertise is demonstrated by his two patents for zero liquid discharge brine treatment systems, one of which was selected for research funding under the Bureau of Reclamation's Pitch to Pilot Desalination Research Project.

PROJECT EXPERIENCE:

- Arizona Water Company, Forever Chemical Removal Facility Technologies Evaluation Naco Wells, Bisbee, AZ
- Nogales International WWTP, Master Plan and Permit Modification, Nogales, AZ
- 75 MGD Headworks Project, Denton, TX

Aerex Industries, Inc.

RO Membrane OEM, Installer, and Start-up Services

In 1991, Aerex Industries, Inc. was formed as a manufacturing facility; and within ten years began to develop integrated solutions including water extraction and distribution. Within that same period, Aerex also became a premier manufacturer of welded stainless tubing and piping systems in the water and wastewater industry. In 2003, Aerex expanded its leadership position through innovation and expertise and entered the original equipment manufacturers (OEM) market. As an OEM, we soon became the leading membrane system supplier within our home state of Florida and have since successfully widened our reach throughout the United States, the territories of the North Atlantic Ocean and the world. In 2008, in keeping with our commitment to provide single-source advantages to our clients, Aerex expanded its scope to that of a general contractor in the construction of water and wastewater treatment systems and related structures.

Montroe Hopkins

RO Membrane OEM, Installer, and Start-up Services

YEARS IN POSITION: 37

YEARS OF SIMILAR EXPERIENCE: 21

Montroe Hopkins is Vice President for Aerex Industries, Inc. Montroe received his B.S. degree in Electrical Engineering from California State University at Long Beach. He has over 37 years of engineering, design, and project management experience in membrane filtration technology.

PROJECT EXPERIENCE:

- Tropical Farms 4.6-MGD Brackish Water Expansion, Stuart, FL
- Palm Bay Water Treatment Plant, Palm Bay, FL
- City of Stuart Water Treatment Plant, Stuart, FL

BSM & Associates, Inc.

Survey

BSM & Associates, Inc. (BSM) has been delivering surveying and mapping services throughout Florida since 2017. T BSM specializes in a wide range of services including control surveys, construction surveys, topographic data acquisition, inland hydrographic surveys (single and multi-beam), nearshore coastal hydrographic surveys, boundary surveys, Subsurface Utility Engineering (SUE) surveys, high-order geodetic control, and numerous related surveying disciplines. With extensive experience in large-scale surveying and mapping projects, BSM has supported both domestic and international efforts for organizations such as the US Army Corps of Engineers, South Florida Water Management District (SFWMD), the Department of Transportation (DOT), and various other governmental and private entities. The company is recognized for its rapid and cost-effective response capabilities, consistently upholding the highest professional standards. BSM also maintains cutting-edge technology to meet deliverable requirements across boundary surveys, topographic surveys, utility location, ground-based LIDAR, laser scanning, and FAA-compliant UAS surveys.

Richard Barnes III, PSM

Survey

YEARS IN POSITION: 8

YEARS OF SIMILAR EXPERIENCE:15

Richard serves as President of the firm with 15 years of experience in the surveying and mapping profession. He has performed a wide variety of assignments including global positioning, hydrographic, boundary, topographic, transportation, and high definition laser scanning projects throughout the state of Florida. He employs a client-centered approach to project management by obtaining a thorough understanding of client objectives and striving to exceed client expectations.

PROJECT EXPERIENCE:

- Okeechobee Utility Authority Route Survey, Okeechobee County, Florida
- Town of Lake Placid Septic to Sewer, Highlands County, Florida
- USACE- Herbert Hoover Dike Rehabilitation Project Dam Modification Cutoff Wall MATOC Task Order #5, Glades County, FloridaX

C&W Engineering, Inc.

Electrical

C&W was established in 1992 and provides Electrical and I&C engineering and construction services specializing in municipal facilities. C&W is a certified local Small Business Enterprise (SBE) who is centrally located in West Palm Beach conveniently serving clients (typically civil engineering firms, municipalities, and private industry) throughout southeast, southwest and central Florida. C&W has provided electrical and I&C subconsultant services to Kimley-Horn & Associates over the past 30 years on numerous wastewater and stormwater pump stations and other large projects.

Jose Reyes

Electrical

YEARS IN POSITION: 25

YEARS OF SIMILAR EXPERIENCE: 35

Jose has over twenty-six years of proven experience in industrial, municipal and electric utility design and construction projects. His experience includes electric power distribution, design of water and wastewater, and storm water projects, and their construction. He also has experience with telecommunications, lighting and recreational lighting. His greatest strengths include power, instrumentation, telecommunications systems, controls and telemetry systems.

PROJECT EXPERIENCE:

- South Oslo Road Water Treatment Improvements, Indian River County, FL
- Tropical Farms 4.6-MGD Brackish Water Expansion, Stuart, FL
- Stuart 1.5-MGD Brackish Water Expansion Stuart, FL

Michael Guida, PE

Electrical

YEARS IN POSITION: 28

YEARS OF SIMILAR EXPERIENCE: 28

Michael has over 28 years of proven experience in commercial, industrial, health care, educational, residential and photovoltaic designs for construction. His experience includes electrical engineering design and project management of various municipal, commercial, industrial, educational and health care facilities. He has project managed and coordinated/designed projects with Electrical, HVAC, Plumbing and Fire Protection systems through completed construction. He has a firm knowledge of FFPC, NFPA codes, Florida Building Code and of course NEC.

PROJECT EXPERIENCE:

- South Oslo Road Water Treatment Improvements, Indian River County, FL
- Tropical Farms 4.6-MGD Brackish Water Expansion, Stuart, FL
- Stuart 1.5-MGD Brackish Water Expansion Stuart, FL

Cyber - Electrical and Control Services

I&C

Cyber Electric of Central Florida, Inc. is a licensed electrical contracting firm based in Okeechobee, Florida. Founded in 1999 by President and Owner William Shockley, the company has over two decades of experience delivering high-quality electrical solutions across Florida. Initially serving industrial clients such as Rinker Concrete Plants, Cyber Electric quickly established itself as a trusted partner in the water and wastewater industry, where it has built a strong reputation for reliability, technical expertise, and safety.

William Shockley

I&C

YEARS IN POSITION: 25

YEARS OF SIMILAR EXPERIENCE: 30

William Shockley is a highly experienced master electrician and business owner with a proven track record in large-scale water and wastewater infrastructure projects throughout Florida. His leadership at Cyber Electric of Central Florida Inc has established the company as a trusted partner in the industry, known for quality, reliability, and technical expertise.

PROJECT EXPERIENCE:

- Yankee Lake Phase 1 Improvements-Sanford, FL
- WTP 8 Anion Improvement-West Palm Beach, FL
- Broward County 1 B1 and 3A WTP Improvements- Ft. Lauderdale, FL and Dania Beach, FL

Control Systems Design, Inc.

PLC Programming

Control Systems Design, Inc., has provided engineered solutions for a variety of process control applications since 1979. CSD comprises a group of highly qualified professionals clearly committed to, and specialized in, the design, development, integration and implementation of solutions for the chemical, petrochemical, water, wastewater, pharmaceutical and manufacturing areas of real-time control, data acquisition and reporting, and factory automation. At CSD, their engineered solutions provide for complete system integration from the field instrumentation, hardwired and radio telemetry to the specific control system, be it distributed (DCS) or supervisory (SCADA), utilizing distributed I/O or programmable logic controllers (PLC). CSD serves as MCU's preferred programmer and works seamlessly with Kimley-Horn and MCU to ensure operation of the WTP is commensurate with MCU's expectations.

Mark Biehl, PE

PLC Programming

YEARS IN POSITION: 40

YEARS OF SIMILAR EXPERIENCE: 40

Mark Biehl is the President of Control Systems Design, Inc., founded in 1979. He has over 40 years of engineering experience including design, development, integration and implementation of solutions for the chemical, petrochemical, water, wastewater, pharmaceutical and manufacturing areas of real-time control, data acquisition, reporting, remote access and factory automation. He has provided engineering solutions for hardware and software specification, installation, configuration and programming; review of all I&C related submittals to completely evaluate the system's integration; graphical display specification, creation and implementation; process, historical and relational database configurations and setup; remote access via laptop, tablet or phone systems configurations and setup; report package specification, creation and implementation; commissioning, checkout, process start-up and troubleshooting; and complete system wide documentation, training and on-going warranty service.

PROJECT EXPERIENCE:

- Control Systems and Plant Upgrades, Jupiter, FL
- Control Systems Improvements, Punta Gorda, FL
- Control Systems and Plant Upgrades, Martin County Utilities, FL

McNabb-Miller Hydrogeologic Consulting, Inc. (MMHC)

Hydrogeology

McNabb-Miller Hydrogeologic Consulting, Inc. (MMHC), based in Jupiter, Florida, is a dedicated seven-person firm specializing in deep injection well consulting services. With a strong commitment to responsiveness and efficiency, MMHC brings a hands-on, client-focused approach to every project. The firm has a proven history of supporting large-scale infrastructure efforts, including multiple injection well systems for municipalities and utility providers. MMHC's experienced team, including two licensed Florida Professional Geologists, works closely with engineering partners like Holtz Consulting Engineers to deliver cost-effective, schedule-driven solutions. Their recent work with the Village of Indiantown and Florida Power & Light highlights their ability to manage complex projects while maintaining clear communication and keeping projects on track.

Rodney Miller, PG

Hydrogeology

YEARS IN POSITION: 2

YEARS OF SIMILAR EXPERIENCE: 25

Rodney Miller, PG has 25 years of experience and provides exceptional expertise in the construction and testing of Class I injection well systems, and of Floridan Aquifer and Surficial Aquifer production wells. Rodney's responsibilities include contractor coordination and overall contract/project management, well design, field observation, and technical reporting. He has directed numerous Class I injection well systems from design and permitting through construction and operational testing. Mr. Miller has worked on Class I injection well systems throughout South Florida and is well versed and familiar with State regulations related to permitting of Class I injection wells systems.

PROJECT EXPERIENCE:

- WWTF Proposed Class I Injection Well System, Indiantown, FL
- WTP Proposed UFA Supply Wells, Indiantown
- Prospect Lake WTP Deep Injection Well System, Fort Lauderdale, FL

David McNabb, PG

Hydrogeology

YEARS IN POSITION: 19

YEARS OF SIMILAR EXPERIENCE: 33

David McNabb brings over 32 years of South Florida hydrogeologic experience specializing in deep injection design, permitting, and construction management services. Since 2006, David has specialized in all aspects of deep injection well projects, working on nothing but Class V and Class I injection well projects for the entire time. His strong relationship with injection well regulators (FDEP) results in shortened permitting times for our clients.

PROJECT EXPERIENCE:

- Southern Regional WWTP Deep Injection Wells Design and Permitting, Hollywood, FL
- Prospect Lake WTP Deep Injection Well System, Fort Lauderdale, FL
- Clean Water Recovery Center Injection Well System, Turkey Point, FL

宋 Song + Associates, Inc.
Architecture • Planning • Interior Design

Song + Associates, Inc.

Architecture

Song + Associates, Inc. (S+A) is an award-winning architectural, planning and interior design firm headquartered for 37 years in West Palm Beach, with branch offices in Orlando and Miami. Established in 1988, Song + Associates is a State-certified MBE firm with a dedicated and talented staff of 32 employees. Their senior leadership team averages over 14 years working together at the firm. The firm has extensive experience and nationally recognized expertise in completed public projects. Through our history in designing public buildings, we have earned a reputation for innovation in design, financial responsibility and timely delivery. We dedicate ourselves to the needs of our clients and have successfully served a broad base of public entities in the governmental, educational, public safety, infrastructure, and recreation sectors.

ROBERT CASTROVINCI, AIA, NCARB

Architecture

YEARS IN POSITION: 21

YEARS OF SIMILAR EXPERIENCE: 20

Robert Castrovinci has over twenty years of experience in architectural design, project management, and construction. He joined Song + Associates in 2005 and became a partner in the firm in 2021. Throughout his time with Song + Associates, Rob has been an integral part of the company, leading major efforts such as the West Palm Beach City Center, City Hall and Public Library. With a focus in civic design, he has been a project manager and architect for a variety of public buildings and urban development.

PROJECT EXPERIENCE:

- Town of Jupiter Nanofiltration Plant + Warehouse, Jupiter, FL
- City of West Palm Beach UV System Treatment Plant, West Palm Beach, FL
- FPL Distribution Control Center, West Palm Beach, FL

WIRX Engineering, LLC (WIRX)

Geotechnical

WIRX Engineering, LLC (WIRX) is a professional geotechnical engineering firm with offices in Broward and Palm Beach Counties. The firm offers services in geotechnical engineering, water resource engineering, geotechnical drilling, construction management, and construction materials testing and inspections. WIRX is led by three principals who bring decades of combined experience in civil and geotechnical engineering. Their expertise spans all phases of a project, including design, construction engineering inspection, material testing, project management, and heavy civil construction. The firm has contributed to hundreds of high-profile projects in collaboration with federal and local government agencies, such as the South Florida Water Management District (SFWMD), United States Army Corps of Engineers (USACE), Florida Department of Transportation (FDOT), and various city and county agencies. WIRX integrates its deep understanding of contractor means and methods into the design phase of projects. This approach enhances constructability and project quality, minimizes change orders, improves communication and conflict resolution, and delivers a cost-effective final product to the owner.

Andrew Nixon, PE

Geotechnical

YEARS IN POSITION: 3

YEARS OF SIMILAR EXPERIENCE: 20

Nixon has 20 years of experience including providing environmental, geotechnical and construction materials testing services for low and high-rise structures, infrastructure, utilities, water and wastewater treatment plants, pump stations, bridges, piers, stormwater treatment areas, canal improvements, reservoirs and dams, roadways, etc. He prepares and reviews geotechnical and materials engineering inspection reports, coordinates and supervises engineering staff and drilling personnel, and conducts foundation observations, foundation design reviews and geotechnical instrumentation monitoring.

PROJECT EXPERIENCE:

- PBCWUD Lift Station Rehabilitation (WUD Project No. 21-088), Various Cities with Palm Beach County, FL
- PBCWUD West Regional Wastewater Treatment Facility (WRWWTF) - Operations Building, Belle Glade, FL
- 54" Finished Water Line from Prospect Clean Water Center to Fiveash Water Treatment Plant Project, Fort Lauderdale, FL

Gregory Stelmack, PE

Geotechnical

YEARS IN POSITION: 3

YEARS OF SIMILAR EXPERIENCE: 38

Gregory is an expert in providing geotechnical and materials engineering; materials testing and inspection; program/project management; and CEI services for pump stations, earthwork/reservoirs, commercial structures, and roadway/bridge structures. He has provided quality assurance/quality control for a wide variety of water resources, commercial, industrial, transportation, retail, and institutional projects. His skill set includes planning, design, permitting and construction management of new and rehabilitation projects. He is experienced with both standard and specialty field/laboratory testing equipment and specializes in providing design recommendations for deep and shallow foundation systems (i.e., water and wastewater treatment plants, commercial structures, bridge structures, transmission and communication towers, substations, dams, highways, road development and design, embankments and retaining structures). He has served as engineer-of-record on hundreds of projects and has served as senior project manager and senior geotechnical engineer for numerous large-scale and high-profile water resource-related projects for both private and public clients. He has a unique ability to assess existing systems and procedures to determine areas for improvement, resulting in cost savings, enhanced efficiencies, and diversified services.

PROJECT EXPERIENCE:

- Utility Special District Annual Consulting Engineer Inspection Services, Riviera Beach, Palm Beach County, FL
- Continuing Contract for Geotechnical Engineering, Palm Beach County, FL
- Water and Sanitary Sewer System Improvements for Utility Analysis Zones 110, 111, 113A and 113B, Broward County, FL

C) PAST EXPERIENCE AND PERFORMANCE

FDD understands that selecting the right team is of the utmost importance to the District and the Village. Having the right consultant as an extension of your staff sets up the District for the long-term, successful completion of your RO WTP project. We have assembled a comprehensive team of local experts who not only provide exceptional service but also offer unmatched technical expertise.

Our team's proven track record includes delivering innovative and reliable water treatment solutions across Florida and the Southeast. Our experience spans the planning, design, permitting, and construction of advanced water and wastewater treatment facilities, including numerous reverse osmosis (RO) projects. We consistently provide high-quality, cost-effective services that meet regulatory requirements and exceed client expectations, as demonstrated by our successful completion of complex municipal and regional treatment plant projects.

Relevant Experience: Florida Design Drilling

Seacoast Utility Authority PGA WWTP Process Water Improvements

Palm Beach Gardens, FL

FDD through a progressive design build agreement is leading the design and construction of an extension to the process water system at the PGA WWTP. Anticipated improvements include extending a two-inch process water pipe from an existing six-inch ductile iron process water pipe to the deep injection well and pump station and installing hose washdown stations. The washdown stations will include stainless steel hose bibbs, racks, and appurtenances. The design will also include the installation of six new isolation valves on the process water distribution system. Twenty-eight valve box collars will also be removed and new concrete valve collars with identification tags will be installed.

Seacoast Utility Authority Supplemental Wells SR-2 and SR-3 Wellhead Improvements

Palm Beach County, FL

FDD constructed modifications to Supplemental Wells SR-2 and SR-3 wellheads including replacement of piping, valves, backflow preventers, check valves, fittings, flow meter, and associated appurtenances; a new pressure switch and gauge downstream of the backflow preventer; a new concrete slab within the limits of the fenced in area; a new LED light fixture on the existing pole; coating of the above-grade piping; and startup and testing services.

Immokalee Water and Sewer District Wastewater System Improvements Phase 1 Expansion

Collier County, FL

The scope of services encompassed general contracting during construction of the new 0.75-MGD facility including cast-in-place concrete oxidation ditch, chlorine contact basin, CMU administration building and electrical buildings, rotor aerators, steel clarifier, sludge holding, and RAS/WAS pump station tanks, clarifier mechanism, pumps, cast-in-place concrete pretreatment headworks with grit classifier and mechanical bar screen, precast concrete influent pump station with submersible pumps, yard piping up to 36", sanitary sewer system, dewatering, sheeting, and shoring, chemical injection systems, site lighting, emergency backup diesel generator, and all associated electrical and instrumentation including new 480V service to project site.

Deep Injection Well Pump Station

Hialeah, FL

The scope of services encompassed general contracting during the construction of the new cast-in-place concrete pump station wetwell, metal pump building, deep injection well horizontal centrifugal pumps, HDPE yard piping up to 24", concrete well pads, deep injection wellheads, deep injection well annular space pressure systems, dual zone monitor wellhead and pumps, SD-20 flanged process piping, motor operated valves, metal electrical building, VFD's, HVAC, and all associated electrical and instrumentation, including new SCADA screens and control strategy.

West Central Avenue Water Treatment Plant Expansion

Howey-in-the-Hills, FL

FDD provided general contracting services for the construction of a new production well, a 0.75-MG prestressed concrete ground storage tank (GST), a high-service pump station housed within a metal building structure, precast concrete chemical and electrical buildings, and underground ductile iron and PVC piping up to 30 inches in diameter. Additional scope included asphalt paving, concrete slabs-on-grade, installation of the well pump and associated piping, chemical injection systems, site lighting, an emergency backup diesel generator, a (RTU) system, and all related electrical and instrumentation work, including a new 480V electrical service to the project site.

Membrane Concentrate Line and Pump Station

Boca Raton, FL

FDD provided construction management services for the development of a new concentrate pump station, which included submersible pumps and Tremie-set precast concrete structures. The scope also covered MJ and flanged ductile iron piping (DIP) up to 36 inches in diameter, a 42-inch prestressed concrete cylinder pipe (PCCP) tap, dewatering operations, sheeting and shoring, and all associated electrical and instrumentation work.

Nanofiltration Water Treatment Plant Membrane Control Building

Dania Beach, FL

FDD provided process subcontracting services during the construction of the new nanofiltration WTP expansion including HDPE yard piping, installation of all equipment including nanofiltration systems, degasifier, chemical feed systems, sand separators, chemical pumps, feed pumps, blowers, and instrumentation, replacement of clearwell transfer pumps, installation, testing, and clearance of all process piping.

Storage Reservoir and Injection Well Pump Station and Booster Pump Stations

Vero Beach, FL

FDD provided general contracting services for the construction of a new 3-MG prestressed concrete reclaimed water storage tank, DIW pump station, outfitting of the DIW with piping and an annular space pressure system, and outfitting of a monitor well. Scope also included installation of a backup generator, yard piping for RO concentrate discharge and reclaimed GST. Additionally, constructed a new reclaim inline booster pump station with associated yard piping, variable frequency drive (VFD)-driven vertical turbine pumps (VTPs), electrical systems, and I&C.

Water Treatment Plant Membrane Upgrades

LaBelle, FL

FDD provided general contracting services for the construction of a new nanofiltration (NF) system and building, including all electrical and instrumentation and control (I&C) components. Scope also included construction of chemical feed systems, a concentrate wetwell and pump station, installation of new raw and potable water mains, a backup generator, and replacement of existing high-service pumps.

Reclaimed Water Storage Tank and Pumping Facility

Boca Raton, FL

FDD provided general contracting services for the construction of a new 5-MG prestressed concrete reclaimed water storage tank and high-service pump station. Scope included a pump/electrical building, yard piping, reclaimed water main piping, potable water main extension, force main extension, and installation of an altitude valve. Additional work involved asphalt paving, variable frequency drives (VFDs), all electrical systems, instrumentation and controls (I&C), extensive earthwork and landscaping, and dewatering operations.

WWTP Reclaimed Storage, Pumping, and Deep Injection Well Conveyance System General Contracting

Lehigh Acres, FL

FDD rovided services during the construction of a new reclaimed water prestressed concrete ground storage tank (GST) and transfer pump station. Scope included outfitting the deep injection well (DIW) with piping and valves, installation of a new electrical building, two new meter vaults, and all associated yard piping. Dewatering was required for the installation of 12-foot-deep pump cans and piping. Work also included all electrical systems and I&C.

Midport Pump Station Improvements

Port Saint Lucie, FL

FDD provided general contracting services during the construction of the new 2.0-MG potable water GST, replace existing VFD-driven high service pumps, yard piping, new chemical building and chemical feed systems, replace existing generator and ATS, including all electrical and I&C.

Hillsboro Water Storage Tank and Administration Building

Coconut Creek, FL

FDD provided general contracting services for the construction of a new two-story administration building, including CCTV, a security entry system, parking lot, paving, fencing, landscaping, and irrigation. Scope also included a new prestressed concrete potable ground storage tank (GST), a high-service pump station with building and variable frequency drives (VFDs), an altitude valve, yard piping, stormwater and sewer collection systems, and all associated electrical systems and I&C

PBCWUD Southern Region Water Reclamation Facility Short Term Odor Control Improvements

Palm Beach County, FL

Provided general contracting services for the construction of a new odor control scrubber system. Scope included cast-in-place (CIP) concrete slabs, yard piping, chemical feed systems, transfer pumps, blowers, and ductwork serving two separate facilities. Additional work involved installation of new sewer piping and manhole systems, along with all associated electrical systems and I&C.

Relevant Experience: Kimley-Horn

Membrane Plant 2 Expansion

Wellington, FL

Kimley-Horn recently prepared a Membrane Treatment System Improvement Plan that evaluated impacts to source water supply and membrane treatment equipment associated with increasing capacity to achieve 13 MGD with the membrane systems only. This includes expansion of M1 to provide 5.9 MGD of capacity and expansion of M2 to provide 7.1 MGD of treatment capacity.

As part of the initial shift in treatment capacity from lime softening to membrane treatment, the Village has constructed Nanofiltration (NF) Train #8 to provide a total membrane treatment capacity of 9.4 MGD (M1 + M2). This train was completed in December 2023. Train 8 is currently in operation and exhibiting feed pressures ~15 psi lower than the other M2 Trains. In addition to Train 8 construction, this project also consisted of membrane replacement in Trains 2, 3, 4, 5, 6, and 7 which resulted in elevated hardness and alkalinity values in the permeate without compromising PFAS rejection. The lead elements in each train were replaced with lower rejection elements, providing the Village benefit of enhancing permeate water quality and reducing the need for further stabilization of the degasified permeate with clearwell and post-treatment improvements.

The next step towards achieving additional membrane treatment capacity is to shift plant ratings by reducing the lime softened blend water flows and include enhancements to NF Train 6, 7 and 8 to achieve the desired buildout capacity of 2.36 MGD per NF train, or an increase in total treatment capacity of 7.1 MGD for M2. This M2 Expansion project includes modifications to existing train frames and process piping to facilitate buildout of each train frame from 1.8 to 2.36 MGD of permeate production. The work includes design modifications to the frame to accommodate additional vessels, membrane selection, process piping modifications, pressure vessel replacement, permitting, and construction oversight. This project is currently under construction and anticipated to be completed in FY26.

Tropical Farms Membrane Replacement

Stuart, FL

Kimley-Horn was retained to evaluate the water treatment membranes and design a replacement plan. The Tropical Farms brackish reverse osmosis (RO) membrane treatment plant was commissioned in June 2005. The existing membrane elements had reached their useful life and appeared to operate at higher feed-pressures than what they experienced at startup in 2005. Although life expectancy can vary, elements that are more than 10-years old typically do not perform as well. The raw water quality was evaluated from each of the wells to identify which alternative membrane element types (salt rejection, flux) would replace the existing membranes. Membrane manufacturers were evaluated and assistance with procurement was provided. Technical specification for the owner were prepared. Additional tasks included coordination with FDEP, bid support services, and construction phase services.

During the course of the construction process, it was found that the pressure vessels were compromised and replacement was warranted. Kimley-Horn worked with the Owner and the Contractor to replace all of the existing RO pressure vessels throughout the WTP to ensure a fully functioning and safe system. This project also included replacement of the trim control valves. This improvement provided significant benefit to the operation of the RO train and maintaining the desired system recovery.

As part of this project, Kimley-Horn prepared an evaluation of the existing energy recovery devices. The evaluation outlined a payback period that MCU was favorable to MCU and is being explored as part of the RO expansion project that is currently ongoing.

Tropical Farms 8.0-MGD Brackish Water Expansion

Stuart, FL

Kimley-Horn provided all phases of design, permitting, construction, and SCADA system integration for their 8.0-MGD RO WTP expansion. The design included innovative techniques, including use of multiport vessels and interstage energy recovery devices on the RO system which resulted in a significant operational cost savings to MCU. Services provided by Kimley-Horn included: SFWMD water use permitting of surficial and Floridan aquifer; FDEP water plant permitting; Martin County Health Department permitting for well siting permits; preliminary design studies; pilot testing oversight; electrical, process, chemical, instrumentation and control, SCADA system programming and integration, mechanical, structural, architectural, site/civil, environmental, hydraulics designs; bidding phase services; construction administration and resident project representation; startup and training of operations staff; procurement of direct purchase equipment and coordination with Owners on-call contractors; hydrogeology services, public meetings on project status. The Tropical Farms RO WTP has been an award winning facility and has been a reliable workhorse for MCU's water system.

Tropical Farms Post-Treatment Stabilization

Stuart, FL

The surficial aquifer source water to the Tropical Farms WTP has limited yield and allocation is anticipated to reduce in the future. The surficial aquifer provides hardness and alkalinity to the finished water, which provides favorable and stable finished water quality pumped to MCU customers. To offset the reduction in surficial blend flows, MCU constructed a post-treatment system to maintain consistent finished water quality. This post-treatment system included carbonic acid storage, feed system, and additional bulk caustic storage and containment area. The bulk caustic system is provided as an additive alternate, as the anticipated usage of chemical is expected to be lower initially and increase over time with reduction in SAS flows. As part of this work, Kimley-Horn permitted a shift in treatment capacity from the surficial blend to the RO system which yielded an overall increase in treatment capacity to 10.7 MGD.

Town of Jupiter Supplemental Blend Box

Jupiter, FL

Kimley-Horn developed an innovative process for stabilizing reverse osmosis (RO) permeate with nano permeate and designed the structures, pipes, pumps, and other components needed to implement this process at the Jupiter Water Plant. In addition to providing a method of stabilizing RO permeate, this process improved operation of the nano degasifiers, lowered the hydraulic gradient in the RO degasifiers, and created a redundant path for nano permeate to reach the clearwell and, from there, customers of the Jupiter water system.

This project implemented a number of elements or improvements around the water plant, including:

- Corrosion inhibitor bulk storage day tank
- Feed pumps and injection piping
- Dry air supply to bulk sulfuric acid storage tanks
- Nano pilot unit piping and pumps
- Connection of the lime softening and nano pretreatment filters backwash basins

D) REFERENCES

For over 30 years, Florida Drilling has built its success on delivering high-quality, timely services. Our clients have entrusted us with some of their most challenging projects, and through these partnerships, we have developed strong, lasting relationships. In turn, our clients show their appreciation by repeatedly selecting us as their contractor. We invite you to contact our clients to discuss our work history and quality of service.

Mike Turbeville

Palm Beach County Water Utilities Department

ADDRESS: 8100 Forest Hill Blvd., PBCWUD, West Palm Beach, FL

PHONE NUMBER: 561.493.6175

Palm Beach County Water Treatment Plant (WTP) #11 Electrical Building Replacement, Palm Beach County, FL

FDD and Kimley-Horn partnered on Water Treatment Plant 11's Electrical Building Replacement. FDD was responsible for the construction of a new High Service Pump Station (HSP) electrical building to replace the existing structure.

Edna Bonelli

City of West Palm Beach

ADDRESS: 401 Clematis Street, Fourth Floor, West Palm Beach, FL

PHONE NUMBER: 561.494.1040

Sodium Hypochlorite Storage and Feed Systems Replacing the Existing Gas Chlorine Systems, West Palm Beach, FL

This project included replacing the existing gas chlorine feed system at the Ibis Water Re-pump Station with a new sodium hypochlorite feed system. A new aqueous ammonia feed system was also installed at the Ibis site to replace the existing aqueous ammonia feed system.

Bo Hutchinson

Fort Pierce Utilities Authority

ADDRESS: 206 S. Sixth St. Fort Pierce, FL

PHONE NUMBER: 772.466.1600

North Hutchinson Island Repump #1 Improvements, Fort Pierce, FL

The project included comprehensive design and permitting services to Fort Pierce Utilities Authority (FPUA) for the rehabilitation and demolition of their primary remote potable water storage and repump facility, Repump #1, located at the North Hutchinson Island Repump and Storage Facility.

Jeremy Covey

Martin County Utilities

ADDRESS: 2401 SE Monterey Road, Stuart, FL 34996

PHONE NUMBER: 772.221.2353

Tropical Farms 4.6-MGD Brackish Water Expansion, Stuart, FL

The project scope includes comprehensive design, permitting, and bid phase services. Major improvements involve the addition of a new Floridan well, expansion of RO treatment capacity, increased chemical storage, new ground storage tanks, upgraded electrical and control systems, and significant site and yard piping enhancements.

E) RESPONDENT'S APPROACH

Institutional knowledge developed over many years means there is no learning curve.

The design, permitting, and construction of the Indiantown Reverse Osmosis Water Treatment Plant is a critical utility infrastructure component of Indiantown (Village) that will expand its customer base, providing both existing Village water customers and future customers in pending developments within the Village's utility service area with safe, reliable drinking water. The FDD and Kimley-Horn Progressive Design-Build team is primed for the Indiantown Reverse Osmosis Water Treatment Plant project based upon their knowledge base of the Village's and the Terra Lago's CDD (CDD) needs and schedules as evidenced in these two firms ability to deliver timely and cost effective solutions. By bringing these two firms together for this project, the Village and the CDD will have at their disposal a design and construction team that no other team could match.

These critical projects include the construction of the Village's 1.2 MGD Expandable to 1.8 MGD wastewater treatment plant (currently being led by FDD), the Village's deep injection well (led by FDD), the Village's first three Floridan Aquifer wells (led by FDD with assistance from Kimley-Horn), Indiantown water treatment plant improvements project (Kimley-Horn leading design), and Indiantown surficial aquifer well improvements (Kimley-Horn leading design). Kimley-Horn is also leading the permitting process for the Village to increase its consumptive use allocation with the South Florida Water Management District. The team recently met with the South Florida Water Management District to present the Village's vision of building the 6.0-MGD reverse osmosis water treatment plant, Floridan Aquifer wellfield, and deep injection well. The meeting yielded approval to begin work on the first Floridan Aquifer wells and was a critical step in the ongoing process of obtaining additional allocation in the Village's consumptive use permit.

With the ongoing design work at the existing plant, the Team understands the criticality of maintaining Village's existing operations while a major construction project is ongoing. Our team's approach to constructing and integrating the Village's reverse osmosis membrane plant has been well thought out and minimizes service interruption. We're confident our construction plan for this facility will allow the plant operations staff to fully maintain water production at the conventional treatment plant throughout the project duration. Of most importance, the FDD and Kimley-Horn project team members understand best practices for successfully completing design-build delivery projects, the design and construction workplan for your facility, and the thorough and unique details required to execute this project. The familiarity among all of our design-build team members will ensure a best-value project for the Terra Lago CDD and the Village of Indiantown at the most reasonable cost. The Kimley-Horn team has been working at the Village's water plant since the Village's incorporation and has unmatched institutional knowledge of the facility. Due to our thorough knowledge of the facility and the Village's vision for this expansion, our design approach includes a fast start at full speed. The FDD and Kimley-Horn team have studied this facility over the past nine years, thoroughly understand the facility's inner workings, and realize the critical components of this project to ensure the Village meets its long-term goal of increased water capacity and improved water quality.

Starting with a Vision: Project Understanding

Our approach to managing the design process focuses on bringing key stakeholders together to cast the vision for this facility by identifying the completion goals, waypoints along the project delivery, and critical mile markers that ensure the project schedule is maintained. Having performed similar complex collaborative delivery projects, the FDD and Kimley-Horn team knows how to walk this path with Terra Lago CDD and the Village staff to ensure its vision is achieved with the schedule and budget critical constraints met.

The Village is currently experiencing unprecedented interest for new business ventures, residential communities, and even requests for annexation of additional land. One common thread with all of this interest is the need for potable water. Every gallon of Indiantown's existing 1.296 MGD conventional filtration plant has been allocated. Recent meetings with SFWMD have indicated a willingness to allow the Village to increase allocation from the surficial aquifer while, at the same time, including a new 8.0MGD of allocation from the Floridan Aquifer.

In order to expedite improvements to the existing water plant, Kimley-Horn is currently working on design documents to replace two surficial aquifer wells, over-drill five existing surficial aquifer wells, and make improvements to recently over-drilled Surficial Aquifer Well #8 with the intent of increasing surficial well capacity to 2 MGD. Kimley-Horn is also working on a second set of design documents for water plant improvements that includes constructing a new stand-alone electrical building that will house the relocated existing 800 amp service that currently feeds the existing plant, an automatic transfer switch (ATS) that connects to the existing gravity filters (rated at 1.296 MGD) with new pressure filters (multi-media filters) rated at 2.0 MGD, construction of a new ground storage tank, construction of three new high service pumps and three new transfer pumps, and the replacement of the chlorine gas system with a sodium hypochlorite storage and feed system. The stand-alone electrical building will also be sized for the future main 4,000 amp electrical service serving the RO Facility which includes the disconnect, ATS, and power distribution panel to serve the new RO process building. These improvements will increase the reliability of the existing plant and provide the addition of 2,112 ERCs to allow the Village to continue adding water customers while the development of the RO membrane plant is in progress.

Our team understands the need for additional water in the Village is critical. We have begun high level planning of the site and process building to best phase the new RO water plant with the ongoing design for improvements of the existing water plant. **Please see Exhibit No. 1, No. 2, and No. 3 on the following pages for the conceptual floor plan and site plans our team has developed.**

Plotted By:Pusso, Ilich Sheet Set:RO WTP EXPANSION PDS Layout:EX-1 WATER PLANT SITE PLAN OPTION 1 October 03, 2025 04:18:57pm K:\WPB_Civil\142771044 - RO WTP Expansion PDS\CAD\Plansheets\EX-2 TYPICAL RO FLOOR PLAN.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PROPOSED STORM WATER RETENTION AREA

EXISTING RAIL SPUR EASEMENT

PROPOSED CLEARWELL AND POST TREATMENT

PROPOSED HIGH SERVICE PUMP STATION

PROPOSED 2.0 MG GROUND STORAGE TANK

FUTURE 2.0 MG GROUND STORAGE TANK

PROPOSED LOCATION OF REPLACEMENT SURFICIAL WELL 4

SURFICIAL RAW WATER MAIN

PROPOSED 6.0 MGD REVERSE OSMOSIS PROCESS BUILDING

PROPOSED ELECTRICAL BUILDING

PROPOSED LOCATION OF REPLACEMENT SURFICIAL WELL 2

EXISTING CELL TOWER SITE

PROPOSED 2.0 MGD MULTI-MEDIA PRESSURE FILTERS

PROPOSED EMERGENCY GENERATORS

EXIST. 0.5 MG GROUND STORAGE TANK

SURFICIAL RAW WATER MAIN

RO RAW WATER MAIN

EXISTING WATER PLANT

EXISTING SURFICIAL WELL 1

EXISTING NATURAL GAS REGULATION STATION

PROPOSED LOCATION OF FLORIDAN WELL

EXISTING SURFICIAL WELL 3

EXISTING BACKWASH POND

CONCENTRATE DISPOSAL MAIN

RO RAW WATER MAIN

NO.	REVISIONS	DATE	BY

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KHA PROJECT 142771044
DATE 2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

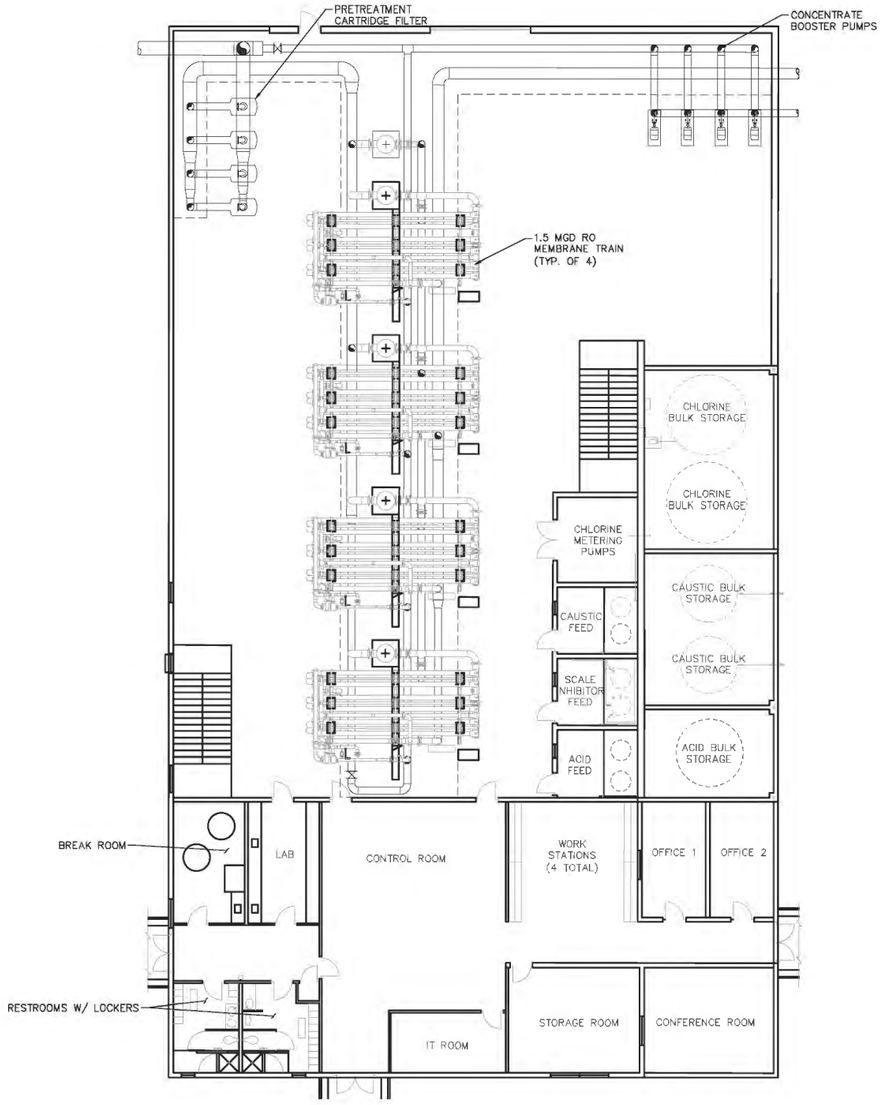
RO WTP EXPANSION PDS
PREPARED FOR
VILLAGE OF INDIANTOWN

VILLAGE OF INDIANTOWN

LICENSED PROFESSIONAL
JASON R. LEE
LICENSE NUMBER 85472
DATE:

WATER PLANT SITE PLAN
OPTION 1

SHEET NUMBER
EX-1



FIRST FLOOR - PLAN

GRAPHIC SCALE IN FEET
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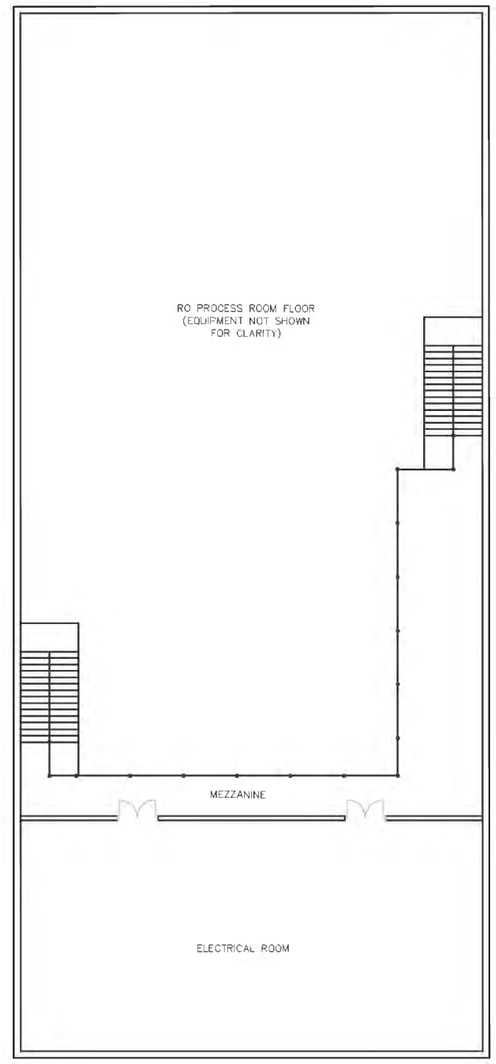

SECOND FLOOR - PLAN

No.	REVISIONS	DATE	BY

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KHA PROJECT 142771044
DATE 2025
SCALE AS SHOWN
DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

RO WTP EXPANSION PDS
PREPARED FOR
VILLAGE OF INDIANTOWN

VILLAGE OF INDIANTOWN FL

LICENSED PROFESSIONAL
JASON R. LEE
FL LICENSE NUMBER 67472
DATE: ____

TYPICAL RO FLOOR PLAN

SHEET NUMBER
EX-2

Plotted By:Russo, Nicki Sheet Set:RO WTP EXPANSION PDS Layout:EX-2 TYPICAL RO FLOOR PLAN October 03, 2025 04:19:01pm K:\WPB_Civil\142771044 - RO WTP Expansion PDS\CAD\Plansheets\EX-2 TYPICAL RO FLOOR PLAN.dwg
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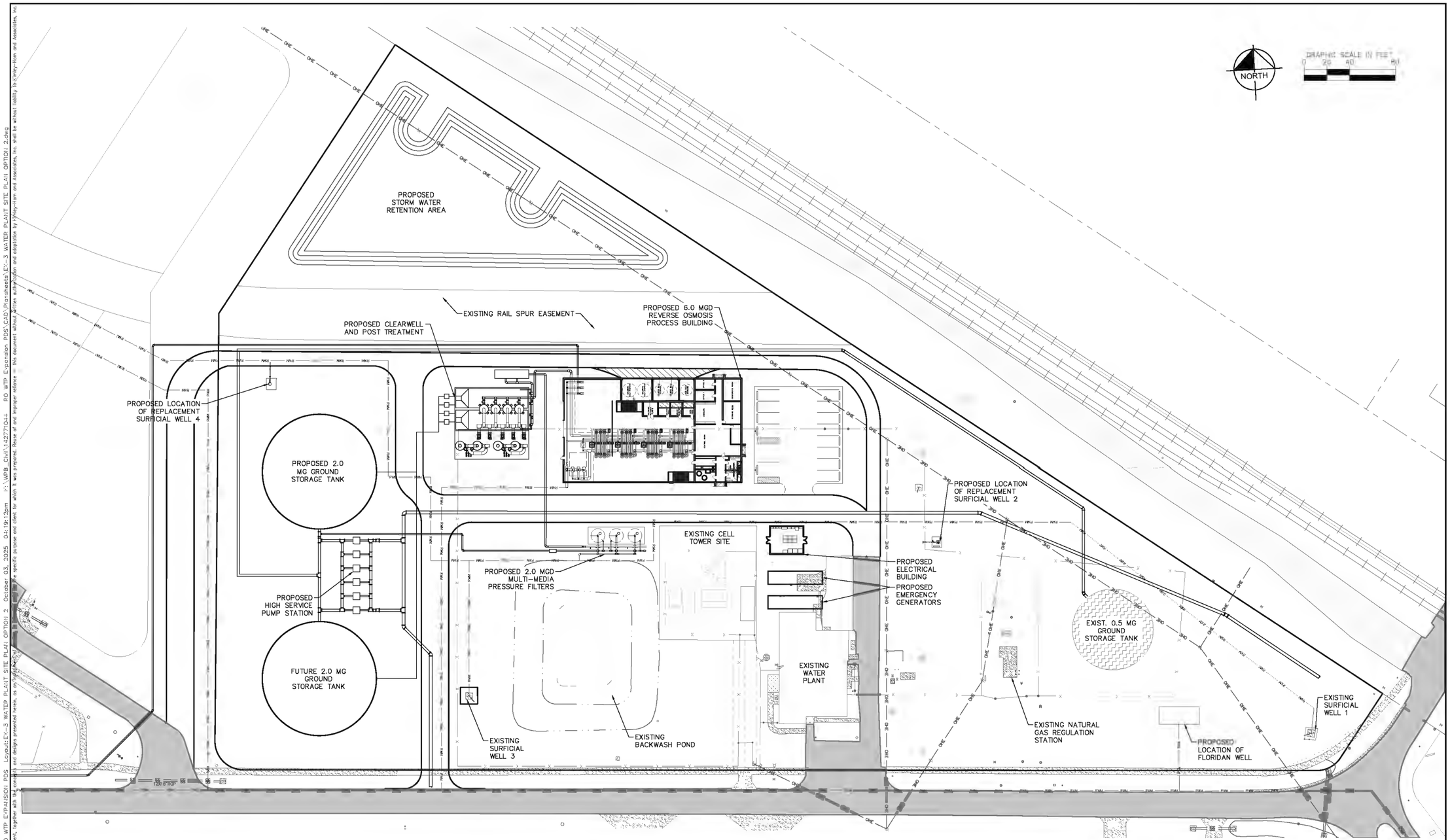

Plotted By:Russo, Nick | Sheet Set:RO WTP EXPANSION PDS | Layout:EX-3 WATER PLANT SITE PLAN OPTION 2 | October 03, 2025 04:19:12pm | X:\WPB_Civil\142771044 - RO WTP Expansion PDS\CAD\Plansheets\EX-3 WATER PLANT SITE PLAN OPTION 2.dwg

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KHA PROJECT 142771044
DATE: 10/2025
SCALE: AS SHOWN
DESIGNED BY: ____
DRAWN BY: ____
CHECKED BY: ____

VILLAGE OF INDIANTOWN

RO WTP EXPANSION PDS

PREPARED FOR
VILLAGE OF INDIANTOWN

LICENSED PROFESSIONAL
JASON R. LEE
FL LICENSE NUMBER 87472
DATE: ____

WATER PLANT SITE PLAN OPTION 2

SHEET NUMBER
EX-3

As per the scope of work, the process building is sized for an ultimate flow of 6.0 MGD, with an initial capacity of 4.0 MGD. The process building will be of masonry construction with a concrete double-T roof deck and modified bitumen roofing. The building footprint will be approximately 160'x90' and will include the RO process room, chemical feed rooms, bulk chemical storage, electrical room, IT room, lab, staff breakroom, control room, small conference room, two offices, space for up to four cubicles, storage room, a file/plan room, restrooms, and locker rooms. To best utilize the building footprint, we have located the concentrate booster pump station in the northeast corner of the first floor. The electrical room and the membrane cleaning system will be located on the second-floor mezzanine above the chemical feed rooms and the control room.

The site plan was developed with the primary focus of construction phasing with the two projects discussed above. The new process building is located on the southwest corner of the plant property. A new gated access will be located approximately 300 feet west of the existing water plant building. An asphalt access road will route into the plant site to the north and loop east to connect the existing asphalt pavement at the northeast side of the existing water plant building. The post treatment (degasifiers and scrubbers) and clearwell will be located north of the membrane process building. Transfer pumps will pump water from the clearwell to the 2.0 MG ground storage tank located east of the clearwell. High service pumps will be located on the east side of the 2.0 MG ground storage tank with space on the east side for a future 2.0 MG ground storage tank. The 2.0MGD multi-media pressure filters will be located on the south side of the high service pumps. The stand-alone electrical building will house the proposed 4,000-amp electrical service for the RO facility that includes the main disconnect, ATS, switchgear, and the existing 800-amp electrical service main disconnect for the existing plant processes including the ATS, power distribution panel, and high service pump variable frequency drives (VFDs) and transfer pump VFDs.

Design Approach and Key Milestones

Thorough understanding of your goals and success factors expedites the design and overall project schedule.

Throughout our design approach, we speak from our experience. We will begin this process with a full stakeholder workshop to cast the vision and critical success factors for the project. We know that schedule and budget are paramount challenges that we must control; however, we are also aware of other challenges that can occur during the execution. These challenges include:

- Unknown raw water quality of the proposed Floridan Aquifer wells
- Unknown production capacity of the proposed Floridan Aquifer wells
- Blending of water qualities to comply with the Lead and Copper Rule
- Unknown injection pressure for pumping concentrate to the deep injection well located at the Village's wastewater plant.

We know these are key components of the project because of our history of working with the Village, which includes initial permitting of the deep injection well, siting the first three Floridan Aquifer wells, and ongoing work at the existing plant, allowing us to gain a thorough understanding of the Village's surficial raw water supply and treatment facilities. Moreover, our staff has reviewed and organized the as-builts for the Village's treatment and distribution facilities. We know the Village's Utility infrastructure like the back of our hand and how best to integrate this RO membrane plant expansion.

Through the visioning workshop and all progress workshops along the way, FDD's dedicated construction professionals will prove invaluable. Our collective team of former designers and construction managers spends each day providing municipalities in Florida with constructability reviews, value engineering ideas, and cost certainty through detailed estimating. This will allow the Terra Lago CDD and the Village of Indiantown to make informed decisions during design and preconstruction. Our proven preconstruction process, in conjunction with Kimley-Horn's unmatched design expertise, has shown that the collaborative process with the Village's staff uncovers long-term project risks that are identified early and resolved without pressure, allowing the project team to move rapidly through the design phase.

Our team understands that operation of an RO plant is expensive. These costs will be borne through energy consumption and chemical use. For energy consumption, we will implement innovative technology to reduce feed pressures to the RO train, where the energy consumption will be highest. We will evaluate alternative ways to capture wasted energy to ensure long-term viability of equipment through potentially degraded raw water quality.

For chemical costs, we will leverage the surficial aquifer to blend and stabilize the RO permeate without adding significant post-treatment chemical systems. Our team will also investigate alternative routes to treat the off-gas from the degasifiers, which may include biological in lieu of the conventional chemical wet-scrubbing process. Our team will ensure that long-term operational costs are considered in the design of this facility.

Once the vision is cast for the project completion goals, our team will focus on the smaller steps that will align to achieve project completion. The FDD and Kimley-Horn team will be workshopping together weekly to hammer out the process, identifying critical and specific equipment, interlinks between process components, and office facility specifics. We maintain an open-book, transparent design process, invite the Village's staff to participate, and encourage as much or as little involvement as desired. These workshops can be held at our West Palm Beach office or in the Village's office's to facilitate ease in Village staff attendance. We feel that engagement with the Utility's staff throughout design opens the dialogue to deliver on much more than just a treatment plant—we deliver on the Village's future!

This facility is important to the Village staff and our team. Our approach to the design efforts includes an all hands on deck push to progress quickly through the design milestones. Our team is ready to bring the focus to execute the design quickly, build consensus with the Utility operations staff along the way, and transition this project into the permitting and construction phases.

Critical Milestones in the Project

1. Facility vision workshop
2. Facility footprint and conceptual layout
3. Basis of Design Report (BDR), 30% design plans, and preliminary GMP estimate
4. Early work packages, bidding, and procurement
5. Engage FDEP permitting
6. 70% design plans, specifications, and qualified GMP estimate
7. Early site work permit applications (site civil and foundations)
8. Final design plans, specifications, and final GMP
9. Final work package bidding and procurement
10. Building Department complete permit submission and approvals
11. Concrete complete
12. Major equipment delivery
13. Installation complete
14. Start-up and testing
15. Transition to Indiantown for long-term operation

Permitting

Our previous involvement in the permitting process eliminates the risk of permits delaying the project.

Our design team has permitted similar facilities recently and with unprecedented efficiency. One of our highlighted projects, the City of North Port's Southwest RO Water Treatment Plant, included a similar approach to design and permitting under the collaborative delivery process. To fast-track the water treatment facility's construction permit, our team prepared and submitted a concise preliminary design report along with critical conceptual level drawings and received a complete permit on the entire facility with zero comments. As we've come to understand, review staff typically transition quickly through the agency into new roles or to other agencies within the state. New staff who may be unfamiliar with some of the processes, technical product(s), and water treatment components needed to address the ever-changing regulations.

Our team understands this challenge and has since made a focused and concerted effort to educate agency staff and orient them to the project, big picture goals, and critical component needs. This approach has been very successful in not only ensuring their support of the project but developing a partnership relationship that extends through the start-up and commissioning phase of the project. The upfront effort to create staff buy-in of the overall vision not only helps in short-term permit issuance, but the project completion and transfer to operation too.

Similarly with the Babcock Ranch Water Treatment Plant Membrane Expansion, our Basis of Design Report (BDR) accompanied the conceptual level drawings in a construction permit application and was completed with only a handful of minor comments. Our team has delivered fast-tracked permits successfully because we know these membrane facilities and the critical components that FDEP staff wants to see. We streamline the package to cover the critical items and work with the reviewers prior to, during, and after their reviews are complete. While a BDR is not necessary to obtain the construction permit, we've found it is essential to

obtaining the construction permit early and allowing the engineering team to focus on detailed designs that build toward Village of Indiantown Building Department's review.

One of the critical permits for this facility's operation includes the FDEP concentrate disposal permit for the deep injection well. Kimley-Horn has prepared, submitted, and was successful in obtaining the permit with only one Request for Additional Information (RAI) from the agency and eliminated the process of obtaining this permit from the critical path for this project's schedule. This is yet another example of how the FDD and Kimley-Horn team has taken proactive steps toward delivering critical approvals for the Village.

The FDD and Kimley-Horn partnership brings the best of both the engineering and construction world. Our team brings unmatched knowledge of your facility, industry-leading process and membrane treatment expertise, as well as the most cost-effective construction of the Village's most valuable asset, the lifeblood of the community.

Cost-Saving Benefits

Benefits of previous experience designing brackish water reverse osmosis membrane systems.

A method of saving time, and cost, is to eliminate the process of pilot testing. The Kimley-Horn team has treated Floridan aquifer water enough times to be comfortable that pilot testing is not needed. Kimley-Horn has extensive knowledge of the Floridan Aquifer in the Treasure Coast and northern Palm Beach County and understands the details associated with treating brackish groundwater while having provisions for future degradation. In fact, this Kimley-Horn team has experience working on four of the closest brackish groundwater RO plants to the Village's proposed facility, being Town of Jupiter, South Martin Regional Utilities, Martin County Utilities, and the City of Stuart. **Just at these facilities, this collective experience exceeds 75 years.** The past experience at each of the facilities, both through pilot testing and full-scale operation, has provided us with experience that is unmatched and a direct benefit to the Village.

We thoroughly understand the initial steps needed to size the RO system through construction of the test wells, but our team will examine the wellfield beyond the initial startup to have a good understanding of how the water quality characteristics will change over time, which may include groundwater modeling. A critical component to this is providing the Village ability to have a sustainable aquifer, sizing the RO systems to avoid pumping below land surface, and having a well rotation and operating configuration that mitigates degradation of the wellfield and promotes sustainability.

It has been our experience that raw water quality exceeding 3,000 mg/L of TDS warrants implementation of energy recovery—the payback for the system can be met within a few years, which justifies the initial capital costs. Furthermore, this technology allows for flux balancing and energy conservation through reducing

discharge pressures of the RO feedwater pumps, the highest energy user on the site. Membrane selection will be a factor of manufacturers that have experience treating the Floridan Aquifer in SE Florida at plants of similar size. At raw water qualities exceeding 8,500 mg/L of TDS, they will employ more aggressive tactics to maintain permeate production and optimizing operation of the facility, which can include interstage motorized booster pump, recovery reduction, or possibly even a second pass. The Village will not be a testing ground as we have gone through this process elsewhere. For the RO membranes, a qualifications package will be established as part of the request for quotes to ensure the Village is using a membrane that is suitable.

Furthermore, our team includes Aerex Industries, one of the leading original equipment manufacturers of reverse osmosis treatment trains. Aerex Industries brings over 30 years of experience constructing RO membrane plants across the world. Aerex Industries, based in Fort Pierce, Florida, has worked with the team on many past projects, which include the Tropical Farms RO Facility and the City of Stuart RO Facility. With the selection of our team, you are getting the very best in design and construction.

Finish water quality will be a measuring stick for project success.

We can increase quality and stability through proper blending!

Advanced water treatment serves to produce very high-quality drinking water through the technologies considered for this project, so much so that the water purity is often corrosive to our distribution system, service pipes, and internal piping for customer facilities. Having designed dozens of similar treatment facilities in South Florida—including those in Martin County, the Village of Wellington, and Indian River County—and performed a similar quantity of corrosion studies for our clients, Kimley-Horn stands at the forefront of post-treatment and stabilization for high-end water treatment technologies. These challenges are not new as many facilities have been utilizing brackish RO membranes for decades. Lead and Copper Rule compliance and overall health and safety of the public is of the utmost concern when advanced water treatment is utilized. The Kimley-Horn team has addressed blending scenarios of conventional treated water as well as chemical stabilization without blend using optimal corrosion control techniques (OCCT). In recent years, Kimley-Horn was instrumental in guiding Jupiter, Martin County, Stuart, and Indian River County's transition to brackish water RO membrane treatment. Our experience navigating these waters and maintaining water quality compliance without any Lead and Copper Rule infractions will be critical to ensuring Indiantown experiences a smooth transition to better finished water.

Stabilizing Permeate Effectively

When available, surficial blend water provides an excellent low-cost, high-hardness method to stabilize membrane permeate. Brackish water reverse osmosis membranes require additional stabilization to prevent chronic corrosion concerns. The Kimley-Horn team has performed similar treatment upgrades for facilities transitioning from conventional treatment to membrane treatment including Martin County, Jupiter, and Wellington's water treatment facilities. The post-treatment stabilization is a critical factor in the long-term success of these facilities, and our team brings that expertise to Indiantown. Having stabilized both nanofiltration and reverse osmosis permeate finished water to suitable stability standards, we bring a proven system of chemical stabilization to the post treatment. The recently completed City of North Port RO water treatment plant is isolated within the City's extents and has no alternatives for blending raw or lime-softened water to stabilize. Full chemical stabilization using a suite of interactive chemicals (calcium chloride, sodium hydroxide, carbon dioxide, chlorine, ammonium sulfate, and zinc orthophosphate) serve to meet not only the Langelier Saturation Index, but also the RTW Model for full stability prior to including the zinc orthophosphate corrosion inhibitor. This system was designed and constructed prior to the new Lead and Copper Rule promulgation that prompted the team to review for rule compliance following start-up and commissioning. The design fully meets and exceeds the compliance requirements for the rule and is currently serving the community with very stable and great-tasting water.

Our approach to Indiantown's post-treatment stabilization is a similar mindset. Our design team will establish the water quality requirements that meet the regulations, discuss with the Village staff, and identify any additional criteria for aesthetically-pleasing finished water. The design will incorporate the use of surficial water for blending. Our approach to this project is designed to make use of existing resources (i.e. surficial aquifer water) and put your operations team in full control of the facility and incorporate tools at its disposal. One of these tools will be a PLC-based computer blending dashboard that verifies the blending ratios and limitations on each water supply. We will develop an operating protocol to help the operations staff remain in compliance regardless of the well supply available for production. This tool makes operation seamless and eliminates guess work that leads to overconservative operation and increased operating costs. The operations team will have the highest level of control and flexibility to run the plant at any blending ratio while still maintaining compliance and, most importantly, peace of mind that the distribution system and customers are protected against corrosion.

4-Log compliance

Indiantown would benefit from achieving 4-log inactivation. We have successfully achieved 4-log designation for multiple clients, such as Indian River County and Martin County, who blend surficial aquifer treated water and membrane-treated water. Each of these facilities pose similar applications to the Indiantown's RO membrane plant expansion. Having been through these 4-log engineering certifications for each of these similar applications, the FDD and Kimley-Horn team understands the process for certification and the specific staff to engage at the FDEP.

For the first phase of the Indiantown RO WTP, 4-log virus removal credit will be achieved individually for both filtered surficial aquifer water and membrane-treated water prior to blending and discharge off site. The surficial aquifer water can obtain 4-log disinfection through the filters and within the existing clearwell alone. Following disinfection, the surficial aquifer water will be directed to the new membrane clearwell for efficient blending with the membrane permeate in the clearwell mixing chamber. The RO permeate will achieve 4-log disinfection in the new clearwell and prior to the mixing chamber where the surficial aquifer water will be mixed with membrane permeate. The configuration and mixing provide a very energy efficient and resilient approach to achieving 4-log disinfection while allowing for complete mixing and homogeneous finished water to be transferred for storage and pumping.

Quality Control/Quality Assurance

Design quality is guaranteed with time tested QC/QA process.

Kimley-Horn's QC/QA measures are built into the project management processes, and they are part of the firm's culture. Its in-house program, Continuous Quality Improvement (CQI), was implemented in 1993 and is a model for how consulting professionals can find incremental ways to improve services and deliverables to clients. For this Design-Build project, Kimley-Horn has assigned a Quality Control Manager, Lance Littrell, PE, who has expertise in potable water treatment with an emphasis on membrane treatment. The QC/QA manager is intentionally not involved in the day-to-day design development, which provides a fresh set of eyes to review plans and deliverables at each design milestone.

Kimley-Horn's QC/QA program is based on the following principles:

- Develop detailed workplan
- Conduct peer reviews
- Perform meticulous project documentation
- Construction administration

Quality Control/Quality Assurance for Subconsultants

Kimley-Horn views subconsultants as true team members. This type of collaborative relationship leads to trust and effective communication among team members. For day-to-day management, Kimley-Horn coordinates regularly with its subconsultants to verify that they are using the latest standards and providing the required data to the Village of Indiantown's standards. Kimley-Horn has reviewed each of its subconsultants' quality control programs to confirm that they meet Kimley-Horn's stringent requirements for quality production of deliverables. Each of the team members will be held to the same standards to which Kimley-Horn holds its own project teams.

Our Kimley-Horn team is highly experienced in large-scale projects that demand close coordination among multiple team members. We realize our clients expect a high level of responsiveness, communication, and quality. Consistent communication from project conception through completion allows our subconsultants to have a complete understanding of your expectations and ours. For day-to-day management, we coordinate regularly with our subconsultants to verify that they are using the latest industry standards.

In addition to our internal reviews, we believe that collaboration with our client is of the utmost importance in delivering a successful project. At each design milestone—basis of design/30- and 70% completion—we will conduct a review meeting with Village staff to review the design, discuss comments/questions/concerns, and make course corrections as needed to keep the project progress on a trajectory that aligns with the Village's expectations for the project. We find these meetings to be the most critical component of our design process and one of the most important steps in quality control.

Our Internal QC/QA Program Will Include:

- An internal kick-off meeting held with key team members assigned to the job to clearly define the scope, outline subtask responsibilities, establish schedules, and identify project milestones and goals
- At the end of each phase, a QC/QA review will be conducted as one of several final checks to make sure the project deliverable is not only technically correct but also consistent with the Village's objectives
- Any changes or modifications required to respond to the comments or recommendations of the quality control team will be incorporated during the ongoing analysis prior to submitting deliverables
- Checks and balances to ensure nothing is overlooked throughout the design and construction phases of the project

F) CERTIFIED MINORITY BUSINESS ENTERPRISE

FDD is not a certified Minority Enterprise (MBE) firm, but our corporate philosophy actively seeks partnerships with MBE firms for projects throughout Florida. We offer interested minority firms the opportunity to join our team. Through these partnerships, we have built a database of reliable and qualified subconsultants ready to serve on any project. For this important contract we have enlisted two MBEs.

WIRX Engineering, LLC, a registered MBE through the Florida Department of Management Services – Supplier Development and a Disadvantaged Business Enterprise (DBE) under the Florida Unified Certification Program.

Song + Associates, Inc. is a registered MBE through the Florida Department of Management Services – Supplier Development.

WIRX

State of Florida

Minority Business Certification

WIRX Engineering LLC

Is certified under the provisions of 287 and 295.187, Florida Statutes, for a period from:
07/02/2024 07/02/2026

Pedro Allende
Florida Department of Management Services

Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd

Florida Unified Certification Program

Disadvantaged Business Enterprise (DBE)
Certificate of Eligibility

WIRX ENGINEERING LLC

MEETS THE REQUIREMENTS OF 49 CFR, PART 26
APPROVED NAICS CODES:
237990, 541330

Laura Paskvan
DBE & Small Business Development Manager
Florida Department of Transportation

Song + Associates, Inc.

State of Florida

Minority Business Certification

Song & Associates Inc

Is certified under the provisions of 287 and 295.187, Florida Statutes, for a period from:
09/10/2025 09/10/2027

G) WILLINGNESS AND ABILITY TO MEET TIME AND BUDGET

Responsiveness means that we are available to you when you need us; it also means that the person you deal with is familiar with every facet of the project and able to be on site at a moment's notice. Our project manager, Dan Ringdahl, has a strong passion and commitment to serve the District. In combination with Kimley-Horn, our lead design firm, our team has a deep bench of staff that other teams cannot match. This provides our team with the ability to perform projects far more effectively than our competition. This approach enables our team to deliver projects more efficiently and effectively than our competitors. As a result, we achieve higher productivity, complete deliverables on time, develop more accurate and comprehensive reports and plans, generate innovative solutions by leveraging diverse resources, and consistently provide higher-quality outcomes. Additionally, our key staff members collaborate closely and maintain strong working relationships, ensuring a seamless process as we strive to deliver outstanding results for the District and all individuals you serve.

Meeting your schedule and budget for deliverables is not just a goal for us—it is a mandate!

Managing time and budget results from understanding the District's vision, the scope of work to be completed, and developing realistic budgets and schedules to make that vision a reality. This requires clear communication and is a critical step in the partnering required for a successful project. Our approach includes identifying realistic goals, developing a focused action plan that addresses only those items necessary to accomplish the goals, anticipating the implications of decisions made in early phases to future phases, and preparing a mechanism for addressing unexpected challenges. This approach builds the framework for completing successful projects both on schedule and within budget.

We understand the concept of designing a project with your budget in mind. We listen to your staff to understand their needs and budget constraints and do not have a "one size fits all" approach that is common with other construction and engineering firms. We believe that maintaining open and clear communication is critical to successfully meeting budget and schedule constraints. There are several ways that FDD incorporates communication into our project approach, including:

- Development of project management plans at the start of a project in order to identify critical path items, set internal deadlines, and coordinate deliverables and schedules with subconsultants and subcontractors.
- Holding review meetings at multiple times during the design stage to review your comments and concerns. This ensures that we interpret any comments correctly and that all team members agree on the path forward, which helps minimize errors and re-work.
- Creation of construction cost estimates at multiple phases of project design to ensure that projects are maintained within budget.
- Conducting regular progress meetings during the construction phase of a project to maintain accountability for all parties involved.

Our team's current experience working with your staff, procedures, construction standards, facilities and infrastructure, and most importantly preparing the preliminary design report, helps us minimize the learning curve and reduce the amount of time spent for our engineers to understand the utility processes and procedures. This in turn allows us to complete this project more quickly, at a reduced cost.

H) GEOGRAPHIC LOCATION

FDD will serve the District from our headquarters in West Palm Beach, which is only 36 miles away from the Village of Indiantown. In addition, we have selected local teaming partners who offer the high level of responsiveness required for this contract. We are confident that our local presence and attentiveness to the community's concerns will benefit the District by delivering unmatched accountability, responsiveness, and value.

Florida Design Drilling, LLC.

Headquarters

7733 Hooper Rd,
West Palm Beach, FL 33411

Subconsultants

Kimley-Horn and Associates, Inc.

1920 Wekiva Way, Suite 200, West Palm Beach, FL 33411

Aerex Industries, Inc.

113 North 2nd Street, Fort Pierce, Florida 34950

BSM & Associates

80 SE 31st Lane, Okeechobee, FL 34974

C&W Engineering, Inc.

6903 Vista Parkway N., #10, West Palm Beach, FL 33411

Control System Design, Inc.

7282 55th Avenue East #200, Bradenton FL 34203

McNabb-Miller Hydrogeologic Consulting, Inc.

4600 Military Trail, Suite 116, Jupiter, FL 33458

Song + Associates, Inc.

1545 Centrepark Drive North, West Palm Beach, FL 33401

Cyber Electric of Central Florida, Inc.

5424 State Road 70 E, Okeechobee, FL 34972

WIRX Engineering, LLC

422 Meadowlark Drive, Jupiter, FL 33458

I) CURRENT AND PROJECTED WORKLOADS

We have analyzed our current workloads and determined that the proposed staff are readily available and in an excellent position to serve the District. We have also communicated this priority to our subconsultants, who have confirmed they possess the necessary manpower to support this project. At this time, we foresee no barriers to providing the District with timely services. We will provide a strong local presence and will maximize our local staff to ensure seamless project execution.

Progressive Design-Build Team Availability

"The availability chart below outlines the staffing capacity for both FDD and our design team.

Staff Member	Role	Availability
Dan Ringdahl	Design-Build Project Manager	80%
Mike Black	Preconstruction Manager	70%
Jason Lee, PE	Design Manager; Process Design; Bid Phase; Construction Phase Services; Mechanical/HVAC	80%
Noah Ringdahl	Principal-in-Charge	60%
Mike Schwartz, PE	Principal-in-Charge	60%
Kevin Schanen, PE	Principal-in-Charge	40%
Dan Sjong	Construction Manager	80%
Fernanda Sousa	Assistant Project Manager	60%
Lance Littrell, PE	Senior QC/QA	55%
Eric Dole, PE (CO)	Senior QC/QA	55%
J.Casey Long, PE	Structural	50%
Seth Schmid, PE	Structural	55%
George Honiotes, PE (GA)	Structural	50%
Jason Webber, PE	Site Civil	40%
Jordan Haggerty, PE	Site Civil	45%
Mariana Lopez, EI	Site Civil	65%
Nick Black, PE	Process Design; Permitting; Bid Phase; Mechanical/HVAC	50%
Mark Miller, PE	Process Design	45%
Fannie Howard, PE	Process Design; Permitting	60%
Marlon Ramirez, PE	Process Design	60%
Daniel Cornu, EI	Process Design; Bid Phase; Construction Phase Services	70%
Chris Sullivan, EI	Process Design; Construction Phase Services	60%
Cole Newman, EI	Process Design; Construction Phase Services	60%
Evan Ghidella, EI	Process Design; Construction Phase Services	50%
Gina Cassulo, PE	Permitting	65%
Nicki Russo, EI	Bid Phase; Mechanical/HVAC	70%
Jim Farrell	Construction Phase Services	40%
Bill Dudak, CWTPO	Construction Phase Services	40%
Tori Bacheler, PWS	Construction Phase Services	45%
Shelby Oenbrink, PWS	Construction Phase Services	45%
Diana Bello	Funding and Grants	50%

J) VOLUME OF WORK PREVIOUSLY AWARDED

Florida Design Drilling has been serving both the Village of Indiantown and the District since 2023. We have had three contracts with the District, totaling $45.9 million in value.

Florida Design Drilling (FDD) has been actively engaged with the Village of Indiantown and the District since 2023. Our initial scope included the rehabilitation of two existing surficial aquifer wells and the complete reconstruction of a third, with a total contract value just under $400,000. This work has been successfully completed. In 2024, FDD was awarded a contract to drill a deep injection well (IW-1) and a dual-zone monitor well (DZMW-1). A subsequent change order expanded the scope to include three new Upper Floridan aquifer water supply wells, bringing the total contract value to $20.5 million. Additionally, FDD was selected as the prime contractor for the design-build of the Village's wastewater treatment plant (WWTP), a project valued at approximately $25 million. Both the DIW and WWTP projects are currently around 50% complete.

Our team remains deeply committed to supporting the District and its long-term infrastructure goals. We value the trust placed in us and take pride in contributing to projects that serve the Village, the District, and its residents. With each milestone, we strengthen our collaboration and look forward to continuing this productive partnership through successful project delivery and shared success.

K. FINANCIAL CAPACITY

Florida Design Drilling, LLC is a water well and general contractor located in West Palm Beach, Florida. The Company had 2024 revenues of $35,756,983. We are financially strong, and we are committed to our continued financial health. As of December 31, 2024, the Company had total assets of $30,487,136 and stockholder's equity of approximately $13,142,711. In addition to the financial resources noted, FDD also has an untapped $5,000,000 line of credit available for short-term cash flow needs. The Company's cash flow continues to be very strong. We maintain a disciplined focus on business fundamentals, operate the firm conservatively, and our internal controls and business standards are designed to keep our foundation strong.

For any questions regarding Florida Design Drilling's financial status, please contact Paula Williams, Controller, at 561.291.9139.

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Florida Design Drilling LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . P

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

7733 Hooper Road

Requester's name and address (optional)

6 City, state, and ZIP code

West Palm Beach, Florida 33411

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

2	0	–	2	7	7	9	5	6	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** [signature] **Date** 2.26.2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

L) LICENSES

Florida Design Drilling Licenses

State of Florida
Department of State

I certify from the records of this office that FLORIDA DESIGN DRILLING LLC is a limited liability company organized under the laws of the State of Florida, filed on December 27, 2022, effective April 29, 2005.

The document number of this limited liability company is L22000534697.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on September 22, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirtieth day of September, 2025

Secretary of State

Tracking Number: 4549451254CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

STATE OF FLORIDA
WATER WELL CONTRACTOR LICENSE
Issued to
Daniel Ringdahl

License No. 11148 Expires 7/31/2027

DISTRICT CERTIFICATION OFFICER

The State of Florida
Daniel C. Ringdahl
Water Well Contractor
11148

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD
THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

FOWLER, STEPHEN ROBERT JR
88 YACHT CLUB PLACE
TEQUESTA FL 33469

LICENSE NUMBER: CGC1535414
EXPIRATION DATE: AUGUST 31, 2026
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The State of Florida

STATE OF FLORIDA
WATER WELL CONTRACTOR LICENSE
Issued to
Noah Ringdahl

License No. 11349 Expires 7/31/2027

DISTRICT CERTIFICATION OFFICER

Kimley-Horn Licenses

State of Florida
Department of State

I certify from the records of this office that KIMLEY-HORN AND ASSOCIATES, INC. is a North Carolina corporation authorized to transact business in the State of Florida, qualified on April 24, 1968.

The document number of this corporation is 821359.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 21, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourteenth day of April, 2025

Secretary of State

Tracking Number: 6244092437CU

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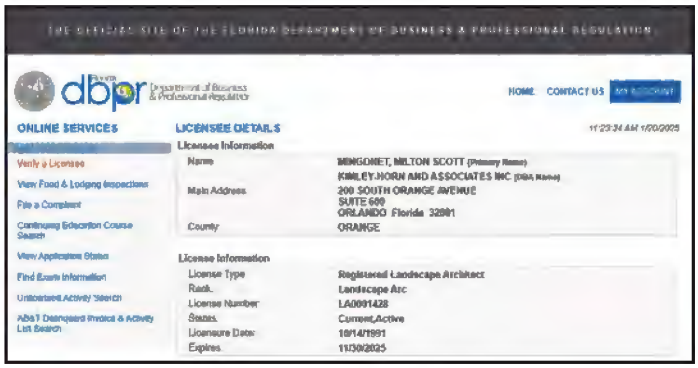

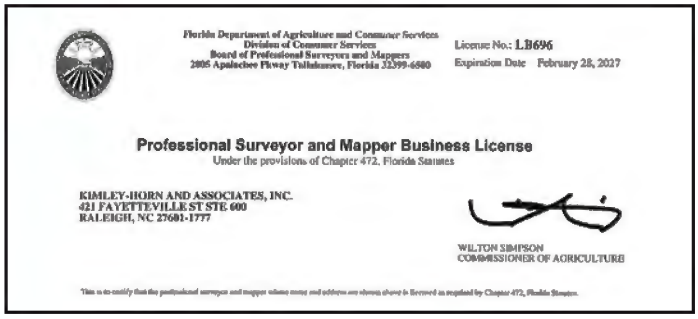

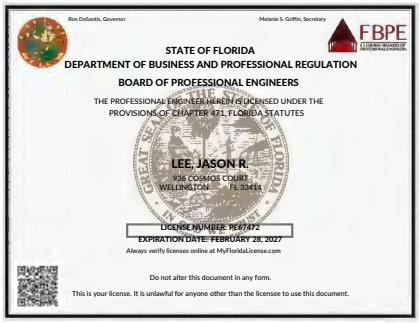

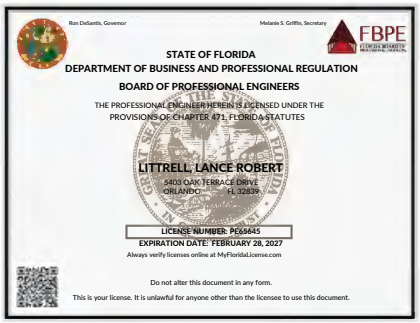
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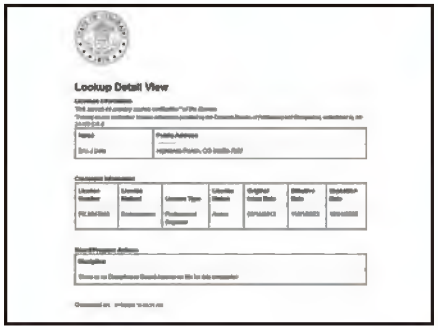
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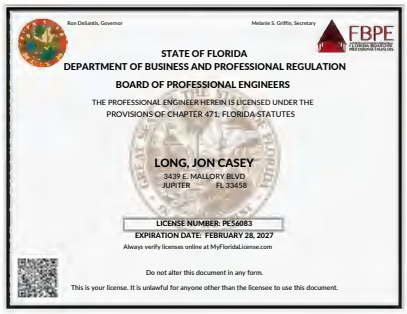
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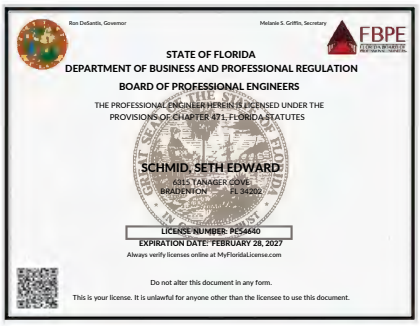
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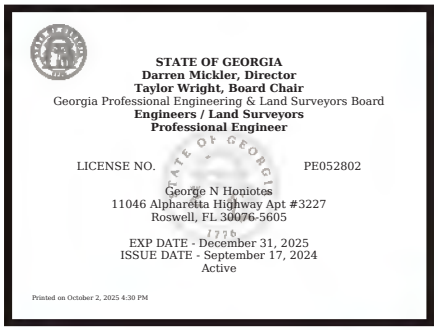
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Darren Mickler, Director
Taylor Wright, Board Chair
Georgia Professional Engineering & Land Surveyors Board
Engineers / Land Surveyors
Professional Engineer
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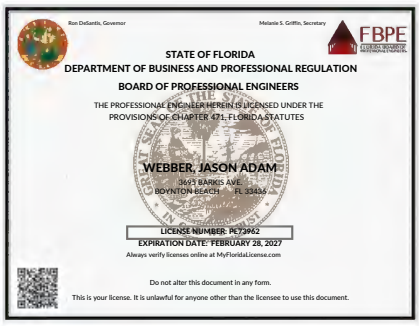
George N Honiotes
11046 Alpharetta Highway Apt #3227
Roswell, FL 30076-5605
EXP DATE - December 31, 2025
ISSUE DATE - September 17, 2024
Active
Printed on October 2, 2025 4:30 PM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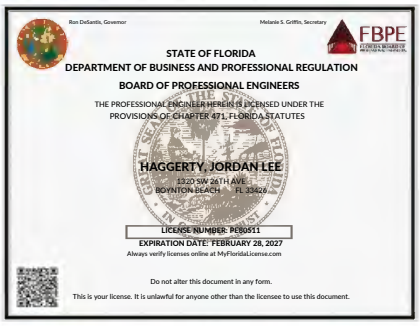
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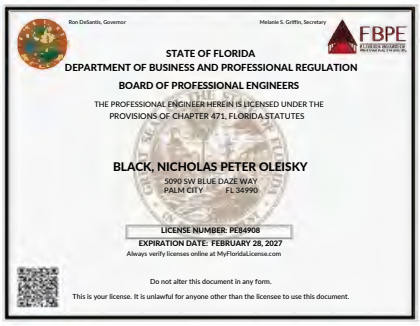
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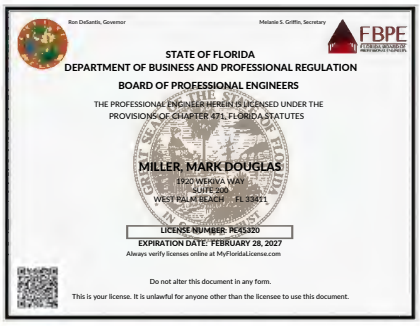
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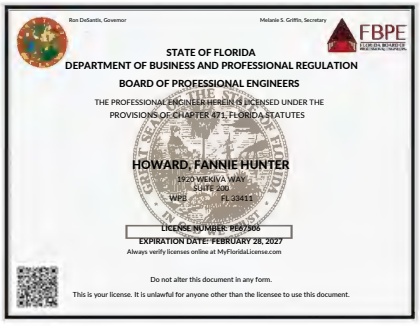
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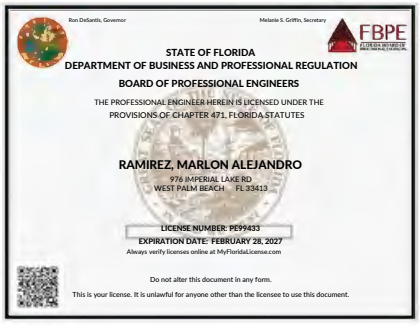
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RAMIREZ, MARLON ALEJANDRO
976 IMPERIAL LAKE RD
WEST PALM BEACH FL 33413
LICENSE NUMBER: PE99433
EXPIRATION DATE: FEBRUARY 28, 2027
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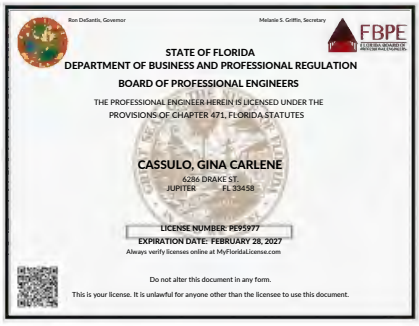
Ron DeSantis, Governor Melanie S. Griffin, Secretary
FBPE
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
CASSULO, GINA CARLENE
6286 DRAKE ST
JUPITER FL 33458
LICENSE NUMBER: PE95977
EXPIRATION DATE: FEBRUARY 28, 2027
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Aerex Licenses

State of Florida
Department of State

I certify from the records of this office that AEREX INDUSTRIES, INC. is a corporation organized under the laws of the State of Florida, filed on April 22, 1991.

The document number of this corporation is S47571.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 12, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twelfth day of March, 2025

Secretary of State

Tracking Number: 9533448479CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

56-QF-00057

56-BID-7627574

OSTDS Operating - Industrial or Manufacturing

Issued To: Aerex Industries Inc-West/Thomas Donnick (Donnick, Thomas)
3504 Industrial 27th Street
Fort Pierce, FL 34946

County: **St. Lucie**
Amount Paid: $225.00
Date Paid: 12/10/2024
Issued Date: 01/01/2025
Expires On: 12/31/2025

Mail To: Aerex Industries, Inc-East/Jason Carlson
3504 Industrial 27th Street
Fort Pierce, FL 34946

Issued By:
Department of Health in St. Lucie County

(772) 873-4931

Owner: Aerex Industries, Inc-East/Jason Carlson

The facility shown above has been inspected by a duly authorized representative of the Department of Health, and was found in conformance with those rules promulgated by the department under the authority of chapters 381, 386 and 489 part III, Florida Statutes, and set forth in Rule 62-6, Florida Administrative Code.

This permit grants authority to operate the above referenced facility, service, or system in conformance with department rules and the conditions of operation shown below. This permit is revocable, upon service of notice, when it is determined by the department that the operational conditions and department standards are not being maintained.

Original Customer: Aerex Industries Inc-West/Thomas Donnick (Donnick, Thomas) (NON-TRANSFERA

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE

BSM and Associates, Inc. Licenses

2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT

FILED
Feb 05, 2025
Secretary of State
9225413187CC

DOCUMENT# P16000053424

Entity Name: BSM & ASSOCIATES, INC.

Current Principal Place of Business:

80 SE 31ST LANE
OKEECHOBEE, FL 34974

Current Mailing Address:

80 SE 31ST LANE
OKEECHOBEE, FL 34974 US

FEI Number: 81-3041710

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BARNES, RICHARD E. III
80 SE 31ST LANE
OKEECHOBEE, FL 34974 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: RICHARD E. BARNES III 02/05/2025
Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PRESIDENT	Title	SECRETARY
Name	BARNES, RICHARD E. III	Name	BARNES, MEGAN
Address	80 SE 31ST LANE	Address	80 SE 31ST LANE
City-State-Zip:	OKEECHOBEE FL 34974	City-State-Zip:	OKEECHOBEE FL 34974

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RICHARD BARNES PRESIDENT 02/05/2025
Electronic Signature of Signing Officer/Director Detail — Date

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy, Tallahassee, Florida 32399-6500
800HELPFLA (435-7352) or (850) 488-2221

March 6, 2025

RICHARD E BARNES III
80 SE 31ST LN
OKEECHOBEE, FL 34974-6202

SUBJECT: Professional Surveyor and Mapper License # LS7074

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/pin to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS7074

Professional Surveyor and Mapper
RICHARD E BARNES III

IS LICENSED under the provisions of Ch 472.
Expiration date: February 28, 2027

Detach Here

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy, Tallahassee, Florida 32399-6500

License No: LS7074
Expiration Date: February 28, 2027

Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

RICHARD E BARNES III
80 SE 31ST LN
OKEECHOBEE, FL 34974-6202

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

[This is not valid] Use the last two digits of the year, the calendar month, and the day as shown above to backspread as required by Chapter 472, Florida Statutes.

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy, Tallahassee, Florida 32399-6500
800HELPFLA (435-7352) or (850) 488-2221

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If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS7074

Professional Surveyor and Mapper
RICHARD E BARNES III

IS LICENSED under the provisions of Ch 472.
Expiration date: February 28, 2027

Detach Here

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy, Tallahassee, Florida 32399-6500

License No: LS7074
Expiration Date: February 28, 2027

Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

RICHARD E BARNES III
80 SE 31ST LN
OKEECHOBEE, FL 34974-6202

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

[This is not valid] Use the last two digits of the year, the calendar month, and the day as shown above to backspread as required by Chapter 472, Florida Statutes.

C&W Engineering, Inc,. Licenses

State of Florida
Department of State

I certify from the records of this office that C & W ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on May 7, 2019.

The document number of this corporation is P19000040067.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 21, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-first day of January, 2025

Secretary of State

Tracking Number: 3270628991CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

GUIDA, MICHAEL A.
6903 VISTA PARKWAY N
STE 10
WEST PALM BEACH FL 33411

LICENSE NUMBER: PE60755
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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Control Systems Design, Inc., Licenses

2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT

FILED
Jan 02, 2025
Secretary of State
6989410373CC

DOCUMENT# 647750

Entity Name: CONTROL SYSTEMS DESIGN INC.

Current Principal Place of Business:
7282 55TH AVENUE EAST
#200
BRADENTON, FL 34203

Current Mailing Address:
7282 55TH AVENUE EAST
#200
BRADENTON, FL 34203 US

FEI Number: 59-1953438

Certificate of Status Desired: No

Name and Address of Current Registered Agent:
BIEHL, MARK
7282 55TH AVENUE EAST
#200
BRADENTON, FL 34203 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

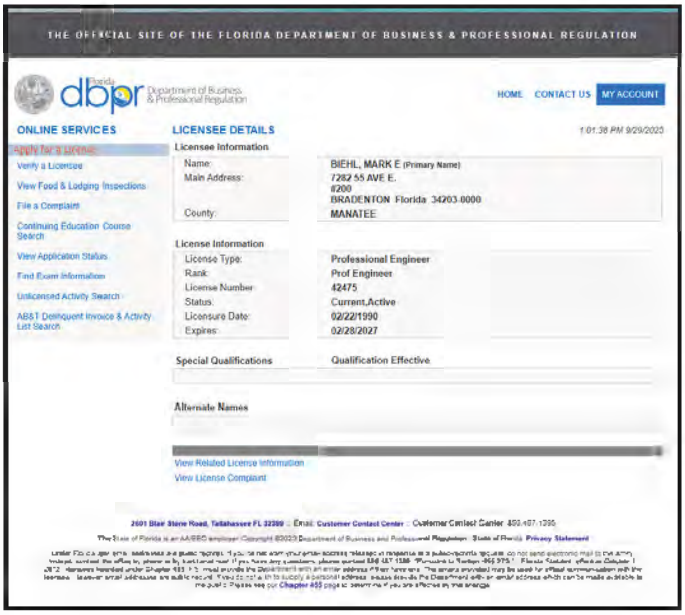
SIGNATURE: MBIEHL 01/02/2025
Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PDT	Title	VS
Name	BIEHL, MARK	Name	BIEHL, CAROLYN
Address	7282 55TH AVENUE EAST #200	Address	7282 55TH AVENUE EAST #200
City-State-Zip:	BRADENTON FL 34203	City-State-Zip:	BRADENTON FL 34203

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MARK BIEHL PRESIDENT 01/02/2025
Electronic Signature of Signing Officer/Director Detail — Date



McNabb-Miller Hydrogeologic Consulting, Inc., Licenses

State of Florida
Department of State

I certify from the records of this office that MCNABB-MILLER HYDROGEOLOGIC CONSULTING, INC is a corporation organized under the laws of the State of Florida, filed on August 16, 2006, effective August 20, 2006.

The document number of this corporation is P06000106613.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 29, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

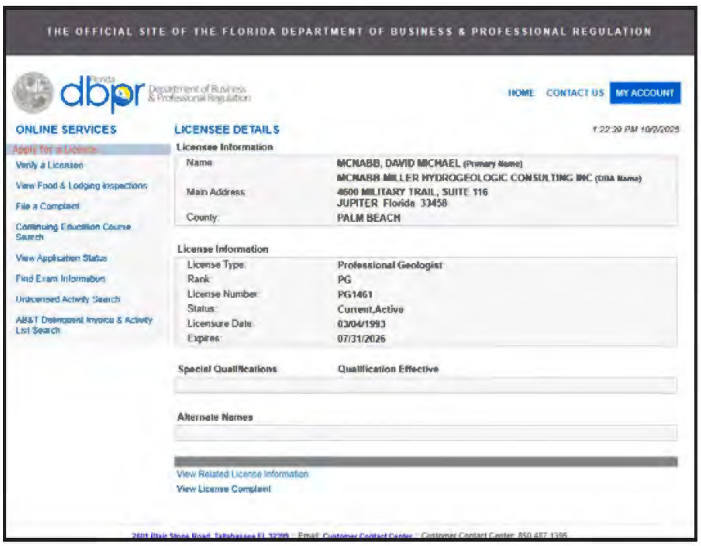
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-ninth day of January, 2025

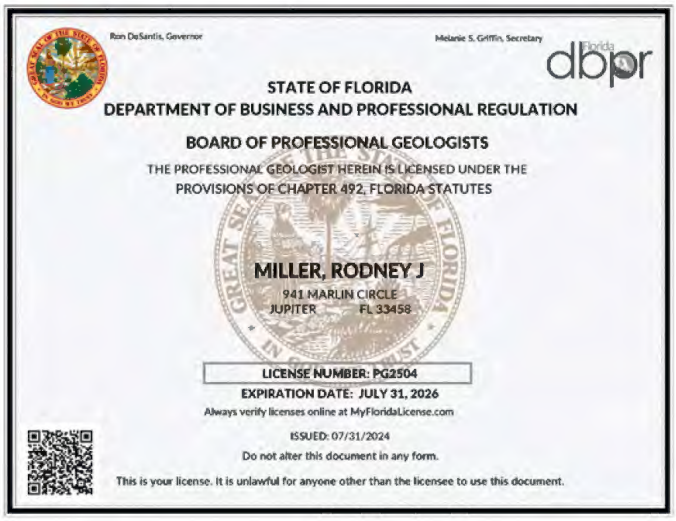
Secretary of State

Tracking Number: 9517461752CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication





Song + Associates, Inc.

State of Florida
Department of State

I certify from the records of this office that SONG & ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on July 10, 1998.

The document number of this corporation is P98000061362.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 7, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

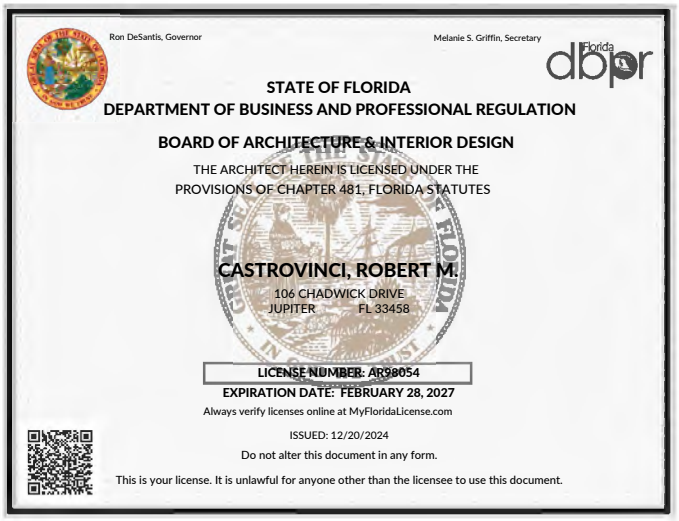
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventh day of January, 2025

Secretary of State

Tracking Number: 9244392206CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

CASTROVINCI, ROBERT M.
106 CHADWICK DRIVE
JUPITER FL 33458

LICENSE NUMBER: AR98054
EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/20/2024

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WIRX

State of Florida
Department of State

I certify from the records of this office that WIRX ENGINEERING LLC is a limited liability company organized under the laws of the State of Florida, filed on November 7, 2017, effective January 1, 2018.

The document number of this limited liability company is L17000229939.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 17, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-fourth day of March, 2025

Secretary of State

Tracking Number: 4892518308CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

STELMACK, GREGORY JOSEPH
422 MEADOWLARK DRIVE
JUPITER FL 33458

LICENSE NUMBER: PE70556
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

NIXON, ANDREW JOSEPH
9094 WRANGLER DRIVE
LAKE WORTH FL 33467

LICENSE NUMBER: PE71458
EXPIRATION DATE: FEBRUARY 28, 2027
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M) CERTIFICATE OF INSURANCE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

1/1/2026

DATE (MM/DD/YYYY): 10/3/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 500 W. Monroe, Ste. 3400 Chicago IL 60661 (312) 659-6900 midwestcertificates@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
INSURED: 1553815 Florida Design Drilling LLC 7733 Hooper Road West Palm Beach, FL 33411	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Greenwich Insurance Company — 22322 INSURER B: Imperium Insurance Company — 35408 INSURER C: Navigators Specialty Insurance Company — 36056 INSURER D: Aspen American Insurance Company — 43460 INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 21130496 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	Y	Y	RGC3001970-01	1/1/2025	1/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 300,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y	Y	RAC9438273-01	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 2,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $	Y	Y	ARU-HC-CX-0000077-02	1/1/2025	1/1/2026	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $ XXXXXXX
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	RWC3001969-01	1/1/2025	1/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	Pollution Liability	N	N	CH24ECP307581 IC	1/1/2024	1/1/2026	$2,000,000 Each Incident/Aggregate	
D	Installation Floater			IMZ211525	1/1/2025	1/1/2026	Limit: $1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.
Personal Injury Protection is Included: $10,000 Per Person. Certificate Holder Continued: Village of Indiantown, Florida

Re: Terra Lago Wastwater Treatment Plant Design-Build

See Page 2.

CERTIFICATE HOLDER

21130496
Terra Lago Community Development District
c/o District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

CONTINUATION DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS (Use only if more space is required)

Terra Lago Community Development District and the Village of Indiantown, Florida are included as additional insureds if required by written contract with respect to General Liability, Automobile Liability and Excess Liability per the terms and conditions of the policy. A waiver of subrogation applies in favor of the Additional Insureds if required by written contract with respect to General Liability, Automobile Liability, Excess Liability and Workers Compensation per the terms and conditions of the policy where permitted by state law.

ACORD 25 (2016/03)

Certificate Holder ID: 21130496

N) PAYMENT AND PERFORMANCE BOND PROOF

ACRISURE

October 1, 2025

Indiantown/Terra Lago Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Re: Florida Design Drilling, LLC
Project: WTP Design Build

To Whom It May Concern:

This is to advise you that our office provides Bid, Performance, and Payment Bonds for Florida Design Drilling, LLC. Their Surety is Great Midwest Insurance Company, which carries an A.M. Best Rating of A, X and is listed in the Department of the Treasury's Federal Register.

Based upon normal and standard underwriting criteria at the time of the request, we should be in position to provide Performance and Payment Bonds for projects up to $35,000,000 for a single bond and $100,000,000 in the aggregate. We obviously reserve the right to review final contractual documents, bond forms, and obtain satisfactory evidence of funding prior to final commitment to issue bonds. We cannot assume liability to any third party, including you, if we do not execute said bonds.

Florida Design Drilling, LLC., is an excellent contractor, and we hold them in the highest regard. We feel extremely confident in our contractor and encourage you to offer them an opportunity to execute any upcoming projects.

This letter is not an assumption of liability, nor is it a bid or performance and payment bond. It is issued only as a bonding reference by our respected client.

If you should have any questions, please do not hesitate to give me a call.

Sincerely,

Brett Rosenhaus
Surety Bond Specialist

3100 S Federal Highway, Suite G, Delray Beach, FL 33483

0) DISCLOSURE OF CONTRACT TERMINATIONS OVER THE PAST TEN YEARS

Florida Design Drilling, LLC has never been terminated for cause or default.

P) DISCLOSURE OF CONTRACT DEFAULTS, ARREARS, OR LICENSING ISSUES OVER THE PAST TEN YEARS

Florida Design Drilling, LLC has not defaulted on any contract, nor is it in arrears on any contract or due to failure to demonstrate proper licensure and business organization.

Q) DISCLOSURE OF LITIGATION HISTORY OVER THE PAST TEN YEARS

Florida Design Drilling, LLC has not been involved in any litigation related to contracts or work within the last ten years.

R) DISCLOSURE OF GOVERNMENTAL ACTIONS OVER THE PAST TEN YEARS

Florida Design Drilling, LLC has not been the subject of any governmental action of any kind (e.g., investigation, proceeding, penalty, licensure issue, etc.) over the last ten years.

S) CONFLICT OF INTEREST STATEMENT

Florida Design Drilling, LLC is committed to maintaining the highest standards of integrity and transparency in all aspects of its operations. To the best of our knowledge, no employee, contractor, or affiliate of Florida Design Drilling has any financial, personal, or professional conflict of interest that could improperly influence their duties or decision-making within the scope of our business activities.

T) BUSINESS RELATIONSHIP DECLARATION

Florida Design Drilling, LLC will perform the ROWTP Project as a single company and not as part of a joint venture (JV), partnership, or other combined business entity. *We have included subconsultants on our team to perform specialized services.* Therefore, the requirements outlined for JV or partnership entities are **not applicable** to our team.

This declaration is made in good faith and to the best of our knowledge accurately reflects the structure and intent of our business relationship for the purposes of this proposal.

Affidavit Regarding Response
for
Progressive Design-Build Services
Reverse Osmosis Water Treatment Plant Improvements
FOR THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

STATE OF Florida
COUNTY OF Palm Beach

Before me, the undersigned authority, appeared the affiant, Daniel Ringdahl, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO for Florida Design Drilling LLC ("Respondent"), and am authorized to make this Affidavit on behalf of Respondent.

2. I assisted with the preparation of, and have reviewed, the Respondent's Qualification Statement ("Qualification Statement") provided in response to the Terra Lago Community Development District Request for Qualifications for Design-Build Services Relating to Reverse Osmosis Water Treatment Plant Improvement Project. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Respondent to constitute good cause for rejection of the Qualification Statement.

3. I do hereby certify that the Respondent has submitted only a single Qualification Statement and has not, either directly or indirectly, participated in collusion relating to the submission of the Qualification Statement.

4. The Respondent agrees through submission of the Qualification Statement to honor its Qualification Statement for one hundred and twenty (120) days from the opening of the Qualification Statements, and if awarded the contract on the basis of this Qualification Statement and further negotiations with the District, to enter into and execute the contract in a form substantially similar to that included in the Project Manual.

5. The Respondent acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: Addendum 1 - September 26, 2025.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after receiving a copy of the Project Manual, the Respondent acknowledges that (i) the Respondent has read, understood, and accepted the Project Manual; (ii) the Respondent has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Respondent has agreed to the terms of the Project Manual; and (iv) the

Respondent has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the Qualification Statement notice, instructions, the contract form, the scope of work, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual.

7. The Respondent authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Qualification Statement, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Respondent.

8. Regardless of whether a protest of any kind is filed, and in order to avoid an immediate danger to the public health, safety and welfare, and/or adverse financial consequences to the District and/ar the Village and the Project, through the submittal of its Response, the Respondent agrees that the District may proceed with the Praject pursuant to a contract with the respondent selected by the District.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit and that the foregoing is true and correct.

Dated this 29th day of September, 2025.

Respondent: _____

By: Daniel Ringdahl

Title: CEO

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknawledged before me this 29th day of September, 2025, by Daniel Ringdahl of Florida Design Drilling LLC who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name: Michael Perez
Commission No.: HH286038
My Commission Expires: 7-11-2026

Michael Perez
Commission # HH 286038
Commission Expires 07-11-2026
Bonded Through - Cynanotary
Florida - Notary Public

4915-4291-1589.2

Florida Design Drilling, LLC acknowledges receipt of Addendum No. 1.

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

Addendum No. 1 to the
Request for Qualifications for
Progressive Design-Build Services
Reverse Osmosis Water Treatment Plant Improvements Project

VIA E-MAIL

TO: Prospective Proposers

FROM: Garry Gruber, District Engineer

CC: Ryan J. Dugan, District Counsel

DATE: September 26, 2025

This Addendum No. 1 ("**Addendum**") pertains to Terra Lago Community Development District's ("**District**") Request for Qualifications for Progressive Design-Build Services for Reverse Osmosis Water Treatment Plant Improvements Project issued September 2025 ("**RFQ**"). Capitalized terms not otherwise defined herein shall have the meaning as provided in the RFQ.

QUESTION 1 – Would the District please provide a sample contract for review?

ANSWER – Once the most qualified Respondent is selected in Step 1 of the process, the District will attempt to negotiate a satisfactory contract with the Respondent. Negotiations will include, but not limited to, scope, project security, insurance, timeframes/milestones and pricing. However, please note the District intends to use a modified version of EJCDC® D-512, Agreement Between Owner and Design-Builder for Progressive Design-Build (2016) for this Project.

QUESTION 2 – As currently worded, we believe that the indemnity provision in Section O. Indemnification and Limitation of Liability of the RFQ on page 16 is not in compliance with FL Statute 725.06 and is unenforceable. Would the District consider rewording same to conform with the statute?

ANSWER – Indemnification obligations for the Project will be set forth in the contract entered into between the Respondent and the District. However, as a point of clarity, the indemnity provision in the Project Manual is hereby revised as follows (stricken language is removed, underlined language is new):

"To the fullest extent permitted by law, Respondent must indemnify and hold harmless ~~and defend~~ the District and its officers and employees ~~the Village and their respective members, parents, partners, District Board members, Village Council members, subsidiaries, affiliates, officers, directors, supervisors, staff, lawyers, managers, engineers, consultants, employees, representatives, contractors, subcontractors, agents, successors and assigns of each and any of all of the foregoing entities and individuals~~ (together, "Indemnitees") from all ~~claims,~~ liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, ~~relating to the Response and/or this RFQ and~~ to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Respondent or those acting on Respondent's behalf in the performance of the contract. If

any indemnification, defense or hold harmless provision of this Project Manual is determined to be unenforceable, the provision will be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. Additional indemnification, defense, and hold harmless obligations will be set forth in the form of contract.

Nothing herein may be construed as or constitute a waiver of District's or the Village's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law."

QUESTION 3 – Regarding Project Security; in lieu of Construction Bonds, would an alternate form of Security or Bond Substitute be acceptable for this project?

ANSWER – Once the most qualified Respondent is selected in Step 1 of the process, the District will attempt to negotiate a satisfactory contract with the Respondent. Negotiations will include, but not limited to, scope, project security, insurance, timeframes/milestones and pricing. However, please note the District may consider accepting an alternate form of security as stated in the Project Manual in the District's discretion.

QUESTION 4 – What are the limits of insurance for Professional Liability and Builders Risk?

ANSWER – Once the most qualified Respondent is selected in Step 1 of the process, the District will attempt to negotiate a satisfactory contract with the Respondent. Negotiations will include, but not limited to, scope, project security, insurance, timeframes/milestones and pricing.

QUESTION 5 – We understand that the CDD is interested in having the RO facility scheduled to be operational by December 2027. Due to raw water quality unknowns, design and permitting durations, and equipment lead times December 2028 would actually be very expedited schedule. Our team will work to find opportunities to phase work to bring the plant online as expedient as possible. Would the CDD consider updating the December 2027 deadline to make RO facilities operational?

ANSWER – Once the most qualified Respondent is selected in Step 1 of the process, the District will attempt to negotiate a satisfactory contract with the Respondent. Negotiations will include, but not limited to, scope, project security, insurance, timeframes/milestones and pricing.

This Addendum responds to timely-provided questions from prospective bidders as further detailed below. This Addendum is being electronically distributed to all proposers who have received the Project Manual to date. The RFQ remains in full force and effect except as supplemented or modified herein or in prior RFQ addenda. **All Respondents shall acknowledge receipt of all addenda to the RFQ, including this Addendum, in their submitted response.**

***

Any Respondent wishing to protest any or all of the matters contained or addressed in this Addendum shall file a notice of protest with the District Manager, to 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, within seventy-two (72) hours after receipt of this Addendum. A formal written protest adequately detailing with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the notice of protest is filed. Failure to timely file a written notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to this Addendum.

End of Addendum No. 1

Affidavit Regarding Public Contracting Laws and Non-Collusion
for
Progressive Design-Build Services
forReverse Osmosis Water Treatment Plant Improvements
FOR THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Terra Lago Community Development District ("District")

   by Michael Black
   (print individual's name and title)

   for Florida Design Drilling LLC ("Proposer")
   (print name of entity submitting sworn statement)

   whose business address is

   7733 Hooper Road, West Palm Beach, FL 33411

   and (if applicable) its Federal Employer Identification Number (FEIN) is:
   20-2779560

   (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement)

2. I have read and am familiar with Chapter 287, *Florida Statutes*, and specifically including the following Sections ("Public Contracting Laws"):
   a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities;*
   b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities;*
   c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies;*
   d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits;* and
   e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited.*

3. I understand that the Public Contracting Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District or Village ("Prohibited Criteria").

4. I understand that the Public Contracting Laws apply to the bidding documents applicable to the District's Request for Proposals for Wastewater Treatment Facility Injection Well System Improvements Project ("Project") and the contract to be executed in connection with the Project.

5. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Indicate which statement applies.)

X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District or Village.

___ The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Proposer may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

_____

_____

_____

_____

6. If awarded the contract, the Proposer will immediately notify the District and Village in writing if either the Proposer, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

7. E-Verify

a. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E- Verify law in order to enter into an agreement with a public employer.
b. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
c. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
d. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
e. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
f. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

8. Non-Collusion

a. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
b. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
c. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher that the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
d. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
e. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

9. Anti-Human Trafficking (Fla. Stat. 787.06)

a. I understand that the Respondent must comply with Section 787.06, Florida Statutes, in order to enter into an agreement with a governmental entity.

b. The Respondent does not currently, and will not for the duration of the agreement, use coercion for labor or services as defined in Section 787.06, Florida Statutes.
c. This declaration is made pursuant to Section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties

[Signature page follows]

IT SHALL BE THE RESPONSIBILITY OF THE PROPOSER EXECUTING THIS AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE MEET ANY OF THE PROHIBITED CRITERIA. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER MEETS ANY OF THE PROHIBITED CRITERIA, THE PROPOSER SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO DOES NOT MEET ANY OF THE PROBHIBITED CRITERIA. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPOSER.

The foregoing SWORN STATEMENT is dated this 29th day of September, 2025.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true.

(Corporate Seal, if applicable)

Florida Design Drilling LLC
(Name of Proposer)

By: Michael Black

Title: Senior Vice President

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was sworn and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 29th day of September, 2025, by Michael Black of Florida Design Drilling LLC, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

Michael Perez
Commission # HH 286038
Commission Expires 07-11-2026
Bonded Through - Cynanotary
Florida - Notary Public

Notary Public, State of Florida
Print Name: Michael Perez
Commission No.: HH 286038
My Commission Expires: 7-11-2026

4915-4291-1589.2

TRENCH SAFETY ACT COMPLIANCE STATEMENT
for
Progressive Design-Build Services
Reverse Osmosis Water Treatment Plant Improvements
FOR THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

Because trench excavations on this Project are expected to be in excess of 5 feet, the "Trench Safety Act," codified in Part III of Chapter 553 of the Florida Statutes, enacted into law by Chapter 90-96 of the Laws of Florida, requires that construction on the Project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. All Proposers are required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Project's Proposal. This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

CERTIFICATION

1. I understand that the Trench Safety Act requires me to comply with OSHA Standard 29 C.F.R.s. 1926.650 Subpart P. I will comply with the Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.

2. The estimated cost imposed by compliance with the Trench Safety Act will be:
   One _____ Dollars (Written)
   $ 1.00 _____ (Figures).

3. The amount listed above has been included within the Proposal.

Dated this 29th day of September, 2025.

Proposer: Florida Design Drilling LLC
By: Michael Black
Title: Senior Vice President

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was sworn and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 29th day of September, 2025, by Michael Black of Florida Design Drilling LLC, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

Notary Public, State of Florida
Print Name: Michael Perez
Commission No.: HH286038

My Commission Expires: 7-11-2026

Michael Perez
Commission # HH 286038
Commission Expires 07-11-2026
Bonded Through - Cynanotary
Florida - Notary Public

4915-4291-1589.2

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Florida Design Drilling, LLC. is the prime consultant on this pursuit. Kimley-Horn is a subconsultant on this pursuit. Since Jason Lee, PE, Vice President, has signed the cover letter, we've included documentation confirming he has the authority to do so.

Kimley»Horn

Certificate of Secretary

To Whom It May Concern.

I am the duly qualified and acting Secretary of Kimley-Horn and Associates, Inc., a North Carolina Corporation.

The following is a true copy of a resolution duly adopted by the Board of Directors of the corporation at the Board meeting held on December 17, 2024 and entered in the minutes of such meeting in the minute book of the corporation.

"The Board unanimously approved the contract signing authority of employees as presented." (Copies of the employee lists as presented are enclosed.)

The resolution is in conformity with the articles of incorporation and bylaws of the corporation, has never been modified or repealed, and is now in full force and effect.

Dated: December 18, 2024

Richard N. Cook, Secretary

KIMLEY-HORN AND ASSOCIATES, INC. CORPORATE SEAL NC

(corporate seal)

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Kimley-Horn and Associates, Inc.
FULL CONTRACT SIGNING AUTHORITY
December 17, 2024

Emmons, Erin N.
Falce, Christopher T.
McWilliams, John J.
Robertson, Stewart E.
Viola, Stefano F.

FORT MYERS
Bryant, M. Lewis
Clark, Kellie R.

GAINESVILLE
Brighton, Ali H.
Towne, Christopher D.

JACKSONVILLE
Brenny, Martin T.
Deitsch, Brian S.
Mecca, Joseph P.
Mullis, Raiford M.
Roland, George E.
Shelton, Mark W.

LAKELAND
Lewis, Jason A.
Wilson, Mark E.
White, Wayne E.
Wynn, Jared M.

LAKE NONA
Ashby, Brian S.
Stickler, Brooks A.

MELBOURNE
Husainy, Kinan F.

MIAMI
Almonte, Leonte I.
Baldo, Burt L.
Buchler, Aaron E.
Collier, Julio A.
Fernandez, Jorge L.
Fye, Barton J.

OCALA
Busche, Richard V.
Gartner, Amber L.
Losito, Gene B.

ORLANDO
Chau, Hao T.
Lenzen, Brent A.
Littrell, Lance R.
Martin, Jonathan A.
Mingonet, Milton S.
Roberts, Heather A.
Thigpen, Jonathan D.
Wetherell, Ryan S.

PALM BEACH GARDENS
Long, Jamea M.
Meyer, Alexis E.

SARASOTA
Cianfaglione, Christopher D.
Klepper, B. Kelley
Leep, Jordan E.
Pankonin, James R.
Schmid, Seth E.

ST. PETERSBURG
Arriaga, Brooke R.
Bishop, Mark C.
Dodge, Dawn M.
Walker, Jordan W.

TALLAHASSEE
DeVeau, Zachariah A.
Kalbli, Shawn C.
Lewis, Kelsey V.

TAMPA
Bulloch, Kelly B.
Collins III, Carroll E.
Gilner, Scott W.
Lee, Nathan Q.
Nadeau, Gary J.

VERO BEACH
Good, Brian A.
Hollen, Christopher J.
Lawson, Jacob B.
Roberson, Kevin M.
Thomas, Melibe S.
Van Rens, Peter J.

WEST PALM BEACH
Lee, Jason R.
Rapp, Bryan T.
Regueiro, Eric
Schanen, Kevin M.
Schwartz, Michael F.
Tercilla, Lindsey A.
Walthall, David W.

WPB DOWNTOWN
Heggen, Christopher W.
Spruce, Michael D.

MIDWEST

CHICAGO DOWNTOWN
Lemmon, Peter C.
Marnell, Colleen L.
Mayer, Joseph P.
Morton, Jr., Arthur J.
Panter, Jake H.
Whitson, Bryan D.

CHICAGO NORTH SUBURBS
Cooper, Jason C.
Tracy, Eric J.
West, Craig L

CHICAGO WEST SUBURBS
Fancler-Splitt, Rory K.
Garner, Chad S.
Heinen, Andrew N.
Kaufman, Phil R.
Walker, Michaela E.
Walker, William A.

COLUMBUS
Muller, Justin M.
Reeves, Michael C.
Schall, Andrew J.
Schnug, Regan A.

INDIANAPOLIS
Butz, Jr., William A.
Timko, Michael J.
Sheward, Bryan A.
Wolfred, Maurice A.

KANSAS CITY
Kist, Matthew D.
McKerrow, Jeff D.
Myers, Zachary

NORTHEAST OHIO
Clements, Kevin J.

TWIN CITIES
Bourdon, Brandon J.
Coyle, Daniel J.
Elegert, Brandon R.
Hume, Robert M.
Jensen, Matthew D.
Matzek, William D.
Phipps, Ryan A.
Schmitz, William J.
Wall, Lisa M.
Zimmerman, David

TWIN CITIES – SOUTH
Fosmo, Eric J.

TWIN CITIES- WEST
Kuhnau, JoNette L.
Manning, Jon T.
Wurdeman, Brian M.

MOUNTAIN PACIFIC

ASPEN
Christensen, Bryce E.

BOISE
McDougald, Brandon D.
Nicholson, Timothy P.

BROOMFIELD
Pratt, Anthony J.

COLORADO SPRINGS
Gunderson, Eric J.
Hess, Mitchell O.

DENVER
Andryscik, Kory J.
Colvin, Scott W.
Garinger, Amy M.
Heiberger, John R.
Krell, Gabriel M.
Phelps, Randall J.
Rowe, Curtis D.
Salvagio, Robin
Skeehan, Daniel L.
Sobieski, Dennis M.
McGee, Meaghan M.
Valentine, Brian W.
Wilhelm, William R.

EVERETT
Lincoln, Bradly J.

FORT COLLINS
Felton, Emily P.

PORTLAND
Belsick, Jody W.
Meyerhofer, Peter N.

SALT LAKE CITY
Crowther, Brent C.
Gresham, Teresa R.
Johnson, Zachary A.
O'Brien, Molly M.

SEATTLE
Chen, Nicholas R.
Kamerath, Marcy
Reeverts, Canaan H.
Williams, David S.

SOUTHWEST

LAS VEGAS
Ahartz, Shannon R.
Jones, Christopher R.
Moles, Richard A.
Moore, Devin V.
Mosley, Michael S.
Wolf, Treasea

MESA
Burm, Jason M.
Grandy, Michael L.
Margetts, Sterling T.
Mutti, Brent H.
Walnum, Nathan C.

PHOENIX
Christian, Rajesh S.
Connelly, Alissa J.
Delmarter, Michael L.
Ehrick, Taylor R.
Henderson, Benjamin J.
Thoma, Jayme R.
Kimm, Kevin J.
Kissinger, John C.
Leistiko, David J.
Marella, Damon J.
Perillo, Adam C.
Sjogren, Timothy P.
Smalkoski, Brian R.

RENO
Hildebrandt, Timothy H.
Nasset, Brent J.

SCOTTSDALE
Jupp, Andrew M.
Rutkowski, David R.

TUCSON
Payne, Kevin W.
Rhine, Timothy J.

SOUTH

ALPHARETTA
Dufour, Zachary J.
Fanney, Angela L.
Fanney, Lawson H.
Hamilton, James R.
James, Alvin B.
Shearouse, Sarah
Stricklin, David L.
Walker, John D.
Zittrauer, Derek M.

PEACHTREE CORNERS
Ergle, Kevin B.
Fink, Kenneth L.
Smith, Patrick N.

ATLANTA MIDTOWN
Bosman, Eric S.
Coleman, Sean H.
Elsey, Jeffrey B.
Pastore, Cristina C.
Ross, Robert A.
Triplett, Katherine R.

BIRMINGHAM
Bailey, Clark B.
Johnson, Elizabeth H.

CHATTANOOGA
Skidmore, Benjamin W.

FRANKLIN
Espelet, Leonardo E.

MEMPHIS
Danley, Drake E.
Minor, Henry W.
Peregoy, Samuel J.
Peregoy, Jennifer M.

MOBILE
Starling, Charles H.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

October 3, 2025

33. NAME AND TITLE

Dan Ringdahl, CEO, Design-Build Project Manager

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY): N/A

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME	3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Florida Design Drilling LLC	2005	-

2b. STREET	5. OWNERSHIP
7733 Hooper Road	a. TYPE: Corporation

2c. CITY	2d. STATE	2e. ZIP CODE	b. SMALL BUSINESS STATUS
West Palm Beach	Florida	33411	No

6a. POINT OF CONTACT NAME AND TITLE	7. NAME OF FIRM
Dan Ringdahl, CEO	

6b. TELEPHONE NUMBER	6c. E-MAIL ADDRESS
561.324.3885	Dan@FLDrilling.com

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) OFFICE	a. Profile Code	b. Experience	c. Revenue Index Number (see below)
02	Administrative	7	7	W02	Water Supply Wells, Recharge Wells, DIW	9
16	Construction Manager	5	5	W03	Water Process Piping and Equipment	7
	Other Employees	108	108			
	Other Employees					
	Total	120	120			

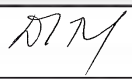
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	9
c. Total Work	9

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

11. AUTHORIZED REPRESENTATIVE
The foregoing is a statement of facts.

a. SIGNATURE	b. DATE
	October 3, 2025

c. NAME AND TITLE: Dan Ringdahl, CEO

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY): N/A

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME	3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Kimley-Horn and Associates, Inc.	2013	V8PKGG6NLKV6

2b. STREET	5. OWNERSHIP
1720 Amber Park Drive, Suite 600	a. TYPE: Corporation

2c. CITY	2d. STATE	2e. ZIP CODE	b. SMALL BUSINESS STATUS
Alpharetta	Georgia	30009	No

6a. POINT OF CONTACT NAME AND TITLE	7. NAME OF FIRM
George Honiotes, PE (GA)	APHC, Inc.

6b. TELEPHONE NUMBER	6c. E-MAIL ADDRESS
470.489.1874	George.Honiotes@kimley-horn.com

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	(2) OFFICE
02	Administrative	653	16
03	Aerial Photographers	12	2
08	CADD Technicians	357	7
12	Civil Engineers	2034	35
22	Electronics Engineer (Telecom)	20	2
23	Environmental Engineers	76	6
24	Environmental Scientists	108	1
29	Geographic Information System	9	1
39	Landscape Architects	223	5
42	Mechanical Engineers	54	2
48	Project Managers	435	9
50	Risk Assessors	27	1
57	Structural Engineers	167	7
58	Technician/Analysts	2062	39
60	Transportation Engineers	729	6
62	Water Resources Engineers	399	1
63	Design Technicians	152	3
64	Technical Writers	206	2
65	Technical Support	1395	32
67	Environmental Planners	37	2
	Other Employees	678	0
	Total	9833	176

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
C13	Computer Facilities; Computer Service	7
C10	Commercial Building; (low rise); Shopping	6
C12	Communications Systems; TV; Microwave	6
H11	Housing (Residential, Multifamily, Apartments,	6
S06	Solar Energy Utilization	6
U02	Urban Renewals; Community Development	6
E07	Energy Conservation; New Energy Sources	5
I01	Industrial Buildings; Manufacturing Plants	5
L03	Landscape Architecture	5
O01	Office Building; Industrial Parks	5
T03	Traffic & Transportation Engineering	5
A05	Airports; Navaids; Airport Lighting; Aircraft Fuel	4
A06	Airports; Terminals; & Hangars; Freight	4
F02	Field Houses; Gymnasiums; Stadiums	4
G02	Gas Systems (Propane, Natural, etc.)	4
H09	Hospitals & Medical Facilities	4
R04	Recreational Facilities (Parks; Marinas; etc.)	4
E02	Educational Facilities; Classrooms	3
H07	Highways; Streets; Airfield Paving; Parking	3
H10	Hotels; Motels	3
T01	Telephone Systems (Rural; Mobile; Intercom;	3
E11	Environmental Planning	2

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

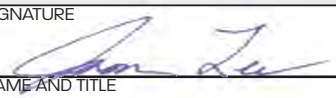
a. Federal Work	1
b. Non-Federal Work	9
c. Total Work	9

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

11. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	b. DATE
	October 3, 2025

c. NAME AND TITLE: Jason Lee, PE, Vice President

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY): N/A

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME	3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Kimley-Horn and Associates, Inc.	2007	V8PKGG6NLKV6

2b. STREET	5. OWNERSHIP
1615 South Congress Avenue, Suite 201	a. TYPE: Corporation

2c. CITY	2d. STATE	2e. ZIP CODE	b. SMALL BUSINESS STATUS
Delray Beach	Florida	33445	No

6a. POINT OF CONTACT NAME AND TITLE	7. NAME OF FIRM
Jason Webber, PE	APHC, Inc.

6b. TELEPHONE NUMBER	6c. E-MAIL ADDRESS
561.330.2345	Jason.Webber@kimley-horn.com

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	(2) OFFICE
02	Administrative	653	2
08	CADD Technicians	357	2
12	Civil Engineers	2034	13
13	Communications Engineers	25	1
19	Ecologists	1	1
24	Environmental Scientists	108	4
58	Technician/Analysts	2062	19
62	Water Resources Engineers	399	2
63	Design Technicians	152	2
65	Technical Support	1395	8
	Other Employees	2647	0
	Total	9833	52

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
E07	Energy Conservation; New Energy Sources	5
H11	Housing (Residential, Multifamily,	5
U02	Urban Renewals; Community Development	5
C10	Commercial Building; (low rise); Shopping	4
E02	Educational Facilities; Classrooms	4
I01	Industrial Buildings; Manufacturing Plants	4
R04	Recreational Facilities (Parks; Marinas; etc.)	4
S06	Solar Energy Utilization	3
H09	Hospitals & Medical Facilities	3
O01	Office Building; Industrial Parks	3
C11	Community Facilities	3
C09	Cold Storage; Refrigeration; Fast Freeze	2
L03	Landscape Architecture	2
C12	Communications Systems; TV; Microwave	1
F02	Field Houses; Gymnasiums; Stadiums	1
G01	Garages; Vehicle Maintenance Facilities;	1
H07	Highways; Streets; Airfield Paving; Parking	1
H10	Hotels; Motels	1
P12	Power Generation, Transmission,	1
S13	Stormwater Handling & Facilities	1
T03	Traffic & Transportation Engineering	1
W03	Water Supply; Treatment and Distribution	1

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

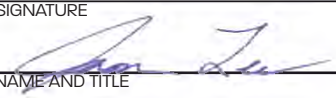
a. Federal Work	1
b. Non-Federal Work	7
c. Total Work	7

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

11. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	b. DATE
	October 3, 2025

c. NAME AND TITLE: Jason Lee, PE, Vice President

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY): N/A

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME	3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Kimley-Horn and Associates, Inc.	1992	V8PKGG6NLKV6

2b. STREET	5. OWNERSHIP
6200 South Syracuse Way, Suite 300	a. TYPE: Corporation

2c. CITY	2d. STATE	2e. ZIP CODE	b. SMALL BUSINESS STATUS
Greenwood Village	Colorado	80111	No

6a. POINT OF CONTACT NAME AND TITLE	7. NAME OF FIRM
Eric Dole, PE (CO)	APHC, Inc.

6b. TELEPHONE NUMBER	6c. E-MAIL ADDRESS
303.228.2300	Eric.Dole@kimley-horn.co

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) OFFICE
02	Administrative	653	27
03	Aerial Photographers	12	1
08	CADD Technicians	357	12
12	Civil Engineers	2034	49
13	Communications Engineers	25	1
14	Computer Programmers	12	1
21	Electrical Engineers	84	5
22	Electronics Engineer (Telecom)	20	4
23	Environmental Engineers	76	1
24	Environmental Scientists	108	2
32	Hydraulic Engineers	17	3
38	Land Surveyors	50	3
39	Landscape Architects	223	6
42	Mechanical Engineers	54	3
47	Planners: Urban/Regional	172	2
48	Project Managers	435	12
49	Remote Sensing Specialists	6	1
56	Specifications Writers	86	1
58	Technician/Analysts	2062	35
60	Transportation Engineers	729	12
	Other Employees	2618	55
	Total	9833	236

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
H11	Housing (Residential, Multifamily,	7
C10	Commercial Building; (low rise); Shopping	6
E07	Energy Conservation; New Energy Sources	6
I01	Industrial Buildings; Manufacturing Plants	6
O01	Office Building; Industrial Parks	6
A06	Airports; Terminals; & Hangars; Freight	5
H07	Highways; Streets; Airfield Paving; Parking	5
S06	Solar Energy Utilization	5
U02	Urban Renewals; Community Development	5
I04	Intelligent Transportation Systems	5
C13	Computer Facilities; Computer Service	4
A05	Airports; Navaids; Airport Lighting; Aircraft	4
S04	Sewage Collection, Treatment & Disposal	4
S13	Stormwater Handling & Facilities	4
T03	Traffic & Transportation Engineering	4
W03	Water Supply; Treatment and Distribution	3
W02	Water Resources; Hydrology; Ground Water	3
H09	Hospitals & Medical Facilities	3
L03	Landscape Architecture	3
R04	Recreational Facilities (Parks; Marinas; etc.)	3
T01	Telephone Systems (Rural; Mobile;	3
C11	Community Facilities	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

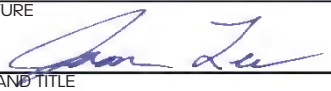
a. Federal Work	1
b. Non-Federal Work	9
c. Total Work	9

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

11. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	b. DATE
	October 3, 2025

c. NAME AND TITLE: Jason Lee, PE, Vice President

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY): N/A

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME	3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Kimley-Horn and Associates, Inc.	2014	V8PKGG6NLKV6

2b. STREET	5. OWNERSHIP
1514 Broadway, Suite 301	a. TYPE: Corporation

2c. CITY	2d. STATE	2e. ZIP CODE	b. SMALL BUSINESS STATUS
Fort Myers	Florida	33901	No

6a. POINT OF CONTACT NAME AND TITLE	7. NAME OF FIRM
Diana Bello	APHC, Inc.

6b. TELEPHONE NUMBER	6c. E-MAIL ADDRESS
239.271.2650	Diana.Bello@kimley-horn.com

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	(2) OFFICE
02	Administrative	653	4
08	CADD Technicians	357	4
12	Civil Engineers	2034	10
15	Construction Inspectors	36	3
23	Environmental Engineers	76	1
27	Foundation/Geotechnical	5	1
47	Planners: Urban/Regional	172	2
48	Project Managers	435	1
58	Technician/Analysts	2062	12
60	Transportation Engineers	729	1
62	Water Resources Engineers	399	7
63	Design Technicians	152	1
65	Technical Support	1395	13
	Other Employees	1328	0
	Total	9833	58

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
H11	Housing (Residential, Multifamily,	6
S04	Sewage Collection, Treatment & Disposal	6
S13	Stormwater Handling & Facilities	5
C10	Commercial Building; (low rise); Shopping	4
H07	Highways; Streets; Airfield Paving; Parking	4
U02	Urban Renewals; Community Development	4
W03	Water Supply; Treatment and Distribution	4
C08	Codes; Standards; Ordinances	3
W02	Water Resources; Hydrology; Ground Water	3
E02	Educational Facilities; Classrooms	2
L03	Landscape Architecture	2
R04	Recreational Facilities (Parks; Marinas; etc.)	2
S07	Solid Wastes; Incineration; Landfill	2
C11	Community Facilities	2
R13	Roadway Design	2
A05	Airports; Navaids; Airport Lighting; Aircraft	1
A06	Airports; Terminals; & Hangars; Freight	1
H09	Hospitals & Medical Facilities	1
H10	Hotels; Motels	1
O01	Office Building; Industrial Parks	1
P09	Product, Machine & Equipment Design	1
T03	Traffic & Transportation Engineering	1

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

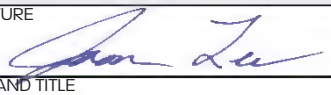
a. Federal Work	1
b. Non-Federal Work	8
c. Total Work	

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

11. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	b. DATE
	October 3, 2025

c. NAME AND TITLE: Jason Lee, PE, Vice President

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY): N/A

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME	3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Kimley-Horn and Associates, Inc.	1980	V8PKGG6NLKV6

2b. STREET	5. OWNERSHIP
200 South Orange Avenue, Suite 600	a. TYPE: Corporation

2c. CITY	2d. STATE	2e. ZIP CODE	b. SMALL BUSINESS STATUS
Orlando	Florida	32801	No

6a. POINT OF CONTACT NAME AND TITLE	7. NAME OF FIRM
Lance Littrell, PE	APHC, Inc.

6b. TELEPHONE NUMBER	6c. E-MAIL ADDRESS
407.898.1511	Lance.Littrell@kimley-horn.com

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	(2) OFFICE
02	Administrative	653	28
03	Aerial Photographers	12	1
08	CADD Technicians	357	10
12	Civil Engineers	2034	42
21	Electrical Engineers	84	4
30	Geologists	3	1
39	Landscape Architects	223	7
42	Mechanical Engineers	54	1
47	Planners: Urban/Regional	172	7
48	Project Managers	435	3
50	Risk Assessors	27	2
56	Specifications Writers	86	12
57	Structural Engineers	167	3
58	Technician/Analysts	2062	56
60	Transportation Engineers	729	13
62	Water Resources Engineers	399	12
64	Technical Writers	206	13
65	Technical Support	1395	32
66	Graphic Designers	119	6
	Other Employees	616	0
	Total	9833	251

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
H11	Housing (Residential, Multifamily,	8
C10	Commercial Building; (low rise); Shopping	7
H07	Highways; Streets; Airfield Paving; Parking	7
A05	Airports; Navaids; Airport Lighting; Aircraft	6
A06	Airports; Terminals; & Hangars; Freight H	6
I01	Industrial Buildings; Manufacturing Plants	6
L03	Landscape Architecture	6
R04	Recreational Facilities (Parks; Marinas; etc.)	6
T03	Traffic & Transportation Engineering	6
U02	Urban Renewals; Community Development	6
W03	Water Supply; Treatment and Distribution	6
H10	Hotels; Motels	5
O01	Office Building; Industrial Parks	5
P05	Planning (Community; Regional; Areawide	5
S04	Sewage Collection, Treatment & Disposal	5
E02	Educational Facilities; Classrooms	4
H09	Hospitals & Medical Facilities	4
S13	Stormwater Handling & Facilities	4
R03	Railroad and Rapid Transit	3
W02	Water Resources; Hydrology; Ground Water	3
B02	Bridge Design	3
R13	Roadway Design	2

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

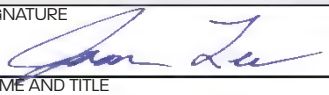
a. Federal Work	2
b. Non-Federal Work	10
c. Total Work	10

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

11. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	b. DATE
	October 3, 2025

c. NAME AND TITLE: Jason Lee, PE, Vice President

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY): N/A

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME	3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Kimley-Horn and Associates, Inc.	2025	V8PKGG6NLKV6

2b. STREET	5. OWNERSHIP
11601 Kew Gardens Ave, Suite 200	a. TYPE: Corporation

2c. CITY	2d. STATE	2e. ZIP CODE	b. SMALL BUSINESS STATUS
Palm Beach Gardens	Florida	33410	No

6a. POINT OF CONTACT NAME AND TITLE	7. NAME OF FIRM
Tori Bacheler, PWS	APHC, Inc.

6b. TELEPHONE NUMBER	6c. E-MAIL ADDRESS
561.463.0665	Tori.Bacheler@kimley-horn.com

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	(2) OFFICE	a. Profile Code	b. Experience	c. Revenue Index Number (see below)
02	Administrative	653	2	E07	Energy Conservation; New Energy Sources	
08	CADD Technicians	357	2	S09	Structural Design; Special Structures	
12	Civil Engineers	2034	8	E11	Environmental Planning	
24	Environmental Scientists	108	2			
26	Forensic Engineers	5	2			
48	Project Managers	435	2			
57	Structural Engineers	167	6			
58	Technician/Analysts	2062	10			
63	Design Technicians	152	1			
65	Technical Support	1395	9			
	Other Employees					
	Total					

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number shown at right)

a. Federal Work	0
b. Non-Federal Work	0
c. Total Work	0

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

11. AUTHORIZED REPRESENTATIVE
The foregoing is a statement of facts.

a. SIGNATURE

b. DATE: October 3, 2025

c. NAME AND TITLE: Jason Lee, PE, Vice President

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY): N/A

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME	3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Kimley-Horn and Associates, Inc.	1991	V8PKGG6NLKV6

2b. STREET	5. OWNERSHIP
1800 2nd Street, Suite 900	a. TYPE: Corporation

2c. CITY	2d. STATE	2e. ZIP CODE	b. SMALL BUSINESS STATUS
Sarasota	Florida	34236	No

6a. POINT OF CONTACT NAME AND TITLE	7. NAME OF FIRM
Seth Schmid, PE	APHC, Inc.

6b. TELEPHONE NUMBER	6c. E-MAIL ADDRESS
941.379.7600	Seth.Schmid@kimley-horn.com

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	(2) OFFICE
02	Administrative	653	9
03	Aerial Photographers	12	1
08	CADD Technicians	357	8
12	Civil Engineers	2034	18
13	Communications Engineers	25	2
14	Computer Programmers	12	1
15	Construction Inspectors	36	2
23	Environmental Engineers	76	1
24	Environmental Scientists	108	6
26	Forensic Engineers	5	1
29	Geographic Information System	9	1
32	Hydraulic Engineers	17	1
39	Landscape Architects	223	8
42	Mechanical Engineers	54	1
47	Planners: Urban/Regional	172	5
48	Project Managers	435	5
57	Structural Engineers	167	1
58	Technician/Analysts	2062	24
60	Transportation Engineers	729	7
62	Water Resources Engineers	399	6
	Other Employees	2248	23
	Total	9833	131

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
H11	Housing (Residential, Multifamily,	7
L03	Landscape Architecture	7
H07	Highways; Streets; Airfield Paving; Parking	6
R04	Recreational Facilities (Parks; Marinas; etc.)	6
U02	Urban Renewals; Community Development	5
W03	Water Supply; Treatment and Distribution	5
F05	Forensic Engineering	5
H09	Hospitals & Medical Facilities	4
P05	Planning (Community; Regional; Areawide	4
S04	Sewage Collection, Treatment & Disposal	4
S07	Solid Wastes; Incineration; Landfill	4
S13	Stormwater Handling & Facilities	4
C10	Commercial Building; (low rise); Shopping	3
E02	Educational Facilities; Classrooms	3
H10	Hotels; Motels	3
T03	Traffic & Transportation Engineering	3
C11	Community Facilities	3
R13	Roadway Design	3
C08	Codes; Standards; Ordinances	2
I01	Industrial Buildings; Manufacturing Plants	2
W02	Water Resources; Hydrology; Ground Water	2
M06	Mining and Mineralogy	1

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

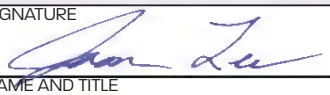
a. Federal Work	1
b. Non-Federal Work	9
c. Total Work	9

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

11. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	b. DATE
	October 3, 2025

c. NAME AND TITLE: Jason Lee, PE, Vice President

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY): N/A

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME	3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Kimley-Horn and Associates, Inc.	1987	V8PKGG6NLKV6

2b. STREET	5. OWNERSHIP
445 24th Street, Suite 200	a. TYPE: Corporation

2c. CITY	2d. STATE	2e. ZIP CODE	b. SMALL BUSINESS STATUS
Vero Beach	Florida	32960	No

6a. POINT OF CONTACT NAME AND TITLE	7. NAME OF FIRM
Shelby Oenbrink, PWS	APHC, Inc.

6b. TELEPHONE NUMBER	6c. E-MAIL ADDRESS
772.794.4100	Shelby.Oenbrink@Kimley-Horn.com

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) OFFICE
02	Administrative	653	6
08	CADD Technicians	357	6
12	Civil Engineers	2034	17
13	Communications Engineers	25	1
24	Environmental Scientists	108	2
38	Land Surveyors	50	1
39	Landscape Architects	223	2
48	Project Managers	435	4
57	Structural Engineers	167	1
58	Technician/Analysts	2062	21
60	Transportation Engineers	729	5
62	Water Resources Engineers	399	4
63	Design Technicians	152	1
65	Technical Support	1395	14
	Other Employees	1044	0
	Total	9833	83

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
C10	Commercial Building; (low rise); Shopping	8
H11	Housing (Residential, Multifamily,	6
U02	Urban Renewals; Community Development	6
H07	Highways; Streets; Airfield Paving; Parking	5
S04	Sewage Collection, Treatment & Disposal	5
I01	Industrial Buildings; Manufacturing Plants	3
L03	Landscape Architecture	3
R04	Recreational Facilities (Parks; Marinas; etc.)	3
S13	Stormwater Handling & Facilities	3
W03	Water Supply; Treatment and Distribution	3
E02	Educational Facilities; Classrooms	2
H09	Hospitals & Medical Facilities	2
H10	Hotels; Motels	2
O01	Office Building; Industrial Parks	2
S10	Surveying; Platting; Mapping; Flood Plain	2
T03	Traffic & Transportation Engineering	2
W02	Water Resources; Hydrology; Ground Water	2
C11	Community Facilities	2
S07	Solid Wastes; Incineration; Landfill	1
C12	Communications Systems; TV; Microwave	1
P12	Power Generation, Transmission, Distr	1
C08	Codes; Standards; Ordinances	1

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

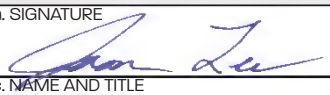
a. Federal Work	1
b. Non-Federal Work	9
c. Total Work	9

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

11. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	b. DATE
	October 3, 2025

c. NAME AND TITLE: Jason Lee, PE, Vice President

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY): N/A

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME	3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Kimley-Horn and Associates, Inc.	1968	V8PKGG6NLKV6

2b. STREET	5. OWNERSHIP
1920 Wekiva Way, Suite 200	a. TYPE: Corporation

2c. CITY	2d. STATE	2e. ZIP CODE	b. SMALL BUSINESS STATUS
West Palm Beach	Florida	33411	No

6a. POINT OF CONTACT NAME AND TITLE	7. NAME OF FIRM
Jason Lee, PE, Vice President	APHC, Inc.

6b. TELEPHONE NUMBER	6c. E-MAIL ADDRESS
561.845.0665	Jason.Lee@kimley-horn.com

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	(2) OFFICE	a. Profile Code	b. Experience	c. Revenue Index Number (see below)
02	Administrative	653	31	H07	Highways; Streets; Airfield Paving; Parking	7
06	Architects	3	1	P12	Power Generation, Transmission,	6
08	CADD Technicians	357	3	S04	Sewage Collection, Treatment & Disposal	6
12	Civil Engineers	2034	9	W03	Water Supply; Treatment and Distribution	6
14	Computer Programmers	12	1	C12	Communications Systems; TV; Microwave	5
15	Construction Inspectors	36	4	E07	Energy Conservation; New Energy Sources	5
22	Electronics Engineer (Telecom)	20	2	H09	Hospitals & Medical Facilities	5
23	Environmental Engineers	76	2	L03	Landscape Architecture	5
27	Foundation/Geotechnical	5	1	S13	Stormwater Handling & Facilities	5
39	Landscape Architects	223	2	T03	Traffic & Transportation Engineering	5
42	Mechanical Engineers	54	3	W02	Water Resources; Hydrology; Ground Water	5
47	Planners: Urban/Regional	172	2	F05	Forensic Engineering	5
48	Project Managers	435	4	G02	Gas Systems (Propane, Natural, etc.)	4
49	Remote Sensing Specialists	6	1	O01	Office Building; Industrial Parks	4
50	Risk Assessors	27	3	R04	Recreational Facilities (Parks; Marinas; etc.)	4
54	Security Specialists	6	1	U02	Urban Renewals; Community Development	4
56	Specifications Writers	86	2	B02	Bridge Design	4
58	Technician/Analysts	2062	19	S06	Solar Energy Utilization	3
60	Transportation Engineers	729	10	F02	Field Houses; Gymnasiums; Stadiums	3
62	Water Resources Engineers	399	15	S07	Solid Wastes; Incineration; Landfill	3
	Other Employees	2438	30	C11	Community Facilities	3
	Total	9833	146	C10	Commercial Building; (low rise); Shopping	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	9
c. Total Work	9

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

11. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: Jason Lee

b. DATE: October 3, 2025

c. NAME AND TITLE: Jason Lee, PE, Vice President

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME Aerex Industries, Inc., Fort Pierce, FL			3. YEAR ESTABLISHED 1991
2b. STREET 3504 Industrial 27th Street			5. OWNERSHIP a. TYPE Corporation
2c. CITY Fort Pierce	2d. STATE FL	2e. ZIP CODE 34946	b. SMALL BUSINESS STATUS No
6a. POINT OF CONTACT NAME AND TITLE Montroe Hopkins, Vice President			7. NAME OF FIRM *(If block 2a is a branch office)* N/A
6b. TELEPHONE NUMBER 772-448-5800 ext 5818	6c. E-MAIL ADDRESS mhopkins@aerexglobal.com		

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUM
N/A	N/A	N/A

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	(2) BRANCH
10	Chemical Engineer	3	
12	Civil Engineer	1	
21	Electrical Engineer	1	
23	Environmental Engineer	1	
42	Biomedical Engineer	1	
02	Administrative	3	
	Other Employees	25	
	Total	35	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. F Inde (se
D03	Seawater Reverse Osmosis Equipment	6
N03	Nuclear Equipment	9
W03	Water Treatment Equipment	8

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	0
b. Non-Federal Work	0
c. Total Work	0

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE

b. DATE
10/2/2025

c. NAME AND TITLE
Jason Carlson, President

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*:

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (*or Branch Office*) NAME	BSM & Associates, Inc.
2b. STREET	80 SE 31st Lane
2c. CITY	Okeechobee
2d. STATE	FL
2e. ZIP CODE	34974
3. YEAR ESTABLISHED	2016
4. UNIQUE ENTITY IDENTIFIER	HW5ZUEDG8BN5
5. OWNERSHIP	
a. TYPE	S Corporation
b. SMALL BUSINESS STATUS	Small Business
6a. POINT OF CONTACT NAME AND TITLE	Richard E. Barnes III, PSM, President
6b. TELEPHONE NUMBER	863-697-2157
6c. EMAIL ADDRESS	ricky.barnes@bsmsurvey.com
7. NAME OF FIRM *(If Block 2a is a Branch Office)*	

8a. FORMER FIRM NAME(S) *(If any)*	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
2	Administrative	1	
8	CADD Technician	3	
38	Land Surveyor	3	
	Other Employees	8	
	Total	15	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
C16	Construction Surveying	2
G03	Geodetic Surveying	2
H13	Hydrographic Surveying	2
L02	Land Surveying	4
S10	Surveying; Platting; Mapping	4
T04	Topographic Surveying & Mapping	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	6
c. Total Work	6

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: Richard E. Barnes III

b. DATE: 10/02/2025

c. NAME AND TITLE: Richard E. Barnes III

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If an: N/A

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME C&W Engineering, Inc.			3. YEAR ESTABLISHED 2019
2b. STREET 6903 Vista Parkway N., Suite 10			5. OWNERSHIP a. TYPE Sub Chapter "S" Corp.
2c. CITY West Palm Beach	2d. STATE FL	2e. ZIP CODE 33411	b. SMALL BUSINESS STATUS Yes
6a. POINT OF CONTACT NAME AND TITLE Michael Guida, P.E., President			7. NAME OF FIRM *(If block 2a is a office)*
6b. TELEPHONE NUMBER (561) 642-5333	6c. E-MAIL ADDRESS mguida@cweng.us		
8a. FORMER FIRM NAME(S) *(If any)* Walker Enterprises, Inc. dba C&W Engineering			8b.YR ESTABLISHED 1992

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
9.03	Electrical Engineering - Industrial Facilities	4	
8.05	Mechanical Engineering - Heating Systems		
8.06	Mechanical Engineering - Cooling Systems		
	Other Employees	1	
	Total	5	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Ind (s
E03	Electrical Engineering	
M05	Mechanical Engineering	
M06	Mechanical Engineering	

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	None
b. Non-Federal Work	4
c. Total Work	4

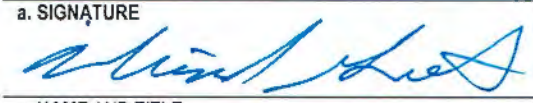
PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 mi
7. $5 million to less than $10 n
8. $10 million to less than $25
9. $25 million to less than $50
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE



b. DATE: 10/1/2025

c. NAME AND TITLE: Michael Guida, P.E., President

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: N/A

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME: .Control Systems Design, Inc.	3. YEAR ESTABLISHED: 1979
	4. DUNS NUMBER: none
2b. STREET: 7282 55th Avenue East #200	5. OWNERSHIP
	a. TYPE: Corporation
2c. CITY: Bradenton / 2d. STATE: FL / 2e. ZIP CODE: 34203	b. SMALL BUSINESS STATUS: none
6a. POINT OF CONTACT NAME AND TITLE: Mark Biehl	7. NAME OF FIRM *(If block 2a is a branch office)*
6b. TELEPHONE NUMBER: 941-320-6072 / 6c. E-MAIL ADDRESS: mb.csdinc@gmail.com	
8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED / 8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	(2) BRANCH
	Systems Integration	1	N/A
02	Office Manager	1	N/A
	Other Employees		
	Total	2	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
	Systems Integration	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	
b. Non-Federal Work	3
c. Total Work	3

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: MBiehl

b. DATE: 10/01/25

c. NAME AND TITLE: Mark Biehl - President

MMHC McNABB-MILLER HYDROGEOLOGIC CONSULTING, INC.

ARCHITECT-ENGINEER QUALIFICATIONS	1. SOLICITATION NUMBER: Not Applicable

PART II - GENERAL QUALIFICATIONS

2a. FIRM (OR BRANCH) NAME	3. YEAR ESTABLISHED	4. DUNS NUMBER
McNabb-Miller Hydrogeologic Consulting, Inc.	2024	837954994

2b. STREET	5. OWNERSHIP
4600 Military Trail, Suite 116	a. TYPE: Corporation

2c. CITY	2d. STATE	2e. ZIP CODE	b. SMALL BUSINESS STATUS
Jupiter	FL	33458	Current; PBC SBE Vendor #0000107089

6a. POINT OF CONTACT NAME AND TITLE	7. NAME OF FIRM (If Block 2a is a Branch Office)
Rodney J. Miller, P.G., Vice President	See 2a.

6b. TELEPHONE NUMBER	6c. EMAIL ADDRESS
(561) 719-2422	rod@mcnabbhydroconsult.com

8a. FORMER FIRM NAME(S)	8b. YEAR ESTABLISHED	8c. DUNS NUMBER
McNabb Hydrogeologic Consulting, Inc.	2006	837954994

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) Firm	c. Number of Employees (2) Branch
30	Geologist Hydrogeologist	7	0
	Other Employees	0	
	Total	7	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
C15	Construction Management	5
W02	Water Resources; Hydrology; Ground Water	2

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	5
c. Total Work	5

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts

a. SIGNATURE	b. DATE
Rodney J. Miller	October 1, 2025

c. NAME AND TITLE: Rodney J. Miller, Vice President

ARCHITECT - ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(if any)*: N/A

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME: Song + Associates, Inc.	3. YEAR ESTABLISHED: 1998
2b. STREET: 1545 Centrepark Dr. N.	4. DUNS NUMBER:
2c. CITY: West Palm Beach	2d. STATE: FL
2e. ZIP CODE: 33401	5. OWNERSHIP
6a. POINT OF CONTACT NAME AND TITLE: Robert Castrovinci, Principal-in-Charge	a. TYPE: Corporation
6b. TELEPHONE NUMBER: (561) 655-2423	6c. E-MAIL ADDRESS: rcastrovinci@songandassociates.com
	b. SMALL BUSINESS STATUS: MBE, State-Certified
	7. NAME OF FIRM *(If block 2a is a branch office)*
8a. FORMER FIRM NAME(S) (if any): Jones + Song, Inc.	8b. YR. ESTABLISHED: 1988
	8c. UNIQUE ENTITY IDENTIFIER: N/A

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
02	Administrative	4	
06	Architect	9	
08	CADD Technician	8	
15	Construction Inspector	4	
37	Interior Design	3	
48	Project Manager	6	
		33	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
A11	Auditorium + Theaters	3
E02	Educational Facilities	6
G01	Garages	4
H09	Hospital + Medical Facilities	1
H11	Housing (Residential; Multi-	1
L04	Libraries, Museums, Galleries	4
O01	Office Buildings; Industry Parks	5
P05	Planning (Community, Region-	4
R04	Recreation Facilities (Parks,	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

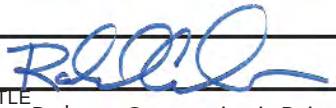
a. Federal Work	1
b. Non-Federal Work	6
c. Total Work	6

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 milllion
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: 

b. DATE: 10/1/25

c. NAME AND TITLE: Robert Castrovinci, Principal

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: N/A

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (*or Branch Office*) NAME	WIRX Engineering, LLC
2b. STREET	422 Meadowlark Drive
2c. CITY	Jupiter
2d. STATE	FL
2e. ZIP CODE	33458
3. YEAR ESTABLISHED	2018
4. UNIQUE ENTITY IDENTIFIER	82-3346253
5. OWNERSHIP a. TYPE	LLC
b. SMALL BUSINESS STATUS	CBE, DBE, MBE, SBE
6a. POINT OF CONTACT NAME AND TITLE	Andrew Nixon, PE / Managing Partner
6b. TELEPHONE NUMBER	561-762-8918
6c. EMAIL ADDRESS	andrewnixon@wirxeng.com
7. NAME OF FIRM *(If Block 2a is a Branch Office)*	

8a. FORMER FIRM NAME(S) *(If any)*	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
WIRX Engineering and Construction, LLC	2018	82-3346253

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
12	Civil Engineer	2	
27	Foundation/Geotechnical Eng.	4	
30	Geologist	1	
02	Administrative	2	
08	CADD Technician	2	
46	Construction Inspector	7	
23	Environmental Engineer	1	
	Other Employees		
	Total	19	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
D02	Dams(Earth;Rock);Dikes;Levee	2
C15	Construction Management	3
C18	Cost Estimating	1
R11	Rivers;Canals;Waterways;Flood C	2
C10	Commercial Building	1
B02	Bridges	1
U03	Utilities	1
W02	Water Resources	2
W03	Water Supply	1
H07	Highways; Streets; Airfield; Park	1
P12	Power Generation, Transmission	1
S04	Sewage Collection, Treatment	1
S05	Soils & Geological Studies	3
S13	Stormwater Handling	1

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

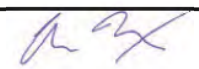
a. Federal Work	0
b. Non-Federal Work	6
c. Total Work	6

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 

b. DATE: October 1, 2025

c. NAME AND TITLE: Andrew Nixon, PE / Managing Partner

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME Cyber Electric of Central Florida Inc	3. YEAR ESTABLISHED 1999
	4.UNIQUE ENTITY IDENTIFIER ZYYEBD4524E6
2b. STREET 5424 State Road 70 E	5. OWNERSHIP
	a. TYPE Corporation
2c. CITY Okeechobee	2d. STATE Florida
2e. ZIP CODE 34972	b. SMALL BUSINESS STATUS No
6a. POINT OF CONTACT NAME AND TITLE William Shockley President	7. NAME OF FIRM *(If block 2a is a branch office)*
6b. TELEPHONE NUMBER 863-467-2127	6c. E-MAIL ADDRESS Cyberelectric99@gmail.com
8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED / 8c. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH	a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
02	Administrative	1				
48	Project Managers	1				
50	Risk Assessors	1				
53	Scheduler	1		W03	Water Supply; Treatment and Distribution	5
58	Technician/Analyst	11				
	Other Employees	1				
	Total	16				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

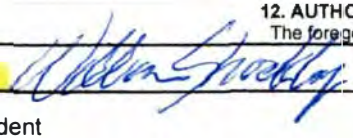
a. Federal Work	
b. Non-Federal Work	5
c. Total Work	5

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 

b. DATE
10/2/2025

c. NAME AND TITLE
William Shockley - President

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3D

Terra Lago Community Development District

REQUEST FOR QUALIFICATIONS

PROGRESSIVE DESIGN BUILD SERVICES - REVERSE OSMOSIS WATER TREATMENT PLANT IMPROVEMENTS

Evaluation Criteria Ranking Sheet

	Ability and Adequacy of Professional Personnel	Past Performance and Experience	Geographic Location	Project Approach and Ability and Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Respondent by District	TOTAL SCORE
weight factor	**25 points**	**25 points**	**20 points**	**15 points**	**5 points**	**5 points**	**5 points**	**100**
RESPONDENT								
Florida Design Drilling, LLC								

Board Member's Signature

Date

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4A

SECOND SUPPLEMENTAL ENGINEER'S REPORT FOR THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

October 13, 2025

1. PURPOSE

This report supplements the Terra Lago Community Development District ("**District**") *Master Capital Improvement Plan* dated February 2023 ("**Master Report**") in order to address the second phase of the District's CIP to be known as the "**Assessment Area Two Project" or "AA2 Project."** All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report. The District is issuing its Special Assessment Bonds, Series 2025 (Assessment Area Two) ("**Assessment Area Two Bonds**") to finance a portion of the AA2 Project.

The District previously issued its Special Assessment Bonds, Series 2025 (Assessment Area One) to finance the first phase of the District's CIP for the development of what is known as "Phase 1A" and the townhome portion of what is known as "Phase 1B" (collectively, "**Assessment Area One**").

2. ASSESSMENT AREA TWO PROJECT

The District's AA2 Project includes a portion of the CIP that is necessary for the development of the single-family residential portion of Phase 1B of the development[1] ("**Assessment Area Two**") as well as improvements necessary for the development of the overall CIP. The Assessment Area Two Bonds are anticipated to be secured by platted single-family residential units within Assessment Area Two. The AA2 Project will be funded with proceeds from the District's issuance of the Assessment Area Two Bonds, and from funds provided by Terra Lago, LLC (the "**Developer**") and from funds provided by the Village of Indiantown, Florida ("**Village**") as discussed further herein.

By way of background, on August 10, 2023, the Village and the District entered into that certain *First Amended and Restated Interlocal Agreement Relating to the Construction of Water Distribution and Wastewater Collection and Treatment System Project* ("**Interlocal Agreement**"). Pursuant to the Interlocal Agreement, the Village and the District intend to complete construction projects which include, among other things, public infrastructure improvements that are part of the District's CIP. Pursuant to the Interlocal Agreement, the District will be responsible for constructing such improvements, but the costs of such improvements may be funded by the Village through grant funds awarded to the Village ("**Grant Eligible Project**"). Any costs of the Grant Eligible Project that are part of the District's CIP but are not funded with grant funds may be funded with proceeds from the District's issuance of tax-exempt bonds or funds from the Developer.

3. Land Use

The entire District consists of approximately 766.48 acres. The proposed land uses within the District's AA2 Project consist of the single-family residential sites, roads, conservation areas, jurisdictional wetlands, wetland buffers, parks and recreational and other amenity facilities.

The Phase 1B portion included in Assessment Area Two consists of approximately 104.85 acres more or less and is planned for 412 single-family units. A map depicting Assessment Area Two is attached hereto as Exhibit A.

[1] Excludes the 14.81-acre portion of Phase 1B that includes 174 townhouses which is part of Assessment Area One.

Name	Total Area	Buildings	Impervious (Roadways, Driveways, Sidewalks)	Pervious (Open Space, Grass)	Lakes	Wetlands & Buffers
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Phase 1B single-family area & amenity parcel	104.85	23.21	19.70	50.16	11.78	0.00

Product Mix

The table below shows the platted units within Assessment Area Two:

Product Type	Units
Single Family 40’	283
Single Family 50’	104
Single Family 60’	25
TOTAL	**412**

List of AA2 Project Improvements

The various improvements that are part of the overall CIP – including those that are part of the AA2 Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The AA2 Project includes, generally stated, the following items: public roadways, wastewater, water, reclaimed water, stormwater management, and associated earthwork costs.

While development of Phase 1B includes the construction of a recreational amenity clubhouse, the costs of constructing the clubhouse are not included in the District’s CIP nor the AA2 Project. Upon completion of construction of the clubhouse, the Developer has the option of conveying the clubhouse for ownership and maintenance to the District or to a homeowners’ association.

Current Status of Development

Currently, the development of the infrastructure improvements for Phase 1A is substantially complete. The stormwater improvements were constructed by the Developer and conveyed to the District for ownership and maintenance. The potable water and the roadway public infrastructure improvements, including the portion of the main spine road located within Phase 1A, were constructed by the Developer and conveyed to the District and subsequently conveyed by the District to the Village for ownership and maintenance. The water and wastewater infrastructure were constructed by the District and are substantially complete, and have been or will be conveyed by the District to the Village for ownership and maintenance.

Regarding Phase 1B, the stormwater, potable water public infrastructure improvements and the portion of the main spine road within Phase 1B (meaning along the townhome portion) are currently under construction and are expected to be substantially complete in the fourth quarter of 2025. The internal roads in the single-family area of Phase 1B are currently under construction and expected to be

substantially complete in the first quarter of 2026. The Costs / Benefits Table below describes in additional detail the portion of Phase 1B portion included in Assessment Area Two.

Permitting

Permit	Permit Number	Date Approved
Terra Lago PUD Agreement		01/05/2022
SFWMD ERP Phase 1A	43-106068-P	08/03/2022 02/07/2025 (modification)
SFWMD ERP Phase 1B	43-108014-P	01/18/2023 03/07/2025 (modification)
FDOT Driveway	2024-A-490-00012	10/17/2024
FDEP Water	0080998-042-DSGP	04/02/2024
FDEP Wastewater	0139946-033-DWC-CG	05/01/2024
Village Construction Plan Approval		09/05/2023

Platting

Platting for the single-family residential units within Assessment Area Two is currently underway and is expected to be completed in the fourth quarter of calendar year 2025 and prior to issuance of the Assessment Area Two Bonds.

Costs / Benefits

The table below shows the costs for the AA2 Project.

AA2 PROJECT COSTS[2]

Improvement	AA2 Project Cost[3]
Internal Roads	$2,260,000
Wastewater	2,510,000
Water	1,795,000
Reclaimed/Reuse Water	1,075,000
Stormwater Management / Earthwork / Habitat / Mitigation	3,500,000
Contingency	1,200,000
TOTAL	**$12,340,000**

This opinion of probable costs represents the Engineer's judgment as a design professional and is supplied for the general guidance of the District. The Engineer has no control over the cost of labor and material, competitive bidding or market conditions. While it is the Engineer's opinion that the costs identified

[2] The costs herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred. The costs herein include the costs of the Grant Eligible Project that are located within Assessment Area Two, which are estimated to be approximately $5,100,000.

[3] Estimated and rounded to nearest hundred.

herein are reasonable and sufficient for the design, construction and/or installation of the CIP, the Engineer does not guarantee the accuracy of such opinions as compared to contractor bids or actual cost to the District.

4. CONCLUSION

The AA2 Project will be designed in accordance with current governmental regulations and requirements. The AA2 Project will serve its intended function so long as the construction is in substantial compliance with the design. It is further our opinion that:

- the cost of the AA2 Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- all of the improvements comprising the AA2 Project are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- all necessary regulatory approvals for the AA2 Project were obtained; and
- the assessable property within Assessment Area Two within the District will receive a special benefit from the AA2 Project that is at least equal to the costs of the AA2 Project.

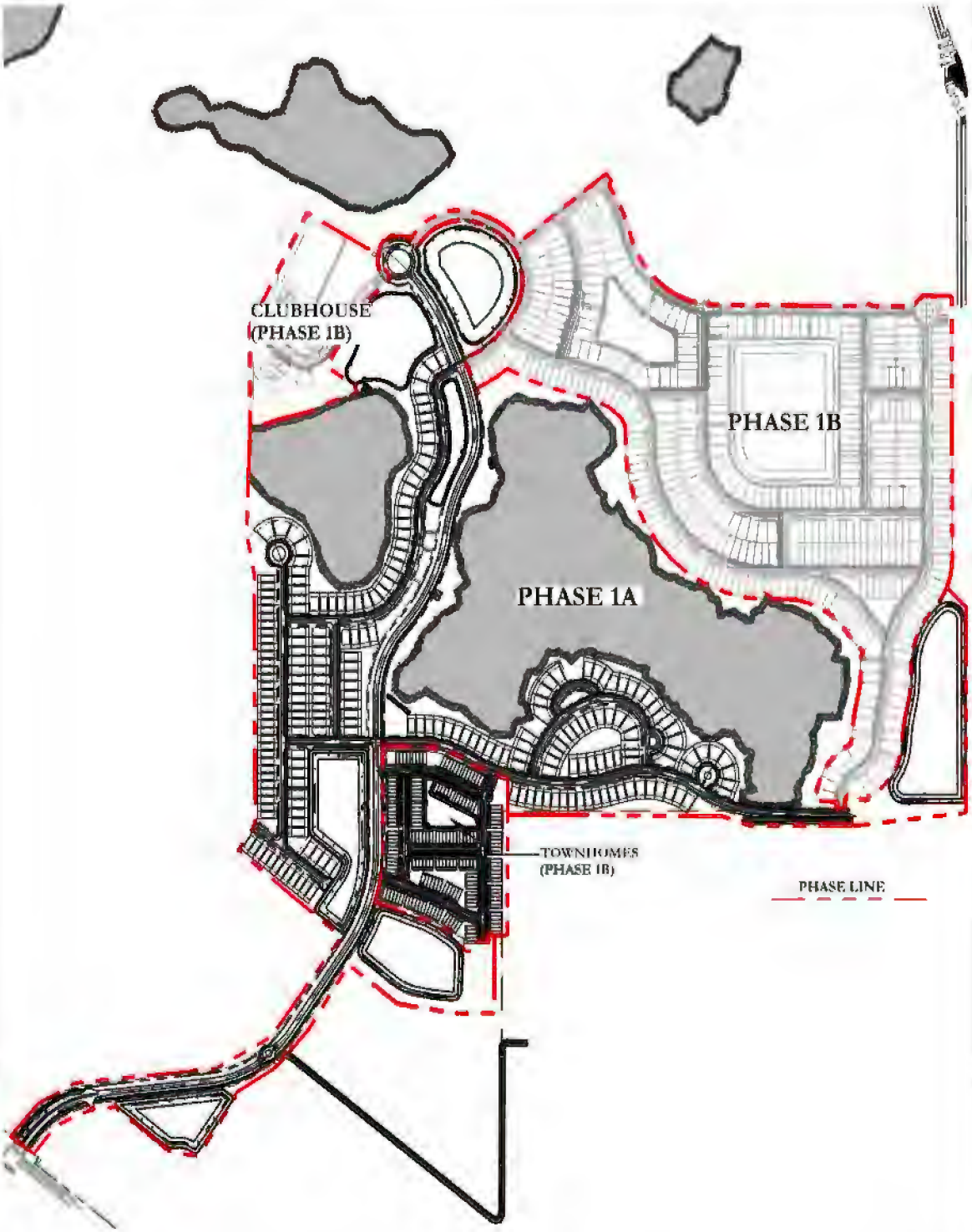
As described above, this report identifies the benefits from the AA2 Project to the lands within the District. The general public, property owners, and property outside of the District will benefit from the provisions of the AA2 Project; however, these are incidental to the AA2 Project, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.

The AA2 Project will be owned by the District or other governmental units and such AA2 Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the AA2 Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The AA2 Project, and any cost set forth herein, do not include any earthwork, grading or other improvements on private lots or property.

Please note that the AA2 Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the AA2 Project, as used herein, refers to sufficient public infrastructure of the kinds described herein to support the development and sale of the planned residential units within the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Mock, Roos & Associates, Inc.

_____ Date _____
Garry Gruber, P. E.
Senior Vice President



Engineer's Report Phase Map

Terra Lago

MERIDIAN CONSULTING ENGINEERS, LLC

January 6th, 2025

23-031

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4B

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

Preliminary Second Supplemental
Special Assessment Methodology Report

October 13, 2025

Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Preliminary Second Supplemental Special Assessment Methodology Report (the "Second Supplemental Report") was developed to supplement the Master Special Assessment Methodology Report (the "Master Report") dated March 13, 2023 and to provide a supplemental financing plan and a supplemental special assessment methodology for the Terra Lago Community Development District (the "District"), located in the Village of Indiantown, Martin County, Florida, as related to funding a portion of the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District.

1.2 Scope of the Second Supplemental Report

This Second Supplemental Report presents projections for financing a portion of the District's capital improvement plan known as the "Assessment Area Two Project" or the "AA2 Project," as described in the Second Supplemental Engineer's Report of Mock, Roos & Associates, Inc. (the "District Engineer") dated October 13, 2025 (the "Second Supplemental Engineer's Report") and describes the method for the allocation of direct and special benefits and the apportionment of special assessment debt resulting from the provision and funding of a portion of the AA2 Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded in part by the District as part of the AA2 Project create direct, special and peculiar benefits, different in kind and degree than general benefits to the public at large. However, as discussed within this Second Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the direct, special and peculiar benefits which accrue to property within the District, including the lands within the District known as Assessment Area Two (herein, "Assessment Area Two"). The District's AA2 Project enables properties within Assessment Area Two to be developed.

While the general public and property owners outside of the District benefit from the provision of the AA2 Project, these benefits are only incidental since the AA2 Project is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the AA2 Project and do not depend upon the AA2 Project to obtain or to maintain their

development entitlements. This fact alone clearly distinguishes the direct and special benefits which District properties receive compared to those lying outside of the District's boundaries.

The AA2 Project will provide public infrastructure improvements which are all necessary in order to make the lands within Assessment Area Two within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within Assessment Area Two within the District to increase by more than the sum of the financed cost of the individual components of the AA2 Project. Even though the exact value of the benefits provided by the AA2 Project is hard to estimate at this point, it is greater than the costs associated with providing the same.

1.4 Organization of the Second Supplemental Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the AA2 Project as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Terra Lago development (the “Development” or “Terra Lago”), a master planned, residential development located in the Village of Indiantown, Martin County, Florida. The Development consists of approximately 806 +/- acres, of which approximately 766.48 +/- acres is within the District boundaries, and is generally located south of SW Warfield Boulevard (SR 710), just east of Indianwood Drive, to Allapatah Road on the west, and the extension of SW Indian Mound Drive on the east. Of the aforementioned acreage within the District boundaries, Assessment Area Two accounts for approximately 104.85 +/- acres.

2.2 The Development Program

The development of Terra Lago is anticipated to be conducted by Terra Lago, LLC, formerly Warfield Investments, LLC, an affiliate of The Garcia Companies or an affiliated entity (the “Developer”). Based upon the information provided by the Developer, the current development plan for the District envisions the development of a total of 2,188 residential units (the "Development Plan"), although residential unit numbers and land use types may change throughout the development period. Of the aforementioned residential units, Assessment Area Two is anticipated to consist of 412 residential units. Table 1 in the *Appendix* illustrates the Development Plan for Assessment Area Two.

3.0 The Assessment Area Two Project

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Second Supplemental Engineer’s Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The Capital Improvement Plan

The public infrastructure improvements which are part of the AA2 Project and are needed to serve the Development are projected to consist of improvements which will serve all of the lands in the District including Assessment Area Two. The AA2 Project needed to serve Assessment Area Two is projected to consist of internal roads, wastewater, water, reclaimed water/ reuse water, and stormwater management/ earthwork/ habitat/ mitigation, along with contingency, all as set forth in more detail in the Second Supplemental Engineer’s Report.

The public infrastructure improvements included in the AA2 Project will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. Notwithstanding the foregoing, the District will only levy Series 2025 Bond Assessments on the assessable lands within Assessment Area Two to finance a portion of the AA2 Project. At the time of this writing, the total costs of the AA2 Project are estimated

at $12,340,000. Table 2 in the *Appendix* illustrates the specific components of the AA2 Project and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District including Assessment Area Two. To finance a portion of the costs of the AA2 Project the District intends to issue its Special Assessment Bonds, Series 2025 (Assessment Area Two) in the estimated principal amount of $7,110,000* (the "Series 2025 Bonds") to fund a portion of the AA2 Project costs in the estimated total amount of $5,856,128.13*, with the balance of the AA2 Project costs anticipated to be funded by the Developer, Village Grant Funding (as defined herein) and/or financed by future bonds.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Series 2025 Bonds in the estimated principal amount of $7,110,000* to finance a portion of the AA2 Project costs in the estimated total amount of $5,856,128.13*. The Series 2025 Bonds are structured to be amortized in 30 annual installments. Following an approximate 12-month capitalized interest period, interest payments on the Series 2025 Bonds would be made every May 1 and November 1, and principal payments on the Series 2025 Bonds would be made either every May 1 or November 1.

In order to finance a portion of the costs of the AA2 Project in the estimated total amount of $5,856,128.13*, the District will need to borrow funds and incur indebtedness in the estimated principal amount of $7,110,000*. The difference is comprised of funding a debt service reserve, funding capitalized interest and paying costs of issuance, which include the underwriter's discount. Preliminary sources and uses of funding for the Series 2025 Bonds are presented in Table 3 in the *Appendix*.

* Preliminary, subject to change.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2025 Bonds will provide the District with a portion of the funds necessary to construct and/or acquire the infrastructure improvements which are part of the AA2 Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Second Supplemental Engineer's Report. These improvements lead to direct, special and general benefits, with direct and special benefits accruing to properties within Assessment Area Two. General benefits accrue to areas outside Assessment Area Two, and are only incidental in nature. The debt incurred in financing a portion of the public infrastructure will be secured by assessing properties that derive direct, special and peculiar benefits from the AA2 Project. All properties that receive direct and special benefits from the AA2 Project will be assessed for their fair share of the debt issued in order to finance a portion of the AA2 Project.

5.2 Benefit Allocation

The current Development Plan for the District envisions the development of a total of 2,188 residential units (the "Development Plan"), with Assessment Area Two consisting of 412 residential units of that total, although unit numbers and land use types may change throughout the development period.

The public infrastructure included in the AA2 Project will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the AA2 Project have a logical connection to the direct, special and peculiar benefits received by the land within Assessment Area Two, as without such improvements, the development of the properties within Assessment Area Two would not be possible. Based upon the connection between the improvements and the direct, special and peculiar benefits to the land within Assessment Area Two within the District, the District can assign or allocate a portion of the District's

debt through the imposition of non-ad valorem assessments, to the land receiving such direct, special and peculiar benefits (herein the "Series 2025 Bond Assessments"). Even though these direct, special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of the AA2 Project, or the actual non-ad valorem assessment amount levied for, the improvements or debt allocated to the parcels within Assessment Area Two.

The benefit associated with the AA2 Project of the District is proposed to be allocated to the different residential unit types within Assessment Area Two within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the residential unit types contemplated to be developed within Assessment Area Two within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each residential unit type, and the share of the benefit received by each residential unit type.

The Development Plan is subject to change, and new product types/ lot sizes may be introduced in the future. New product types/ lot sizes would potentially be subject to different ERU weights. The rationale behind different ERU weights is supported by the fact that generally and on average smaller residential units, such as townhomes, will use and benefit from the District's improvements less than larger residential units, such as single-family units, as for instance, generally and on average smaller residential units produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger residential units. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different residential unit types from the District's improvements.

Table 5 in the *Appendix* presents the allocation of the amount of CIP costs allocated to Assessment Area Two to the various residential unit types proposed to be developed in Assessment Area Two based on the ERU benefit allocation factors presented in Table 4 after factoring the Contribution.

Further, Table 5 illustrates the approximate costs that are projected to be financed with the Series 2025 Bonds, and the approximate

remaining costs of the portion of the AA2 Project costs allocable to Assessment Area Two to be funded by the Developer or the Village of Indiantown, Florida ("Village"). The District and the Village entered into that certain First Amended and Restated Interlocal Agreement Relating to the Construction of Water Distribution and Wastewater Collection and Treatment System Project dated August 10, 2023, whereby the Village has committed to pay for certain improvements included with the District's CIP that are being constructed by the District with a grant from the Florida Department of Environmental Protection which improvement costs are estimated to be $5,100,000* of the AA2 Project ("Village Grant Funding").

With the Bonds funding approximately $5,856,128.13* in costs of the AA2 Project, the Developer, the Village Grant Funding and/or the District are anticipated to fund improvements valued at an estimated cost of $6,483,871.88* which will not be funded with proceeds of the Series 2025 Bonds.

Finally, Table 6 in the *Appendix* presents the apportionment of the Series 2025 Bond Assessments and also present the annual levels of the projected annual debt service assessments per residential unit.

Amenities - No Series 2025 Bond Assessments will be allocated herein to any platted amenities or other platted common areas planned for the Development. If owned by an affiliate of the Developer and designated on the applicable plat as a common element for the exclusive benefit of the property owners, the amenities and common areas would not be subject to Series 2025 Bonds Assessments. If the amenities are owned by the District, then they would be governmental property not subject to the Series 2025 Bond Assessments and would be open to the general public, subject to District rules and policies.

Governmental Property - If at any time, any portion of the property contained in the District is proposed to be sold or otherwise transferred to a unit of local, state, or federal government or similar exempt entity (without consent of such governmental unit or similarly exempt entity to the imposition of Series 2025 Bond Assessments thereon), all future unpaid Series 2025 Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

5.3 Assigning Debt

The land in Assessment Area Two of the District will be fully platted for its intended final use prior to issuance of the Series 2025 Bonds,

and based on a first platted-first assigned methodology described in the Master Report, the Series 2025 Bond Assessments will be allocated to each platted parcel as reflected in Table 6 in the *Appendix*. Consequently, the 412 residential units will cumulatively be allocated a sum of $7,110,000* in Series 2025 Bond Assessments.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create direct, special and peculiar benefits to the assessable properties within Assessment Area Two within the District. The District's improvements benefit assessable properties within the Assessment Area Two within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating direct, special and peculiar benefits to the property within the District. The direct, special and peculiar benefits resulting from each improvement include, but are not limited to:

a. added use of the property;
b. added enjoyment of the property;
c. decreased insurance premiums;
d. increased marketability and value of the property.

The public infrastructure improvements which are part of the AA2 Project make the land in Assessment Area Two developable and saleable and when implemented jointly as parts of the AA2 Project, provide direct, special and peculiar benefits which are greater than the benefits of any single category of improvements. These direct, special and peculiar benefits are real and ascertainable, but not yet capable of being calculated in terms of numerical value; however, such benefits are more valuable than either the cost of the improvements, or the actual assessment levied for, the improvement or debt allocated in accordance with this Second Supplemental Report to the assessable lands within Assessment Area Two.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

* Preliminary, subject to change.

The apportionment of the Series 2025 Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within Assessment Area Two according to reasonable estimates of the direct, special and peculiar benefits derived from the AA2 Project by different residential unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs for the Development Plan, as set forth in Table 1 in the *Appendix*. At such time as lands are to be re-platted, the re-plat ("Proposed Re-Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Re-Plat results in the same amount of ERUs (and thus Series 2025 Bond Assessments) able to be imposed on the "Remaining Re-Platted Lands" (i.e., those remaining re-platted lands in Assessment Area Two after the Proposed Re-Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Series 2025 Bond Assessments to the product types/ lot sizes being re-platted and the remaining property in accordance with this Second Supplemental Report, and cause the Series 2025 Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Re-Plat results in a greater amount of ERUs (and thus Series 2025 Bond Assessments) able to be imposed on the Remaining Re-Platted Lands as compared to what was originally contemplated under the Development Plan for Assessment Area Two, then the District may undertake a pro rata reduction of Series 2025 Bond Assessments for all assessed properties within Assessment Area Two, may allocate additional ERUs/ densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Re-Plat results in a lower amount of ERUs (and thus Series 2025 Bond Assessments) able to be imposed on the Remaining Re-Platted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Re-Plat to pay a "True-Up Payment" equal to the difference between: (i) the Series 2025 Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Re-Plat, and (ii) the Series 2025 Bond Assessments able to be imposed on the lands

subject to the Proposed Re-Plat, after the Proposed Re-Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in their sole discretion what amount of ERUs (and thus Series 2025 Bond Assessments) are able to be imposed on the Remaining Re-Platted Lands, taking into account the Proposed Re-Plat, by reviewing: a) the original, overall Development Plan showing the number and type of residential units reasonably planned for Assessment Area Two, b) the proposed overall Development Plan showing the number and type of residential units reasonably planned for Assessment Area Two, c) proof of the amount of entitlements for the Remaining Re-Platted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the Development Plan, and e) documentation that shows the feasibility of implementing the proposed Development Plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Series 2025 Bond Assessments to pay debt service on the Series 2025 Bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable in the tax year by the landowner of the lands subject to the Proposed Re-Plat, shall be in addition to the regular Series 2025 Bond Assessments installment payable for such lands, and shall constitute part of the Series 2025 Bond Assessments liens imposed against the Proposed Re-Plat property until paid. A True-Up Payment shall include accrued interest on the Series 2025 Bonds to the Quarterly Redemption Date (as defined in the supplemental indenture relating to the Series 2025 Bonds) that occurs at least forty-five (45) days after the True-Up Payment (or the second succeeding Quarterly Redemption Date if such True-Up Payment is made within forty-five (45) calendar days before a Quarterly Redemption Date (or such other time as set forth in the supplemental indenture for the Series 2025 Bonds)).

All Series 2025 Bond Assessments levied run with the land, and such Series 2024 Bond Assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made.

Such review shall be limited solely to the function and the enforcement of the District's Series 2024 Bond Assessment liens and/or true-up payments. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval by the District. For further detail on the true-up process, please refer to the true-up agreement(s) and applicable assessment resolution(s).

5.7 Assessment Roll

The Series 2025 Bond Assessments in the estimated amount of $7,110,000* are proposed to be levied over the areas described in Exhibit "A". Excluding any capitalized interest period, Series 2025 Bond Assessments shall be paid in thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Second Supplemental Report. For additional information on the Series 2025 Bond structure and related items, please refer to the offering statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

* Preliminary, subject to change.

7.0 Appendix

Table 1

Terra Lago

Community Development District

Development Plan - AA2 Project

Lot Size	Number of Units
SF 40'	283
SF 50'	104
SF 60'	25
Total	**412**

Table 2

Terra Lago

Community Development District

Project Costs - AA2 Project

Improvement		Total Costs
Internal Roads	$	2,260,000.00
Wastewater	$	2,510,000.00
Water	$	1,795,000.00
Reclaimed/ Reuse Water	$	1,075,000.00
Stormwater Management/ Earthwork/ Habitat/ Mitigation	$	3,500,000.00
Contingency	$	1,200,000.00
Total	**$**	**12,340,000.00**

Table 3

Terra Lago

Community Development District

Preliminary Sources and Uses of Funds

Sources	Series 2025
Bond Proceeds:	
Par Amount	$7,110,000.00
Total Sources	**$7,110,000.00**

Uses	
Project Fund Deposits:	
Project Fund	$5,856,128.13
Other Fund Deposits:	
Debt Service Reserve Fund	$508,446.00
Capitalized Interest Fund	$403,225.88
Delivery Date Expenses:	
Costs of Issuance	$342,200.00
Total Uses	**$7,110,000.00**

Financing Assumptions

Coupon Rate: 5.85%
Capitalized Interest Period: 12 months
Term: 30 Years
Underwriter's Discount: 2%
Cost of Issuance: $200,000

Table 4

Terra Lago

Community Development District

Benefit Allocation - AA2 Project

Lot Size	Total Number of Units	ERU Weight	Total ERU
SF 40'	283	0.80	226.40
SF 50'	104	1.00	104.00
SF 60'	25	1.20	30.00
Total	**412**		**360.40**

Table 5

Terra Lago

Community Development District

Cost Allocation - AA2 Project

Lot Size	Infrastructure Allocation Based on ERU Method	Infrastructure Financed with Series 2025 Bonds	Infrastructure Funded with Proceeds of Future Bonds and/or Contributed by the Developer
SF 40'	$7,751,875.69	$3,678,943.54	$4,072,932.15
SF 50'	$3,560,932.30	$1,689,974.06	$1,870,958.23
SF 60'	$1,027,192.01	$487,492.52	$539,699.49
Total	**$12,340,000.00**	**$5,856,410.13**	**$6,483,589.88**

Table 6

Terra Lago

Community Development District

Assessment Apportionment - AA2 Project

Lot Size	Total Number of Units	Total Cost Allocation*	Maximum Total Bond Assessment Apportionment	Maximum Bond Assessment Apportionment per Unit	Maximum Annual Bond Assessment Debt Service per Unit**
SF 40'	283	$7,751,875.69	$4,466,437.29	$15,782.46	$1,200.00
SF 50'	104	$3,560,932.30	$2,051,720.31	$19,728.08	$1,500.00
SF 60'	25	$1,027,192.01	$591,842.40	$23,673.70	$1,800.00
Total	**412**	**$12,340,000.00**	**$7,110,000.00**		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes 2% costs of collection (subject to change) and an early payment discount of 4% (subject to change.)

EXHIBIT "A"

Parcel ID	Lot Size	Assessment
TBD*	SF 40'	$15,782.46
TBD*	SF 40'	$15,782.46
TBD*	SF 40'	$15,782.46

EXHIBIT "A"

TBD*	SF 40'	$15,782.46
TBD*	SF 40'	$15,782.46
TBD*	SF 40'	$15,782.46

EXHIBIT "A"

TBD*	SF 40'	$15,782.46
TBD*	SF 40'	$15,782.46
TBD*	SF 40'	$15,782.46

EXHIBIT "A"

TBD*	SF 40'	$15,782.46
TBD*	SF 40'	$15,782.46
TBD*	SF 40'	$15,782.46

EXHIBIT "A"

TBD*	SF 40'	$15,782.46
TBD*	SF 40'	$15,782.46
TBD*	SF 40'	$15,782.46

EXHIBIT "A"

TBD*	SF 40'	$15,782.46
TBD*	SF 40'	$15,782.46
TBD*	SF 40'	$15,782.46

EXHIBIT "A"

TBD*	SF 40'	$15,782.46
TBD*	SF 40'	$15,782.46
TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08

EXHIBIT "A"

TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08

EXHIBIT "A"

TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08
TBD*	SF 50'	$19,728.08
TBD*	SF 60'	$23,673.70
TBD*	SF 60'	$23,673.70
TBD*	SF 60'	$23,673.70
TBD*	SF 60'	$23,673.70
TBD*	SF 60'	$23,673.70
TBD*	SF 60'	$23,673.70
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TBD*	SF 60'	$23,673.70
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TBD*	SF 60'	$23,673.70
TBD*	SF 60'	$23,673.70
TBD*	SF 60'	$23,673.70
TBD*	SF 60'	$23,673.70
TBD*	SF 60'	$23,673.70
TBD*	SF 60'	$23,673.70
TBD*	SF 60'	$23,673.70
Total		**$7,110,000.00**

** Platting is currently anticipated to be completed before the closing of the bonds. As such, the Parcel IDs will be updated upon completion.*

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS (THE "BOARD") OF THE TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AUTHORIZING THE ISSUANCE OF NOT EXCEEDING $10,000,000 TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA TWO) (THE "ASSESSMENT AREA TWO BONDS") TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN THE DISTRICT FOR THE BENEFIT OF A DESIGNATED ASSESSMENT AREA REFERRED TO AS "ASSESSMENT AREA TWO"; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE ASSESSMENT AREA TWO BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE ASSESSMENT AREA TWO BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE ASSESSMENT AREA TWO BONDS; APPROVING THE USE OF THAT CERTAIN MASTER TRUST INDENTURE PREVIOUSLY APPROVED BY THE BOARD WITH RESPECT TO THE ASSESSMENT AREA TWO BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL TRUST INDENTURE GOVERNING THE ASSESSMENT AREA TWO BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER'S REPORT; PROVIDING FOR THE REGISTRATION OF THE ASSESSMENT AREA TWO BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE ASSESSMENT AREA TWO BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Terra Lago Community Development District (the "District"), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 12-2022 of the Village of Indiantown, Florida enacted on October 13, 2022; and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

WHEREAS, the Board of Supervisors of the District (herein, the "Board") has previously adopted Resolution No. 2023-28 on March 13, 2023 (the "Initial Bond Resolution"), pursuant to which the District authorized the issuance of not to exceed $166,580,000 of its Special Assessment Bonds to be issued in one or more Series to finance all or a portion of the District's capital improvement program to be built in multiple phases; and

WHEREAS, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Initial Bond Resolution; and

WHEREAS, pursuant to the Initial Bond Resolution, the Master Trust Indenture dated as of March 1, 2025 (the "Master Indenture"), and a First Supplemental Trust Indenture dated as of March 1 2025, both by and between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), the District issued its $5,775,000 Special Assessment Bonds, Series 2025 (Assessment Area One) (the "Assessment Area One Bonds"); and

WHEREAS, to coincide with the multiple phases of planned development, the District hereby determines to issue a second Series of Bonds to finance a portion of the acquisition and construction of certain public infrastructure benefiting certain assessable lands within the District referred to as "Assessment Area Two";

WHEREAS, the Board hereby determines to issue its Terra Lago Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Assessment Area Two Bonds") in the principal amount of not exceeding $10,000,000 for the purpose of providing funds to finance a portion of the public infrastructure within or for the benefit of a designated assessment area within the District (herein referred to as "Assessment Area Two"), as described in the District's *Master Capital Improvement Plan* dated February 2023, as supplemented and amended from time to time ("Engineer's Report" which portion of the described improvements financed with the Assessment Area Two Bonds is herein referred to as the "Assessment Area Two Project"); and

WHEREAS, the Assessment Area Two Project is hereby determined to be necessary to coincide with the developer's plan of development; and

WHEREAS, there has been submitted to this meeting, with respect to the issuance and sale of the Assessment Area Two Bonds, and submitted to the Board forms of:

(i) a Bond Purchase Contract with respect to the Assessment Area Two Bonds by and between MBS Capital Markets, LLC, as the underwriter (the "Underwriter") and the District, together with the form of a disclosure statement attached to the Bond Purchase Contract pursuant to Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the "Bond Purchase Contract");

(ii) a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B (the "Preliminary Limited Offering Memorandum");

(iii) a Continuing Disclosure Agreement among the District, the dissemination agent named therein and the obligated parties named therein, substantially in the form attached hereto as Exhibit C; and

(iv) a Second Supplemental Trust Indenture between the District and the Trustee, substantially in the form attached hereto as Exhibit D (the "Second Supplemental" and, together with the Master Indenture previously utilized for the Assessment Area One Bonds pursuant to the Initial Bond Resolution, the "Assessment Area Two Indenture.")

WHEREAS, in connection with the sale of the Assessment Area Two Bonds, it may be necessary that certain modifications be made to the *Master Special Assessment Methodology* dated March 13, 2023, as supplemented and amended from time to time ("Assessment Methodology Report") and the Engineer's Report to conform such reports to the final terms of the Assessment Area Two Bonds; and

WHEREAS, the proceeds of the Assessment Area Two Bonds shall also fund a debt service reserve account, pay capitalized interest, if any, and pay the costs of the issuance of the Assessment Area Two Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Terra Lago Community Development District (the "Board"), as follows:

Section 1. Negotiated Limited Offering of Assessment Area Two Bonds. The District hereby finds that because of the complex nature of assessment bond financings in order to better time the sale of the Assessment Area Two Bonds and secure better interest rates, it is necessary and in the best interest of the District that the Assessment Area Two Bonds, in the aggregate principal amount of not exceeding $10,000,000, be sold on a negotiated limited offering basis. The District hereby further finds that it will not be adversely affected if the Assessment Area Two Bonds are not sold pursuant to competitive sales.

Section 2. Purpose. The District has authorized its capital improvement plan for the development of the District, as set forth in the Engineer's Report, and hereby authorizes the financing of a portion of the acquisition and construction of certain public infrastructure benefiting the assessable lands within Assessment Area Two within the District by issuing the Assessment Area Two Bonds to finance a portion of such public infrastructure described in the Engineer's Report and constituting the Assessment Area Two Project. The Assessment Area Two Project includes, but is not limited to, public roadway improvements, stormwater drainage facilities including related earthwork, water and sewer, including connection fees, on-site mitigation and conservation, landscaping and irrigation in public rights of way, differential cost of undergrounding electric utilities, all as more particularly described in the Engineer's Report.

Section 3. Sale of the Assessment Area Two Bonds. Except as otherwise provided in the last sentence of this Section 3, the proposal submitted by the Underwriter offering to purchase the Assessment Area Two Bonds at the purchase price established pursuant to the parameters set forth below and on the terms and conditions set forth in the Bond Purchase Contract (attached hereto as Exhibit A), are hereby approved and adopted by the District in substantially the form presented. Subject to the last sentence of this Section 3, the Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary of the District is hereby authorized (if so required) to affix the seal of the District and attest to the execution of the Bond Purchase Contract in substantially the form presented at this meeting. The disclosure statements of the Underwriter,

as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Bond Purchase Contract, a copy of which is attached as an exhibit to the Bond Purchase Contract, will be entered into the official records of the District. The Bond Purchase Contract, in final form as determined by counsel to the District and the Chairperson, may be executed by the District without further action provided that (i) the Assessment Area Two Bonds mature not later than the statutory permitted period; (ii) the principal amount of the Assessment Area Two Bonds issued does not exceed $10,000,000; (iii) the interest rate on the Assessment Area Two Bonds shall not exceed the maximum rate permitted under Florida law; (iv) if the Assessment Area Two Bonds are subject to optional redemption which determination will be made on or before the sale date of the Assessment Area Two Bonds, the first optional call date and the redemption price shall be determined on or before the execution of the Bond Purchase Contract; and (v) the purchase price to be paid by the Underwriter for the Assessment Area Two Bonds is not less than 98% of the par amount of the Assessment Area Two Bonds issued (exclusive of any original issuance discount).

Section 4. The Limited Offering Memorandum. The Limited Offering Memorandum, in substantially the form of the Preliminary Limited Offering Memorandum (subject to the other conditions set forth herein) attached hereto as Exhibit B, with such changes as are necessary to conform to the details of the Assessment Area Two Bonds and the requirements of the Bond Purchase Contract, is hereby approved. The District hereby authorizes the execution of the Limited Offering Memorandum and the District hereby authorizes the Limited Offering Memorandum, when in final form, to be used in connection with the limited offering and sale of the Assessment Area Two Bonds. The District hereby authorizes and consents to the use by the Underwriter of a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B, in connection with the limited offering of the Assessment Area Two Bonds. The final form of a Preliminary Limited Offering Memorandum shall be determined by the Underwriter and the professional staff of the District. The Preliminary Limited Offering Memorandum and the Limited Offering Memorandum may be modified in a manner not inconsistent with the substance thereof and the terms of the Assessment Area Two Bonds as shall be deemed advisable by Bond Counsel and counsel to the District, with final approval by the Chairperson. The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby further authorized to execute and deliver on behalf of the District, the Limited Offering Memorandum and any amendment or supplement thereto, with such changes, modifications and deletions as the member of the Board executing the same may deem necessary and appropriate with the advice of Bond Counsel and counsel to the District, with final approval by the Chairperson, such execution and delivery to be conclusive evidence of the approval and authorization thereof by the District. The District hereby authorizes the Chairperson (or, in the absence of the Chairperson, any other member of the Board) to deem "final" the Preliminary Limited Offering Memorandum except for permitted omissions all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 and to execute a certificate in that regard.

Section 5. Details of the Assessment Area Two Bonds. The proceeds of the Assessment Area Two Bonds shall be applied in accordance with the provisions of the Assessment Area Two Indenture. The Assessment Area Two Bonds shall mature in the years and in the amounts, bear interest at such rates and be subject to redemption, all as provided in the Second Supplemental. The execution of the Second Supplemental shall constitute approval of such terms as set forth in the Assessment Area Two Indenture and this Resolution. The maximum aggregate

principal amount of the Assessment Area Two Bonds authorized to be issued pursuant to this Resolution and the Assessment Area Two Indenture shall not exceed $10,000,000.

Section 6. Continuing Disclosure; Dissemination Agent. The Board does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chairperson (or, in the absence of the Chairperson, any other member of the Board) substantially in the form presented to this meeting and attached hereto as Exhibit C. The Continuing Disclosure Agreement is being executed by the District and the other parties thereto in order to assist the Underwriter in the marketing of the Assessment Area Two Bonds and compliance with Rule 15c2-12 of the Securities and Exchange Commission. Wrathell, Hunt & Associates, LLC is hereby appointed the initial dissemination agent.

Section 7. Authorization of Execution and Delivery of the Second Supplemental Trust Indenture; Application of Master Indenture. The District does hereby authorize and approve the execution by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) and the Secretary or any Assistant Secretary to attest and authorize the delivery of the previously approved Master Indenture and Second Supplemental, both between the District and the Trustee. The Assessment Area Two Indenture shall provide for the security of the Assessment Area Two Bonds and express the terms of the Assessment Area Two Bonds. The Second Supplemental shall be substantially in the form attached hereto as Exhibit D and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Assessment Area Two Bonds as shall be approved by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) executing the same upon the advice of Bond Counsel and counsel to the District, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of the Second Supplemental attached hereto as Exhibit D.

Section 8. Authorization and Ratification of Prior Acts. All actions previously taken by or on behalf of District in connection with the issuance of the Assessment Area Two Bonds are hereby authorized, ratified and confirmed.

Section 9. Appointment of Underwriter. The Board hereby formally appoints MBS Capital Markets, LLC, as the Underwriter for the Assessment Area Two Bonds.

Section 10. Book-Entry Only Registration System. The registration of the Assessment Area Two Bonds shall initially be by the book-entry only system established with The Depository Trust Company.

Section 11. Assessment Methodology Report. The Board hereby authorizes any modifications to the Assessment Methodology Report prepared by Wrathell, Hunt & Associates, LLC in connection with the Assessment Area Two Bonds if such modifications are determined to be appropriate in connection with the issuance of the Assessment Area Two Bonds.

Section 12. Engineer's Report. The Board hereby authorizes any modifications to the Engineer's Report prepared by Mock, Roos & Associates, Inc., if such modifications are

determined to be appropriate in connection with the issuance of the Assessment Area Two Bonds or modifications to the Assessment Area Two Project.

Section 13. **Further Official Action**. The Chairperson, the Vice Chairperson, the Secretary and each other member of the Board and any other proper official or member of the professional staff of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson, the Vice Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

Section 14. **Severability**. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 15. **Inconsistent Proceedings**. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

PASSED in public session of the Board of Supervisors of the Terra Lago Community Development District, this 13th day of October, 2025.

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

By:_____
Name: _____
Title: Secretary

By:_____
Name: _____
Title: Chairperson/Vice Chairperson
Board of Supervisors

EXHIBIT A

FORM OF BOND PURCHASE CONTRACT

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT
(Village of Indiantown, Florida)

$[_____]
Special Assessment Bonds, Series 2025
(Assessment Area Two)

[_____, __], 2025

BOND PURCHASE AGREEMENT

Terra Lago Community Development District
Village of Indiantown, Florida

Gentlemen:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this Bond Purchase Agreement with the Terra Lago Community Development District (the "District" or the "Issuer"). This offer is made subject to written acceptance hereof by the Issuer at or before 11:59 p.m., Eastern time, on the date hereof. If not so accepted, this offer will be subject to withdrawal by the Underwriter upon written notice delivered to the Issuer at any time prior to the acceptance hereof by the Issuer. Capitalized terms that are not defined herein shall have the meanings ascribed to such terms in the Limited Offering Memorandum or the Indenture, as applicable, each as defined herein.

1. **Purchase and Sale**. Upon the terms and conditions and in reliance on the representations, warranties, covenants and agreements set forth herein, the Underwriter hereby agrees to purchase from the Issuer, and the Issuer hereby agrees to sell and deliver to the Underwriter, all (but not less than all) of its $[_____] aggregate principal amount of the Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Assessment Area Two Bonds"). The Assessment Area Two Bonds shall be dated as of the date of their delivery and shall be payable on the dates and in the principal amounts, bear such rates of interest and be subject to redemption, all as set forth in Exhibit A attached hereto. Interest on the Assessment Area Two Bonds is payable semi-annually on May 1 and November 1 each year, commencing May 1, 2026. The purchase price for the Assessment Area Two Bonds shall be $[_____] (representing the aggregate par amount of the Assessment Area Two Bonds of $[_____], [less/plus] [net] less original issue [discount/premium] of $[_____], and less an Underwriter's discount on the Assessment Area Two Bonds of $[_____]).

The disclosure statement required by Section 218.385, Florida Statutes, is attached hereto as Exhibit B.

2. **The Assessment Area Two Bonds**. The Assessment Area Two Bonds are authorized and issued pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and any successor statute thereto, the Florida Constitution, and other applicable provisions of law (collectively, the "Act"), and Ordinance No. 12-2022 by the Village of Indiantown, Florida (the "Village"), enacted and effective on October 13, 2022. The District was established for the purposes, among other things, of financing and managing the acquisition, construction, installation, maintenance and operation of public infrastructure necessary for development in the community known as "Terra Lago." The Assessment Area Two Bonds are being issued pursuant to the Act and a Master Trust Indenture, dated as of March 1, 2025 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), as supplemented by a Second Supplemental Trust Indenture, dated as of [_____] 1, 2025, between the District and the Trustee (the "Second Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), and Resolution Nos. 2023-28 and 2026-[____] adopted by the Board of Supervisors of the District (the "Board") on March 13, 2023, and October 13, 2025, respectively (together, the "Bond Resolutions"), authorizing the issuance of the Assessment Area Two Bonds. The Assessment Area Two Special Assessments (as defined in the Second Supplemental Indenture) comprising a substantial portion of the Assessment Area Two Pledged Revenues will be levied by the Issuer on lands within the District specially benefited by the Assessment Area Two Project pursuant to Resolution Nos. 2023-26, 2023-27, 2023-34 and 2026-[____] duly adopted by the Board (collectively, the "Assessment Resolutions"). The Assessment Area Two Bonds shall be as described in, and shall be issued and secured pursuant to, the provisions of the Indenture. The Issuer has also entered into, or will enter into at or prior to Closing (as defined in Section 7 hereof): (a) the Continuing Disclosure Agreement (the "Continuing Disclosure Agreement") with Terra Lago, LLC (the "Developer"), and Wrathell, Hunt & Associates, LLC, as dissemination agent; (b) the Collateral Assignment and Assumption of Development and Contract Rights (Assessment Area Two Bonds) (the "Collateral Assignment") with the Developer; (c) [the Completion Agreement (Assessment Area Two Bonds); (d) Acquisition Agreement (the "Acquisition Agreement") with the Developer; (e) Tri-Party Agreement Relating to Acknowledgment of Jurisdiction, Imposition of Special Assessments, and Acknowledgment of Subordination with the Developer, and Metropolitan Life Insurance Company (the "Tri-Party Agreement");] and (f) this Bond Purchase Agreement. For purposes hereof, this Bond Purchase Agreement, the Indenture, the Continuing Disclosure Agreement, the Collateral Assignment, the Completion Agreement, the Acquisition Agreement and the Tri-Party Agreement are referred to herein collectively as the "Financing Documents."

The Assessment Area Two Bonds are being issued to: (i) finance a portion of the Cost of acquiring, constructing and/or equipping assessable improvements comprising the Assessment Area Two Project, as more particularly described in the Limited Offering Memorandum (as defined herein); (ii) pay certain costs associated with the issuance of the Assessment Area Two Bonds; (iii) make a deposit into the Assessment Area Two Reserve Account to be held for the benefit of all of the Assessment Area Two Bonds; and (iv) pay a portion of the interest to become due on the Assessment Area Two Bonds.

The principal of and interest on the Assessment Area Two Bonds are payable from and secured by the Assessment Area Two Pledged Revenues, which includes (a) all revenues received by the Issuer from the Assessment Area Two Special Assessments levied and collected on the assessable lands within Assessment Area Two (as defined in the Limited Offering Memorandum) within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessment Area Two Special Assessments or from the issuance and sale of tax certificates with respect to such Assessment Area Two Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Assessment Area Two Bonds; provided, however, that Assessment Area Two Pledged Revenues shall not include (A) any moneys transferred to the Assessment Area Two Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Assessment Area Two Costs of Issuance Account of the Acquisition and Construction Fund, and (C) special assessments levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or "maintenance assessments" levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso).

3. **Delivery of Limited Offering Memorandum and Other Documents**. (a) Prior to the date hereof, the Issuer provided to the Underwriter for its review the Preliminary Limited Offering Memorandum dated [_____, ___], 2025 (the "Preliminary Limited Offering Memorandum"), that the Issuer deemed final as of its date, except for certain permitted omissions (the "permitted omissions"), as contemplated by Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") in connection with the pricing of the Assessment Area Two Bonds. The Issuer hereby confirms that the Preliminary Limited Offering Memorandum was deemed final as of its date, except for the permitted omissions.

(a) The Issuer shall deliver, or cause to be delivered, at its expense, to the Underwriter within seven (7) business days after the date hereof or use good faith to deliver within such shorter period as may be requested by the Underwriter and at least three (3) business days prior to the date the Assessment Area Two Bonds are delivered to the Underwriter, or within such other period as the Underwriter may inform the Issuer which is necessary for the Underwriter to comply with regulations of the Municipal Securities Rulemaking Board ("MSRB") in order to accompany any confirmation that requests payment from any customer sufficient copies of the final Limited Offering Memorandum ("Limited Offering Memorandum") to enable the Underwriter to fulfill its obligations pursuant to the securities laws of Florida and the United States, in form and substance satisfactory to the Underwriter. In determining whether the number of copies to be delivered by the Issuer are reasonably necessary, at a minimum, the number shall be determined by the Underwriter and conveyed to the Issuer as shall be sufficient to enable the Underwriter to comply with the requirements of the Rule, all applicable rules of the MSRB, and to fulfill its duties and responsibilities under Florida and federal securities laws generally. Notwithstanding the foregoing, the Issuer may, in lieu of printed versions of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum, disseminate electronic versions with the consent of the Underwriter.

The Underwriter agrees to file the Limited Offering Memorandum in accordance with applicable MSRB rules.

The Issuer authorizes, or ratifies as the case may be, the use and distribution of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum in connection with the limited public offering and sale of the Assessment Area Two Bonds. The Underwriter agrees that it will not confirm the sale of any Assessment Area Two Bonds unless the confirmation of sale requesting payment is accompanied or preceded by the delivery of a copy of the Limited Offering Memorandum.

(b) From the date hereof until the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in the Rule), or (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB (but in no case less than twenty-five (25) days following the end of the underwriting period), if the Issuer has knowledge of the occurrence of any event which may make it necessary to amend or supplement the Limited Offering Memorandum in order to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Issuer shall notify the Underwriter and if, in the reasonable opinion of the Issuer or the reasonable opinion of the Underwriter, such event requires the preparation and publication of an amendment or supplement to the Limited Offering Memorandum, the Issuer, at its expense (unless such event was caused by the Underwriter), shall promptly prepare an appropriate amendment or supplement thereto (and file or cause to be filed the same with the MSRB, and transmit such amendment or supplement to each record owner of Assessment Area Two Bonds) so that the statements in the Limited Offering Memorandum as so amended or supplemented will not, in light of the circumstances under which they were made, be misleading, in a form and in a manner reasonably approved by the Underwriter. The Issuer will promptly notify the Underwriter of the occurrence of any event of which it has knowledge, which, in its opinion, is an event described in the preceding sentence. The amendments or supplements that may be authorized for use with respect to the Assessment Area Two Bonds are hereinafter included within the term "Limited Offering Memorandum."

4. **Authority of the Underwriter**. The Underwriter is duly authorized to execute this Bond Purchase Agreement and to perform its obligations hereunder. The Underwriter hereby represents that neither it nor any "person" or "affiliate" has been on the "convicted vendor list" during the past thirty-six (36) months, as all such terms are defined in Section 287.133, Florida Statutes, as amended.

5. **Offering and Sale of Assessment Area Two Bonds**. The Underwriter agrees to make a bona fide limited offering to "accredited investors" representing the general public (excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers) of all of the Assessment Area Two Bonds at not in excess of the initial public offering price or prices (or below the yield or yields) set forth in Exhibit A hereto; provided, however, that the Underwriter may (i) offer and sell the Assessment Area Two Bonds to certain bond houses, brokers or to similar persons or organizations acting in the capacity of underwriters or wholesalers at prices lower than the public offering prices set forth in Exhibit A

hereto, and (ii) change such initial offering prices (or yields) as the Underwriter deems necessary in connection with the marketing of the Assessment Area Two Bonds. The Issuer hereby authorizes the Underwriter to use the Limited Offering Memorandum in connection with the limited public offering and sale of the Assessment Area Two Bonds and ratifies and confirms the distribution and use by the Underwriter prior to the date hereof of the Preliminary Limited Offering Memorandum in connection with such limited public offering and sale.

6. **Issuer Representations, Warranties, Covenants and Agreements**. The Issuer represents and warrants to and covenants and agrees with the Underwriter that, as of the date hereof and as of the date of the Closing (hereinafter defined):

(a) The District is a local unit of special purpose government, duly organized and established and validly existing under the Act and the Constitution and laws of the State of Florida, with full legal right, power and authority to: (i) adopt the Bond Resolutions and the Assessment Resolutions; (ii) enter into the Financing Documents; (iii) sell, issue and deliver the Assessment Area Two Bonds to the Underwriter as provided herein; (iv) apply the proceeds of the sale of the Assessment Area Two Bonds for the purposes described in the Limited Offering Memorandum; (v) authorize the distribution of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum; (vi) carry out and consummate the transactions contemplated by the Bond Resolutions, the Assessment Resolutions, the Financing Documents and the Limited Offering Memorandum; (vii) undertake the completion or acquisition of the Assessment Area Two Project; and (viii) levy and collect the Assessment Area Two Special Assessments that will secure the Assessment Area Two Bonds. The Issuer has complied, and at the Closing will be in compliance in all respects, with the terms of the Act and with the obligations on its part contained in the Financing Documents and the Assessment Area Two Bonds.

(b) The District has complied, and at Closing will be in compliance in all respects, with the Bond Resolutions, the Assessment Resolutions, the Act, and any other applicable laws of the State of Florida in all matters relating to the Financing Documents and the Assessment Area Two Bonds, and the imposition, levy and collection of the Assessment Area Two Special Assessments.

(c) The District has duly authorized and approved (and, with respect to the final Assessment Area Two Special Assessments, will duly authorize and approve) (1) the execution and delivery, or adoption, as the case may be, and performance of the Financing Documents, the Bond Resolutions, the Assessment Resolutions, the Assessment Area Two Special Assessments and the Assessment Area Two Bonds, (2) the use and distribution of the Preliminary Limited Offering Memorandum and the delivery and distribution of the Limited Offering Memorandum, and (3) the taking of any and all such action as may be required on the part of the District to carry out, give effect to and consummate the transactions contemplated by the Financing Documents, the Bond Resolutions, the Assessment Resolutions, the Assessment Area Two Special Assessments, the Assessment Area Two Bonds and the Limited Offering Memorandum.

(d) Each of the Financing Documents constitutes, or will at the Closing constitute, a legally valid and binding obligation of the District enforceable in accordance with its terms, and,

upon due authorization, execution and delivery thereof by the parties thereto, will constitute a legal, valid and binding obligation of the District enforceable in accordance with its terms.

(e) When delivered to and paid for by the Underwriter at the Closing in accordance with the provisions of this Bond Purchase Agreement, the Assessment Area Two Bonds will have been duly authorized, executed, authenticated, issued and delivered and will constitute legal, valid and binding special obligations of the District, conforming to the Act, and entitled to the benefit and security of the Indenture.

(f) Upon the execution, authentication, issuance and delivery of the Assessment Area Two Bonds as aforesaid, the Indenture will provide, for the benefit of the holders from time to time of the Assessment Area Two Bonds, a legally valid and binding pledge of and a security interest in and to the Assessment Area Two Pledged Revenues pledged to the Assessment Area Two Bonds, subject only to the provisions of the Indenture permitting the application of such Assessment Area Two Pledged Revenues for the purposes and on the terms and conditions set forth in the Second Supplemental Indenture.

(g) Other than any approvals that might be required under the securities laws of any state, no approval, permit, consent or authorization of, or registration or filing with, any governmental or public agency or authority or any other entity not already obtained or made, or to be made simultaneously with the issuance of the Assessment Area Two Bonds, is required to be obtained by the District in connection with the issuance and sale of the Assessment Area Two Bonds, or the execution and delivery by the District of, or the due performance of its obligations under the Financing Documents and the Assessment Area Two Bonds, and any such approvals, permits, consents or authorizations so obtained are in full force and effect.

(h) The District is not in breach of or in default under any applicable constitutional provision, law or administrative regulation of the State of Florida or the United States, the Financing Documents, the Assessment Area Two Bonds or any applicable judgment or decree or any other loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, that could have a materially adverse effect on the business or operations of the District, and the District has not received notice that any event of default by the District has occurred and is continuing under any such instrument.

(i) The execution and delivery by the District of the Financing Documents, the Assessment Area Two Bonds and any other instrument to which the District is a party and which is used or contemplated for use in conjunction with the transactions contemplated by the Financing Documents, the Assessment Area Two Bonds or the Limited Offering Memorandum, and the compliance with the provisions of each such instrument and the consummation of any transactions contemplated hereby and thereby, will not conflict with or constitute a breach of, or default under any indenture, contract, agreement, or other instrument to which the District is a party or by which it is bound, or to the best of its knowledge under any provision of the Constitution of the State of Florida or any existing law, rule, regulation, ordinance, judgment,

order or decree to which the District (or any of its supervisors or officers in their respective capacities as such) or its properties is subject.

(j) Except as disclosed in the Limited Offering Memorandum, there is no action, suit, hearing, inquiry or investigation, at law or in equity, before or by any court, public board, agency or body, pending or, to the best knowledge of the District, threatened against the District or any of its supervisors in their respective capacities as such, in which an unfavorable decision, ruling or finding would, in any material way, adversely affect (1) the transactions contemplated by the Financing Documents, the Assessment Area Two Bonds or the proceedings relating to the Assessment Area Two Special Assessments, (2) the organization, existence or powers of the District or any of its supervisors or officers in their respective capacities as such, (3) the business, properties or assets or the condition, financial or otherwise, of the District, (4) the validity or enforceability of the Assessment Area Two Bonds, the Financing Documents, the Assessment Area Two Special Assessments or any other agreement or instrument to which the District is a party and which is used or contemplated for use in the transactions contemplated hereby or by the Indenture, (5) the exclusion from gross income for federal income tax purposes of the interest on the Assessment Area Two Bonds, (6) the exemption under the Act of the Assessment Area Two Bonds and the interest thereon from taxation imposed by the State of Florida, (7) the legality of investment in the Assessment Area Two Bonds for certain investors as provided in the Act, (8) the issuance, sale or delivery of the Assessment Area Two Bonds, or (9) the collection of the Assessment Area Two Special Assessments and the pledge thereof under the Indenture to pay the principal or premium, if any, or interest on the Assessment Area Two Bonds.

(k) Other than as stated in the Limited Offering Memorandum, the District has not issued, assumed or guaranteed any indebtedness, incurred any material liabilities, direct or contingent, or entered into any contract or arrangement of any kind payable from or secured by a pledge of the Assessment Area Two Pledged Revenues pledged to the Assessment Area Two Bonds with a lien thereon prior to or on a parity with the lien of the Assessment Area Two Bonds.

(l) Between the date of this Bond Purchase Agreement and the date of the Closing, the District will not, without the prior written consent of the Underwriter, incur any material liabilities, direct or contingent, nor will there be any adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the District, other than (1) as contemplated by the Limited Offering Memorandum, or (2) in the ordinary course of business.

(m) Any certificates signed by any official of the District authorized to do so shall be deemed a representation and warranty by the District to the Underwriter as to the statements made therein.

(n) No representation or warranty by the District in this Bond Purchase Agreement nor any statement, certificate, document or exhibit furnished to or to be furnished by the District pursuant to this Bond Purchase Agreement or the Preliminary Limited Offering Memorandum or Limited Offering Memorandum or in connection with the transactions contemplated hereby

contains or will contain on the date of Closing any untrue statement of a material fact or omits or will omit a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading; provided, however, that no representation is made with respect to information concerning The Depository Trust Company or the Underwriter or concerning information in the Limited Offering Memorandum under the captions "SUITABILITY FOR INVESTMENT," "THE DEVELOPMENT," "THE DEVELOPER," "DESCRIPTION OF THE ASSESSMENT AREA TWO BONDS – Book-Entry Only System," "TAX MATTERS," "LITIGATION – The Developer," "CONTINUING DISCLOSURE" (as it relates to the Developer) and "UNDERWRITING."

(o) The District is not in default and has not been in default at any time after December 31, 1975, as to principal or interest with respect to any obligations issued or guaranteed by the District.

7. **The Closing**. At 12:00 noon, Eastern time, on [_____, ___], 2025, or at such earlier or later time or date to which the Issuer and the Underwriter may mutually agree, the Issuer will, subject to the terms and conditions hereof, deliver the Assessment Area Two Bonds to the Underwriter in full book-entry form, duly executed, together with the other documents hereinafter mentioned, and, subject to the terms and conditions hereof, the Underwriter will accept such delivery and pay the aggregate purchase price of the Assessment Area Two Bonds as set forth in Paragraph 1 hereof (such delivery of and payment for the Assessment Area Two Bonds is herein called the "Closing"). The Issuer shall cause CUSIP identification numbers to be printed on the Assessment Area Two Bonds, but neither the failure to print such number on any Assessment Area Two Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Underwriter to accept delivery of and pay for the Assessment Area Two Bonds in accordance with the terms of this Bond Purchase Agreement. The Closing shall occur at the offices of the Issuer, or such other place to which the Issuer and the Underwriter shall have mutually agreed. The Assessment Area Two Bonds shall be prepared and delivered as fully registered bonds in such authorized denominations and registered in full book-entry form in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC") and shall be delivered to DTC during the business day prior to the Closing for purposes of inspection, unless the DTC "F.A.S.T." procedure is used which requires the Bond Registrar to retain possession of the Assessment Area Two Bonds.

8. **Closing Conditions**. The Underwriter has entered into this Bond Purchase Agreement in reliance upon the representations, warranties and agreements of the District contained herein and contained in the documents and instruments delivered at the Closing, and upon the performance by the District of its obligations hereunder, as of the date of the Closing. Accordingly, the Underwriter's obligations under this Bond Purchase Agreement to cause the purchase, acceptance of delivery and payment for the Assessment Area Two Bonds shall be subject to the performance by the District of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing, and shall also be subject to the following conditions:

(a) The representations and warranties of the District contained herein shall be true, complete and correct on and as of the date of the Closing, the statements made in all certificates and other documents delivered to the Underwriter at the Closing shall be true, complete and correct as of the date of the Closing, and the District shall be in compliance with each of the agreements made by it in this Bond Purchase Agreement and the Indenture as of the date of the Closing;

(b) At the Closing, (1) the Financing Documents, the Bond Resolutions, the Assessment Resolutions, and the Assessment Area Two Special Assessments shall be in full force and effect and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and the District shall have adopted and there shall be in full force and effect such additional agreements therewith and in connection with the issuance of the Assessment Area Two Bonds all such action as in the reasonable opinion of Bond Counsel, shall be necessary in connection with the transactions contemplated hereby, (2) the Limited Offering Memorandum shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, (3) there shall not have occurred any event that causes the Limited Offering Memorandum or any amendment or supplement thereto to contain an untrue or misleading statement of fact that in the opinion of the Underwriter or its counsel is material or omits to state a fact that in the opinion of the Underwriter or its counsel is material and necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, (4) the District shall perform or shall have performed all of its obligations under or specified in the Financing Documents to be performed at or prior to the Closing, and (5) the Assessment Area Two Bonds shall have been duly authorized, executed, authenticated and delivered;

(c) At or prior to the Closing, the Underwriter and the District shall have received executed or certified copies of the following documents:

(1) The Bond Resolutions and the Assessment Resolutions, certified by an authorized officer of the District under its seal as true and correct copies and as having been adopted with only such amendments, modifications or supplements as may have been approved by the Underwriter;

(2) The Limited Offering Memorandum and each supplement or amendment, if any, thereto;

(3) A certificate of the District, dated the date of Closing, signed on its behalf by officers authorized by the Bond Resolutions, in substantially the form of Exhibit C hereto;

(4) An opinion, dated the date of Closing, of Greenberg Traurig, P.A., West Pam Beach, Florida, Bond Counsel, substantially in the form attached as an Appendix to the Limited Offering Memorandum;

(5) An opinion of Bond Counsel to the effect that Bond Counsel has reviewed the statements contained in the Limited Offering Memorandum under the sections captioned "DESCRIPTION OF THE ASSESSMENT AREA TWO BONDS" (other than the portion thereof captioned "Book-Entry Only System" and other than any information therein relating to DTC or the book-entry system, as to which no opinion is expressed) and "SECURITY FOR AND SOURCE OF PAYMENT OF ASSESSMENT AREA TWO BONDS" (other than the portions thereof captioned "Agreement for Assignment of Development Rights" and "Completion Agreement," as to all of which no opinion will be expressed) and, insofar as such statements purport to be summaries of certain provisions of the Assessment Area Two Bonds, the Act and the Indenture, they constitute a fair summary of the information purported to be summarized therein, and the statements in the Limited Offering Memorandum on the cover relating to Bond Counsel's opinion and under the caption "TAX MATTERS" are accurate statements or summaries of the matters therein set forth;

(6) An opinion, dated the date of Closing, of Kutak Rock LLP, Tallahassee, Florida, District Counsel, in substantially the form of Exhibit D hereto;

(7) Copies of the Master Special Assessment Methodology Report dated March 13, 2023, and the Final Second Supplemental Special Assessment Methodology Report, dated [_____, __], 2025, each prepared by Wrathell, Hunt & Associates, LLC and a certificate from such firm in substantially the form attached hereto as Exhibit E;

(8) An opinion, dated the date of Closing, of Bryant Miller Olive P.A., Orlando, Florida, Counsel to the Underwriter (the "Underwriter's Counsel"), in form and substance satisfactory to the Underwriter;

(9) An opinion, dated the date of Closing and addressed to the Underwriter, the Issuer and the Trustee, of counsel to the Trustee, in form and substance acceptable to the Underwriter and Issuer and a customary authorization and incumbency certificate, dated the date of Closing, signed by authorized officers of the Trustee;

(10) A certificate of the Developer, in substantially the form of the certificate included herein as Exhibit F and an opinion of counsel to the Developer in substantially the form included herein as Exhibit G (which may be addressed to such parties in one or more separate opinions);

(11) Copies of the Master Capital Improvement Plan dated February 2023, as supplemented by the Second Supplemental Engineer's Report dated October 13, 2025, and a certificate from Mock, Roos & Associates, Inc. (the "Consulting Engineer") in substantially the form attached hereto as Exhibit H dated the date of Closing and addressed to the Issuer and the Underwriter;

(12) A certificate, dated the date of Closing, of the authorized officers of the District to the effect that, on the basis of the facts, estimates and circumstances in effect on

the date of Closing, it is not expected that the proceeds of the Assessment Area Two Bonds will be used in a manner that would cause the Assessment Area Two Bonds to be "arbitrage bonds" within the meaning of Section 148 of Internal Revenue Code of 1986, as amended;

(13) Specimen copies of the Assessment Area Two Bonds;

(14) A copy of the executed DTC Blanket Issuer Letter of Representations between the District and DTC;

(15) Executed Financing Documents;

(16) Evidence of compliance with the requirements of Section 189.051 and Section 215.84(3) Florida Statutes;

(17) A copy of the Final Judgment issued on June 9, 2023, by the Circuit Court for the Nineteenth Judicial Circuit in and for Martin County, Florida in Case No. 23-000845-CA-AXMX, and Certificate of No Appeal;

(18) A Declaration of Consent from the Developer; and

(19) Such additional legal opinions, certificates (including such certificates as may be required by regulations of the Internal Revenue Service in order to establish the tax exempt character of the Assessment Area Two Bonds, which certificates shall be satisfactory in form and substance to Bond Counsel), and other evidence as the Underwriter, Bond Counsel or Underwriter's Counsel may deem necessary to evidence the truth and accuracy as of the Closing of the representations and warranties of the District herein contained and of the information contained in the Limited Offering Memorandum and the due performance and satisfaction by the District at or prior to such time of all agreements then to be performed and all conditions then to be satisfied by it.

All of the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Bond Purchase Agreement shall be deemed to be in compliance with the provisions hereof if, but only if, they are in form and substance as set forth herein or as described herein or as otherwise satisfactory to the Underwriter. Receipt of, and payment for, the Assessment Area Two Bonds shall constitute evidence of the satisfactory nature of such as to the Underwriter. The performance of any and all obligations of the District hereunder and the performance of any and all conditions herein for the benefit of the Underwriter may be waived by the Underwriter in its sole discretion.

If the District shall be unable to satisfy the conditions to the obligations of the Underwriter to cause the purchase, acceptance of delivery and payment for the Assessment Area Two Bonds contained in this Bond Purchase Agreement, or if the obligations of the Underwriter to cause the purchase, acceptance of delivery and payment for the Assessment Area Two Bonds shall be terminated for any reason permitted by this Bond Purchase Agreement, this Bond Purchase

Agreement shall terminate, and neither the Underwriter nor the District shall be under any further obligation hereunder, but the respective obligations of the Underwriter and the District set forth in Section 10 hereof shall continue in full force and effect.

9. **Termination**. The Underwriter may terminate this Bond Purchase Agreement by written notice to the Issuer in the event that between the date hereof and the Closing:

(a) the marketability of the Assessment Area Two Bonds or the market price thereof, in the reasonable opinion of the Underwriter, has been materially adversely affected by an amendment to the Constitution of the United States or by any legislation (other than any actions taken by either House of Congress on or prior to the date hereof) (i) enacted or adopted by the United States, (ii) recommended to the Congress or otherwise endorsed for passage, by press release, other form of notice or otherwise, by the President of the United States, the chair or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, the Treasury Department of the United States or the Internal Revenue Service, or (iii) favorably reported out of the appropriate Committee for passage to either House of the Congress by any full Committee of such House to which such legislation has been referred for consideration, or by any decision of any court of the United States or by any order, rule or regulation (final, temporary or proposed) on behalf of the Treasury Department of the United States, the Internal Revenue Service or any other authority or regulatory body of the United States, or by a release or announcement or communication issued or sent by the Treasury Department or the Internal Revenue Service of the United States, or any comparable legislative, judicial or administrative development affecting the federal tax status of the Issuer, its property or income, obligations of the general character of the Assessment Area Two Bonds, as contemplated hereby, or the interest thereon; or

(b) any legislation, rule, or regulation shall be introduced in, or be enacted or adopted in the State of Florida, or a decision by any court of competent jurisdiction within the State of Florida shall be rendered which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Assessment Area Two Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Assessment Area Two Bonds to be purchased by it; or

(c) any amendment to the Limited Offering Memorandum is proposed by the Issuer or deemed necessary by Bond Counsel or the Underwriter which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Assessment Area Two Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Assessment Area Two Bonds to be purchased by it; or

(d) there shall have occurred any outbreak or escalation of hostility, declaration by the United States of a national emergency or war or other calamity or crisis the effect of which on financial markets is such as to make it, in the sole judgment of the Underwriter, impractical or inadvisable to proceed with the offering or delivery of the Assessment Area Two Bonds as contemplated by the Limited Offering Memorandum (exclusive of any amendment or supplement thereto); or

(e) legislation shall be enacted or adopted, or any action shall be taken by, or on behalf of, the Securities and Exchange Commission which, in the reasonable opinion of Bond Counsel, has the effect of requiring the contemplated distribution of the Assessment Area Two Bonds to be registered under the Securities Act of 1933, as amended, or the Indenture to be qualified under the Trust Indenture Act of 1939, as amended, or any laws analogous thereto relating to governmental bodies, and compliance therewith cannot be accomplished prior to the Closing; or

(f) legislation shall be introduced by amendment or otherwise in or be enacted by, the House of Representatives or the Senate of the Congress of the United States, or a decision by a Court of the United States of America shall be rendered, or a stop order, ruling, release, regulation, official statement or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental authority having jurisdiction of the subject matter of the Assessment Area Two Bonds shall have been proposed, issued or made (which is beyond the control of the Underwriter or the Issuer to prevent or avoid) to the effect that the issuance, offering or sale of the Assessment Area Two Bonds as contemplated hereby or by the Limited Offering Memorandum, or any document relating to the issuance, offering or sale of the Assessment Area Two Bonds is or would be in violation of any of the federal securities laws at Closing, including the Securities Act of 1933, as amended and then in effect, the Securities Exchange Act of 1934, as amended and then in effect, or the Trust Indenture Act of 1939, as amended and then in effect, or with the purpose or effect of otherwise prohibiting the offering and sale of obligations of the general character of the Assessment Area Two Bonds, or the Assessment Area Two Bonds, as contemplated hereby; or

(g) there shall have occurred, after the signing hereof, either a financial crisis or a default with respect to the debt obligations of the Issuer or proceedings under the federal or State of Florida bankruptcy laws shall have been instituted by the Issuer, in either case the effect of which, in the reasonable judgment of the Underwriter, is such as to materially and adversely affect (i) the market price or the marketability of the Assessment Area Two Bonds, or (ii) the ability of the Underwriter to enforce contracts for the sale of the Assessment Area Two Bonds; or

(h) a general banking moratorium shall have been declared by the United States, New York or Florida authorities, which in the reasonable opinion of the Underwriter, materially adversely affects the market for the Assessment Area Two Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Assessment Area Two Bonds to be purchased by it; or

(i) any national securities exchange, or any governmental authority, shall impose, as to the Assessment Area Two Bonds or obligations of the general character of the Assessment Area Two Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the establishment of material restrictions upon trading of securities, including limited or minimum prices, by any governmental authority or by any national securities exchange, which in the reasonable opinion of the Underwriter, materially adversely affects the market for the Assessment Area Two Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Assessment Area Two Bonds to be purchased by it; or

(j) legal action shall have been filed against the Issuer wherein an adverse ruling would materially adversely affect the transactions contemplated hereby or by the Limited Offering Memorandum or the validity of the Assessment Area Two Bonds, the Bond Resolutions, the Assessment Resolutions, the Indenture, the Continuing Disclosure Agreement or this Bond Purchase Agreement; provided, however, that as to any such litigation, the Issuer may request and the Underwriter may accept an opinion by Bond Counsel, or of other counsel acceptable to the Underwriter, that in such counsel's opinion the issues raised by any such litigation or proceeding are without substance or that the contentions of any plaintiffs therein are without merit; or

(k) there shall have occurred or any notice shall have been given of any intended review, downgrading, suspension, withdrawal, or negative change in credit watch status by any national rating service to any of the Issuer's obligations; or

(l) any information shall have become known which, in the Underwriter's reasonable opinion, makes untrue, incorrect or misleading in any material respect any statement or information contained in the Limited Offering Memorandum, as the information contained therein has been supplemented or amended by other information, or causes the Limited Offering Memorandum, as so supplemented or amended, to contain an untrue, incorrect or misleading statement of a material fact or to omit to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading and upon the receipt of notice of same by the Issuer, the Issuer fails to promptly amend or supplement the Limited Offering Memorandum; or

(m) an event occurs as a result of which the Limited Offering Memorandum, as then amended or supplemented, would include an untrue statement of a material fact or omit to state any material fact which is necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading which, in the reasonable opinion of the Underwriter, requires an amendment or supplement to the Limited Offering Memorandum and, in the reasonable opinion of the Underwriter, materially adversely affects the marketability of the Assessment Area Two Bonds or the contemplated offering prices thereof and upon the receipt of notice by the Issuer, the Issuer fails to promptly amend or supplement the Limited Offering Memorandum; or

(n) the Internal Revenue Service makes a determination with respect to any special purpose development district formed under State law (referred to herein as a "Special District") deeming that all or certain of such Special Districts are not a "political subdivision" for purposes of Section 103(a) of the Code, and such determination, in the reasonable opinion of the Underwriter, materially adversely affects the federal tax status of the District, the tax exempt character or marketability of the Assessment Area Two Bonds or the contemplated offering prices thereof.

10. **Expenses**.

(a) The District agrees to pay from the proceeds of the Assessment Area Two Bonds, and the Underwriter shall be under no obligation to pay, all expenses incident to the performance of the District's obligations hereunder, including but not limited to (1) the cost of the preparation, printing or other reproduction (for distribution prior to, on or after the date of acceptance of this Bond Purchase Agreement) of a reasonable number of copies of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum; (2) the fees and disbursements of Bond Counsel, District Counsel, Wrathell, Hunt & Associates, LLC, as Methodology Consultant, the Consulting Engineer, and any other experts or consultants retained by the District, including, but not limited to, the fees and expenses of the District Manager; (3) the fees and disbursements of Underwriter's Counsel; (4) the fees and disbursements of the Trustee, Bond Registrar and Paying Agent under the Indenture; and (5) out-of-pocket expenses of the District.

(b) The Underwriter shall pay (1) the cost of qualifying the Assessment Area Two Bonds for sale in various states chosen by the Underwriter and the cost of preparing or printing any Blue Sky and legal investment memoranda to be used in connection with such sale; and (2) out-of-pocket expenses, including advertising, incurred by it in connection with its offering and distribution of the Assessment Area Two Bonds.

(c) In the event that either the District or the Underwriter shall have paid obligations of the other as set forth in this Section, adjustment shall be made at or prior to Closing.

11. **No Advisory or Fiduciary Role**. The District acknowledges and agrees that (i) the purchase and sale of the Assessment Area Two Bonds pursuant to this Bond Purchase Agreement is an arm's-length commercial transaction between the District and the Underwriter, (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as a principal and is not acting as an advisor (including, without limitation, a Municipal Advisor, as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act), agent or fiduciary of the District, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the District with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter or any affiliate of the Underwriter has provided other services or is currently providing other services to the District on other matters) and the Underwriter has no obligation to the District with respect to the offering contemplated hereby except the obligations expressly set forth in this Bond Purchase Agreement, (iv) the District has consulted its own legal, financial and other advisors to the extent it has deemed appropriate in connection with the offering of the Assessment Area Two Bonds, (v) the Underwriter has financial and other interests that differ from those of the District, and (vi) the District has received the Underwriter's G-17 Disclosure Letter.

12. **Notices**. All notices, demands and formal actions hereunder shall be in writing and mailed, electronically mailed or delivered to:

The Underwriter: MBS Capital Markets, LLC

	152 Lincoln Avenue Winter Park, Florida 32789 Attention: Brett Sealy Email: brett@mbscapitalmarkets.com
The District:	Terra Lago Community Development District c/o Wrathell, Hunt & Associates, LLC 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Attention: Cindy Cerbone Email: cerbonec@whhassociates.com
With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attention: Tucker Mackie Email: tucker.mackie@kutakrock.com

13. **Parties in Interest**. This Bond Purchase Agreement is made solely for the benefit of the Issuer and the Underwriter (including the successors or assignees of the Issuer or the Underwriter) and no other party or person shall acquire or have any right hereunder or by virtue hereof. All representations, warranties, covenants and agreements in this Bond Purchase Agreement shall remain operative and in full force and effect, regardless of: (i) any investigations made by or on behalf of the Underwriter; (ii) the delivery of and payment for the Assessment Area Two Bonds pursuant to this Bond Purchase Agreement; or (iii) any termination of this Bond Purchase Agreement but only to the extent provided by the last paragraph of Section 8 hereof.

14. **Waiver**. Notwithstanding any provision herein to the contrary, the performance of any and all obligations of the Issuer hereunder and the performance of any and all conditions contained herein for the benefit of the Underwriter may be waived by the Underwriter, in its sole discretion.

15. **Effectiveness**. This Bond Purchase Agreement shall become effective upon the execution of the acceptance hereof by the Chair or Vice Chair of the District, or such other member of the District's Board of Supervisors as may be authorized to execute documents in connection with the issuance of the Assessment Area Two Bonds, and shall be valid and enforceable at the time of such acceptance.

16. **Counterparts**. This Bond Purchase Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document.

17. **Headings**. The headings of the sections of this Bond Purchase Agreement are inserted for convenience only and shall not be deemed to be a part hereof.

18. **Florida Law Governs**. The validity, interpretation and performance of this Bond Purchase Agreement shall be governed by the laws of the State of Florida.

19. **Truth In Bonding Statement**. Pursuant to the provisions of Section 218.385(2) and (3), Florida Statutes, as amended, the Underwriter provides the following truth-in-bonding statement:

(a) The Issuer is proposing to issue the Assessment Area Two Bonds in the aggregate principal amount of $[_____] for the purposes described in Section 2 hereof. The Assessment Area Two Bonds are expected to be repaid over a period of approximately 30 years. At a true interest cost rate of approximately [_____]%, total interest paid over the life of the Assessment Area Two Bonds will be approximately $[_____].

(b) The sources of repayment for the Assessment Area Two Bonds are the Assessment Area Two Pledged Revenues and the Assessment Area Two Pledged Funds (as described in Section 2 hereof). Authorizing the Assessment Area Two Bonds will result in a maximum of approximately $[_____]of Assessment Area Two Pledged Revenues not being available to finance other services of the Issuer every year for approximately 30 years; provided, however, that in the event the Assessment Area Two Bonds are not issued, the District would not be entitled to impose and collect the Assessment Area Two Special Assessments in the amount of the debt service to be paid on the Assessment Area Two Bonds.

20. **Establishment of Issue Price**.

(a) The Underwriter agrees to assist the Issuer in establishing the issue price of the Assessment Area Two Bonds and shall execute and deliver to the Issuer at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit I, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Issuer and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Assessment Area Two Bonds.

(b) The Issuer will treat the first price at which 10% of each maturity of the Assessment Area Two Bonds (the "10% test") is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Bond Purchase Agreement, the Underwriter shall report to the Issuer the price or prices at which it has sold to the public each maturity of Assessment Area Two Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Assessment Area Two Bonds, the Underwriter agrees to promptly report to the Issuer the prices at which it sells the unsold Assessment Area Two Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing has occurred, until the 10% test has been satisfied as to the Assessment Area Two Bonds of that maturity or until all Assessment Area Two Bonds of that maturity have been sold to the public.

21. **Entire Agreement**. This Bond Purchase Agreement when accepted by you in writing as heretofore specified shall constitute the entire agreement between us and is made solely for the benefit of the Issuer and the Underwriter (including the successors or assigns of the Issuer or the Underwriter). No other person shall acquire or have any right hereunder or by virtue hereof.

Very truly yours,

MBS CAPITAL MARKETS, LLC

_____

Brett Sealy, Managing Partner

Accepted by:

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

_____

Chair, Board of Supervisors

EXHIBIT A
AMOUNTS, INTEREST RATES, MATURITIES, YIELDS, PRICES AND INITIAL CUSIP NUMBERS*

[TO COME]

* The District is not responsible for the use of CUSIP numbers, nor is any representation made as to their correctness. They are included solely for the convenience of the readers of this Bond Purchase Agreement.

EXHIBIT B
DISCLOSURE STATEMENT

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT
(Village of Indiantown, Florida)

$[_____]
Special Assessment Bonds, Assessment Area Two
(Assessment Area Two)

[_____, ___], 2025

Terra Lago Community Development District
Village of Indiantown, Florida

Ladies and Gentlemen:

Pursuant to Section 218.385, Florida Statutes, and with respect to the issuance of the above-referenced bonds (the "Bonds"), MBS Capital Markets, LLC (the "Underwriter"), having purchased the above-captioned Bonds pursuant to a Bond Purchase Agreement dated [_____, __], 2025 (the "Purchase Agreement") between the Underwriter and Terra Lago Community Development District (the "District"), makes the following disclosures in connection with the limited public offering and sale of the Bonds:

(a) The total underwriting discount paid to the Underwriter pursuant to the Purchase Agreement is $[_____] ([_____]%).

(b) The total amount of expenses estimated to be incurred by the Underwriter in connection with the issuance of the Bonds is $[_____]. An itemization of these expenses is attached hereto as Schedule I.

(c) There are no "finders" as such term is used in Sections 218.385 and 218.386, Florida Statutes, in connection with the issuance of the Bonds.

(d) The components of the Underwriter's discount are as follows:

	Per $1,000		
Management Fee:	$	or	$
Takedown:			
Expenses:			
	$		$

(e) There are no other fees, bonuses, or other compensation estimated to be paid by the Underwriter in connection with the Bonds to any person not regularly employed or retained by the Underwriter. Bryant Miller Olive, P.A. has been retained as counsel to the Underwriter and will be compensated by the District.

(f) The name and address of the Underwriter is set forth below:

MBS Capital Markets, LLC
152 Lincoln Avenue
Winter Park, Florida 32789

We understand that you do not require any further disclosure from the Underwriter, pursuant to Section 218.385(6), Florida Statutes, as amended.

Very truly yours,

MBS CAPITAL MARKETS, LLC

_____

Brett Sealy, Managing Partner

SCHEDULE I
ESTIMATED EXPENSES TO BE INCURRED BY UNDERWRITER

Travel Expenses	$
Communication	
Day Loan	
Clearance & Settlement Charges	
CUSIP / DTC	
Contingency	
Total	$

EXHIBIT C
CERTIFICATE OF DISTRICT

The undersigned, as [Chair/Vice Chair] and Assistant Secretary, respectively, of the Board of Supervisors (the "Board") of Terra Lago Community Development District (the "District"), a local unit of special-purpose government duly established and validly existing under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended (the "Act"), hereby certify to MBS Capital Markets, LLC (the "Underwriter") in satisfaction of Sections 8(c)(1) and 8(c)(3) of the Bond Purchase Agreement, dated [_____, __], 2025, with the District (the "Bond Purchase Agreement") in connection with the issuance by the District of its $[_____] Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Bonds"), as follows (terms used and not otherwise defined herein shall have the meanings ascribed to such terms in the Bond Purchase Agreement):

1. Thomas G. Kenny III is the duly appointed and acting Vice Chair of, and Cindy Cerbone is the duly appointed and acting Secretary to, the Board, authorized by resolution of the Board pursuant to the Act to be custodian of all bonds, documents and papers filed with the District and the official seal of the District.

2. The following named persons are as of the date hereof the duly elected, qualified and acting members of the Board holding the office of appointment set forth opposite their names:

Name	**Title**	**Term Expires**
Joshua Kellam†	Chair	November 2026
Thomas G. Kenny III	Vice Chair	November 2026
Jason Dugan†	Assistant Secretary	November 2028
David Powers	Assistant Secretary	November 2026
Kevin Powers	Assistant Secretary	November 2028

† Affiliates of Developer or related entities.

3. Each of said persons since his appointment as aforesaid has been and now is the duly designated and qualified officer of the Board holding the office set forth opposite his name, if required to file an oath of office, has done so, and if legally required to give a bond or undertaking has filed such bond or undertaking, in form and amount required by law.

4. The seal, an impression of which appears below, is the only proper and official seal of the District.

5. At duly called and held meetings of the Board on March 13, 2023, and October 13, 2025, the Board duly adopted Resolution Nos. 2023-28 and 2026-[___], respectively, true and correct copies of which are attached hereto (together, the "Bond Resolutions"), which Bond

Resolutions have not been amended, modified or repealed and remain in full force and effect on the date hereof.

6. At duly called and held meetings of the Board on March 13, 2023, March 13, 2023, May 8, 2023, and [_____], 2025, the Board duly adopted Resolution Nos. 2023-26, 2023-27, 2023-34, and 2026-[___], respectively, true and correct copies of which are attached hereto (collectively, the "Assessment Resolutions"), which Assessment Resolutions have not been amended, modified or repealed (except as otherwise stated in such Assessment Resolutions) and remain in full force and effect on the date hereof.

7. The above referenced meetings of the Board at which the Bond Resolutions and Assessment Resolutions were adopted were duly called in accordance with applicable law and at said meetings a quorum was present and acting throughout. All meetings of the Board at which the Board considered any matters related to the Bond Resolutions, the Assessment Resolutions, the Indenture, the Assessment Area Two Bonds or any documents related to the issuance of the Assessment Area Two Bonds have been open to the public ("Open Meetings") and held in accordance with the procedures required by Section 189.015 and Chapter 286, Florida Statutes. The Open Meetings were held for the necessary public purpose of considering matters related to the issuance of the Assessment Area Two Bonds and the levy of the Assessment Area Two Special Assessments. The Open Meetings were duly noticed in accordance with applicable State law in notices published in a newspaper of general circulation in Martin County. Members of the public that attended the meetings, if any, were given the opportunity to comment.

8. The District has complied with the provisions of Chapters 170, 190 and 197, Florida Statutes, related to the imposition, levy, collection and enforcement of the Assessment Area Two Special Assessments.

9. Upon authentication and delivery of the Bonds, the District will not be in default in the performance of the terms and provisions of the Bond Resolutions, the Assessment Resolutions or the Indenture.

10. Each of the representations and warranties made by the District in the Bond Purchase Agreement is, to the best of our knowledge and belief, true and accurate on and as of this date.

11. The District has complied with all the agreements and satisfied all the conditions on its part to be complied with on or before the date hereof for delivery of the Bonds pursuant to the Bond Purchase Agreement, the Bond Resolutions, the Assessment Resolutions and the Indenture.

12. To the best of our knowledge, since the date of the Limited Offering Memorandum, no material and adverse change has occurred in the business, properties, other assets and financial position of the District or results of operations of the District; and to the best of our knowledge, the District has not, since the date of the Limited Offering Memorandum,

incurred any material liabilities other than as set forth in or contemplated by the Limited Offering Memorandum.

13. To the best of our knowledge, the statements appearing in the Limited Offering Memorandum did not as of its date and do not as of the date hereof contain an untrue statement of a material fact or omit to state a material fact required to be included therein or necessary in order to make the statements contained therein, in light of the circumstances in which they were made, not misleading; provided, however, that no representation is made with respect to information concerning The Depository Trust Company or its book-entry only system or the Underwriter or concerning information in the Limited Offering Memorandum under the captions "SUITABILITY FOR INVESTMENT," "THE DEVELOPMENT," "THE DEVELOPER," "DESCRIPTION OF THE ASSESSMENT AREA TWO BONDS – Book-Entry Only System," "TAX MATTERS," "LITIGATION – The Developer," "CONTINUING DISCLOSURE" (as it relates to the Developer), and "UNDERWRITING." Subject to the foregoing limitations, nothing has come to our attention which would lead us to believe that the Limited Offering Memorandum, as of its date or as of the date hereof contained an untrue statement of a material fact or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances in which they were made not misleading.

14. Except as set forth in the Limited Offering Memorandum, no litigation or other proceedings are pending or, to the knowledge of the District threatened against the District in or before any agency, court or tribunal, state or federal, (a) restraining or enjoining or seeking to restrain or enjoin the issuance, sale, execution or delivery of any of the Bonds or the imposition, levy and collection of the Assessment Area Two Special Assessments or the pledge thereof to the payment of the principal of and premium, if any, and interest on the Bonds, (b) questioning or affecting the validity of any provision of the Bonds, the Bond Resolutions, the Assessment Resolutions, the Assessment Area Two Special Assessments or the Financing Documents, (c) questioning or affecting the validity of any of the proceedings or the authority for the authorization, sale, execution or delivery of the Bonds, (d) questioning or affecting the organization or existence of the District or the title of any of its officers to their respective offices or any powers of the District under the laws of the State of Florida, (e) contesting or affecting the Assessment Area Two Special Assessments or the Assessment Area Two Project, (f) contesting the accuracy or completeness of the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum or any amendment or supplement thereto, (g) contesting the exclusion of interest on the Bonds from federal income taxation, or (h) contesting the exemption from taxation of the Bonds and the interest thereon under Florida law or the legality for investment therein.

15. To the best of our knowledge, the interest rates on the Bonds are in compliance with the requirements of Section 215.84(3), Florida Statutes.

IN WITNESS WHEREOF, we have hereunder set our hands this [____] day of [_____], 2025.

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

_____

Thomas G. Kenny III, Vice Chair, Board of Supervisors

_____

Cindy Cerbone, Secretary, Board of Supervisors

[SEAL]

EXHIBIT D
FORM OF DISTRICT COUNSEL OPINION

[_____, __], 2025

Terra Lago Community Development District
Village of Indiantown, Florida

MBS Capital Markets, LLC
Winter Park, Florida

U.S. Bank Trust Company, National Association, as Trustee
Fort Lauderdale, Florida
(solely for reliance upon Sections C.1. - C.3. and C.9.)

Re: $[_____] Terra Lago Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two)

Ladies and Gentlemen:

We serve as counsel to the Terra Lago Community Development District ("**District**"), a local unit of special-purpose government established pursuant to the laws of the State of Florida, in connection with the sale by the District of its $[_____] Terra Lago Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two) ("**Bonds**"). This letter is delivered to you pursuant to Section 3.01 of the Master Indenture (as defined below) and Section 8(c)(6) of the Bond Purchase Agreement (referenced below) and is effective as of the date first written above. Each capitalized term not otherwise defined herein has the meaning given to it in the Indenture (defined herein).

A. DOCUMENTS EXAMINED

In rendering the opinions set forth below, we have examined and/or relied upon the following documents and have made such examination of law as we have deemed necessary or appropriate:

1. Ordinance No. 12-2022, enacted by the Village of Indiantown, Florida, and effective on October 13, 2022 ("**Establishment Ordinance**");
2. the *Master Trust Indenture*, dated as of March 1, 2025 ("**Master Indenture**"), as supplemented by the *Second Supplemental Trust Indenture*, dated as of [_____] 1, 2025 ("**Supplemental Trust Indenture**," and together with the Master Indenture, "**Indenture**"), each by and between the District and U.S. Bank Trust Company, National Association, as trustee ("**Trustee**");
3. Resolution Nos. 2023-28 and 2026-__ adopted by the District on March 13, 2023, and October 13, 2025, respectively (collectively, "**Bond Resolution**");

4. the *Master Capital Improvement Plan* dated February 2023, as supplemented by the *Second Supplemental Engineer's Report* dated October 13, 2025 (collectively, "**Engineer's Reports**"), which describes among other things, the "**Assessment Area Two Project**";
5. the *Master Special Assessment Methodology Report* dated March 13, 2023, as supplemented by the *Final First Supplemental Special Assessment Methodology Report* dated March 26, 2025 (collectively, "**Assessment Methodology**");
6. Resolution Nos. 2023-26, 2023-27, 2023-34, and 2025-05 (collectively, "**Assessment Resolution**"), establishing the debt service special assessments ("**Debt Assessments**") securing the Bonds;
7. the *Final Judgment* issued on June 9, 2023, by the Circuit Court for the Nineteenth Judicial Circuit in and for Martin County, Florida in Case No. 23-000845-CA-AXMX, and Certificate of No Appeal;
8. the Preliminary Limited Offering Memorandum dated [_____, __], 2025 ("**PLOM**") and Limited Offering Memorandum dated [_____, __], 2025 ("**LOM**");
9. certain certifications by MBS Capital Markets, LLC ("**Underwriter**"), as underwriter to the sale of the Bonds;
10. certain certifications of Mock, Roos & Associates, Inc., as **"Consulting Engineer"**;
11. certain representations and certifications of Terra Lago, LLC as "**Developer**";
12. certain certifications of Wrathell, Hunt & Associates, LLC, as **"District Manager**" and also as "**Assessment Consultant"**;
13. general and closing certificate of the District;
14. an opinion of Greenberg Traurig, P.A. ("**Bond Counsel**") issued to the District in connection with the sale and issuance of the Bonds;
15. an opinion of Holland & Knight LLP ("**Trustee Counsel**") issued to the District, the Trustee and Underwriter in connection with the sale and issuance of the Bonds;
16. an opinion of Greenberg Traurig, P.A., as counsel to the Developer ("**Developer's Counsel**"), issued to the District and the Underwriter in connection with the sale and issuance of the Bonds;
17. the following agreements (collectively, "**Bond Agreements**"):
    (a) the Bond Purchase Agreement between Underwriter and the District and dated [_____, ___], 2025 ("**BPA**");
    (b) the Continuing Disclosure Agreement, by and among the District, the Developer and a dissemination agent, dated [_____, ___], 2025;
    (c) Collateral Assignment and Assumption of Development and Contract Rights (Assessment Area Two Bonds) between the District and the Developer and dated [____, ___], 2025;
    (d) Completion Agreement (Assessment Area Two Bonds) between the District and the Developer and dated [_____, ___], 2025;
    (e) Acquisition Agreement between the District and the Developer dated [_____];
18. Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessment executed by the Developer;

19. Tri-Party Agreement Relating to Acknowledgment of Jurisdiction, Imposition of Special Assessments, and Acknowledgment of Subordination among the District, the Developer, and Metropolitan Life Insurance Company and dated [_____, ___], 2025;
20. such other documents as we have deemed necessary or appropriate in rendering the opinions set forth below.

We have also attended various meetings of the District and have participated in conferences from time to time with representatives of the District, the Consulting Engineer, the District Manager and Assessment Consultant, the Underwriter, Bond Counsel, counsel to the Underwriter, the Developer, Developer's Counsel, and others relative to the LOM and the related documents described herein.

B. RELIANCE

This opinion is solely for the benefit of (i) the District; (ii) the Underwriter; and (iii) the Trustee provided, however, that the Trustee may only rely on this opinion for the limited purposes of the opinions stated in Sections C.1., C.2, C.3. and C.9. Notwithstanding the foregoing, no attorney-client relationship has existed or exists between the undersigned and the Underwriter or Trustee in connection with the Bonds by virtue of this opinion. This opinion may not be relied on by any other party or for any other purpose without our prior written consent.

C. OPINIONS

Based on the foregoing, and subject to the qualifications and assumptions set forth herein, we are of the opinion that:

1. ***Authority*** – Under the Florida Constitution and laws of the State, the District has been duly established and validly exists as a local unit of special purpose government and a community development district under Chapter 190, *Florida Statutes* ("**Act**"), with such powers as set forth in the Act, and with good, right and lawful authority: (a) to enter into and to consummate the transactions contemplated by the Bond Resolution, the Assessment Resolution, the Indenture, the Bonds and the Bond Agreements; (b) to issue the Bonds for the purposes for which they are issued; (c) to impose, levy, collect and enforce the Debt Assessments and pledge the Assessment Area Two Pledged Revenues to secure the Bonds as provided in the Indenture; (d) to adopt the Bond Resolution and the Assessment Resolution; and (e) to perform its obligations under the terms and conditions of the Bond Resolution, the Assessment Resolution, the Bond Agreements, the Bonds and the Indenture.

2. ***Assessments*** – The proceedings by the District with respect to the Debt Assessments have been in accordance with Florida law. The District has taken all action necessary to authorize and execute the Assessment Resolution and to levy and impose the Debt Assessments, as set forth in the Assessment Resolution, Assessment Methodology, and/or other applicable documents. The Debt Assessments constitute legal, valid, binding and enforceable first

liens upon the property against which such Debt Assessments are assessed, co-equal with the lien of all state, county, district and municipal taxes and assessments, and superior in dignity to all other liens, titles and claims, until paid.

3. ***Agreements*** – The (a) Bond Resolution, (b) Bonds, (c) Indenture, and (d) Bond Agreements (assuming due authorization, execution and delivery of documents (b) – (d) listed herein by any parties thereto other than the District) have been duly and validly authorized, executed and delivered by the District, have been duly approved and adopted and/or issued by the District, are in full force and effect, constitute legal, valid and binding obligations of the District, and are enforceable against the District in accordance with their respective terms. All conditions prescribed in the Indenture as precedent to the issuance of the Bonds have been fulfilled.

4. ***Validation*** – The Bonds have been validated by a final judgment of the Circuit Court for the Nineteenth Judicial Circuit in and for Martin County, Florida, of which no timely appeal was filed.

5. ***Governmental Approvals*** – As of the date hereof, all necessary consents, approvals, waivers or other actions by or filings with any governmental authority or other entity that are required for: (a) the adoption of the Bond Resolution and the Assessment Resolution; (b) the issuance, sale, execution and delivery of the Bonds upon the terms set forth in the BPA, PLOM, and LOM; (c) the execution and delivery of the Indenture and Bond Agreements; and (d) the performance by the District of the transactions required hereby, have been duly obtained or made and are in full force and effect.

6. ***PLOM and LOM*** – The District has duly authorized the execution (other than the PLOM), delivery and distribution by the Underwriter of the PLOM and LOM. To our knowledge, and based upon our review of the PLOM and LOM and without having undertaken to determine independently the accuracy, completeness or fairness of the statements contained in the PLOM and LOM, and as of the date of their respective issuances, and with respect to the PLOM, the date of the PLOM, and with respect to the LOM, the date hereof, nothing has come to our attention which would lead us to believe that the PLOM (except for permitted omissions as defined in the BPA) and LOM contain an untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading, provided however that the opinions stated herein extend only to the following provisions of the PLOM and LOM: "THE DISTRICT" (excluding the subcaption "District Manager and Other Consultants"), "SECURITY FOR AND SOURCE OF PAYMENT OF ASSESSMENT AREA TWO BONDS – Agreement for Assignment of Development Rights" and "Completion Agreement" "ENFORCEMENT OF ASSESSMENT COLLECTIONS," "VALIDATION," "LITIGATION – The District," "CONTINUING DISCLOSURE" (as it relates to the District only), and "AGREEMENT BY THE STATE," and further provided however that the opinions stated herein do not extend to any statements that constitute descriptions of the Bonds or the Indenture. No information or opinion is offered as to any remaining provisions of the PLOM or LOM.

7. ***Litigation*** – Based on our serving as the District's Registered Agent for service of process and the fact that we have not been served with notice, there is no litigation pending or, to the best of our knowledge, threatened against the District: (a) seeking to restrain or enjoin the issuance or delivery of the Bonds or the application of the proceeds thereof, or the imposition, levy or collection of the Debt Assessments or the Assessment Area Two Pledged Revenues pledged for the payment of the debt service on the Bonds; (b) contesting or affecting the authority for the Debt Assessments, the authority for the issuance of the Bonds or the validity or enforceability of the Bonds, the Indenture, the Bond Agreements or the transactions contemplated thereunder; (c) contesting or affecting the establishment or existence of the District or any of its Supervisors, officers or employees, its assets, property or condition, financial or otherwise, or contesting or affecting any of the powers of the District, including its power to enter into the Indenture or the Bond Agreements, or its power to determine, assess, levy, collect and pledge the Debt Assessments for the payment of the debt service on the Bonds; or (d) specifically contesting the exclusion from federal gross income of interest on the Bonds.

8. ***Compliance with Laws*** – To the best of our knowledge, the District is not, in any manner material to the issuance of the Bonds or the levy and collection of the Debt Assessments, in breach of or default under any applicable provision of the Act or constitutional provision, statute, or administrative regulation of the State of Florida, or any applicable judgment or decree, any loan agreement, indenture, bond, note, resolution, agreement (including the Bond Agreements and Indenture), or any other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of our knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or event of default by the District under any such instrument; provided, however, that no opinion is expressed as to compliance with any state or federal tax or securities laws.

9. ***Authority to Undertake the Assessment Area Two Project*** –Based on the factual certifications provided by the Consulting Engineer, the District has good right and lawful authority under the Act to undertake the Assessment Area Two Project being financed with the proceeds of the Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body.

D. CERTAIN ASSUMPTIONS

In rendering the foregoing opinions, we have assumed the following: (1) that all public records, certifications, agreements and other documents examined by us that have been executed or certified by public officials acting within the scope of their official capacities are authentic, truthful and accurate; (2) that copies of such public records, certifications, agreements, and other documents furnished to us are authentic and conform to the originals; (3) that all signatures on executed public records, certifications, agreements and other documents are genuine; and (4) that all public records, certifications, agreements and other documents have been properly authorized and are binding on each of the other parties thereto. Such assumptions do not apply to District documents.

E. CERTAIN QUALIFICATIONS

The foregoing opinions are subject to the following qualifications:

1. The opinions or statements expressed above are based solely on the laws of Florida in effect at the time of issuance of the Bonds. Accordingly, we express no opinion nor make any statement regarding the effect or application of the laws of the federal government (including but not limited to the Internal Revenue Code or any proposed changes thereto), or any other state or other jurisdiction.

2. Our opinion as to enforceability of any document is subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws, relating to or affecting creditors' rights generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), and to the exercise of judicial discretion in appropriate cases, including the fact that specific performance and other equitable remedies are granted only in the discretion of a court.

3. Nothing herein shall be construed as an opinion regarding the possible applicability of state securities or "blue sky" laws or federal securities laws, as to which no opinion is expressed.

4. We further express no opinion as to the necessity for an interest rate waiver under Florida law, or the applicability of any provision or section of the Internal Revenue Code.

5. We express no opinion and make no representations with regard to taxes, assessments (other than the Debt Assessments), financial, project, statistical or other similar information or data. We express no opinion as to compliance with any state or federal tax laws.

6. Except as set forth in Section C.9., we express no opinion and make no representations as to the Assessment Area Two Project, including but not limited to, costs, estimates, projections, status, technical provisions, or anything else related to the Assessment Area Two Project.

7. We have not reviewed, and therefore express no opinion, regarding any land use, zoning, permits, approvals, real property or other related items, including but not limited to the Developer's, and/or any other landowner's ownership interests in any property within the District, whether the Developer and/or any other landowner owns any of the real property subject to the recordable Bond Agreements and/or Declaration of Consent, or whether the Developer is able to convey good and marketable title to any particular real property or interest therein.

8. With respect to any of the opinions set forth in this letter which are based on or qualified by the phrase "to our knowledge," the words "to our knowledge" signify that, in the course of our representation of the District, no facts have come to our attention that would give

us actual knowledge that any such opinions or other matters are not accurate. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and no inference as to our knowledge of the existence of such facts should be drawn from the fact of our representation of the District.

9. The opinions set forth herein are based on factual representations made to us as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may thereafter come to our attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, our opinions are not a guarantee of a particular result, and are not binding on the courts or any other entity; rather, our opinions represent our professional judgment based on our review of existing law, and in reliance on the representations and covenants that we deem relevant to such opinions.

Very truly yours,

KUTAK ROCK LLP

EXHIBIT E
CERTIFICATE OF WRATHELL, HUNT & ASSOCIATES, LLC

I, Craig Wrathell, Managing Member of Wrathell, Hunt & Associates, LLC, do hereby certify to Terra Lago Community Development District (the "District") and MBS Capital Markets, LLC (the "Underwriter") in connection with the issuance, sale and delivery by the District on this date of its $[_____] Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Assessment Area Two Bonds"), as follows (terms used and not otherwise defined herein shall have the meaning ascribed to such term in the Limited Offering Memorandum dated [_____, ___], 2025 (the "Limited Offering Memorandum") of the District relating to the Assessment Area Two Bonds):

(i) Wrathell, Hunt & Associates, LLC, has acted as District Manager and Assessment Consultant to the District in connection with the issuance of the Assessment Area Two Bonds and has been retained by the District to prepare the Master Special Assessment Methodology Report dated March 13, 2023, as supplemented by the Final Second Supplemental Special Assessment Methodology Report dated [_____], 2025, comprising a part of the proceedings related to the Assessment Area Two Special Assessments (collectively, the "Reports");

(ii) the benefit from the Assessment Area Two Project to the lands subject to the Assessment Area Two Special Assessments equals or exceeds the amount of the Assessment Area Two Special Assessments and the Assessment Area Two Special Assessments are fairly and reasonably allocated to the properties assessed;

(iii) The Assessment Area Two Special Assessments, as initially levied, and as may be reallocated from time to time as permitted by resolutions adopted by the District with respect to the Assessment Area Two Special Assessments, are sufficient to enable the District to pay the debt service on the Assessment Area Two Bonds through the final maturity thereof;

(iv) Wrathell, Hunt & Associates, LLC consents to the use of the Reports included as Appendix B to the Preliminary Limited Offering Memorandum and Limited Offering Memorandum (together, the "Limited Offering Memoranda");

(v) Wrathell, Hunt & Associates, LLC consents to the references to the firm in the Limited Offering Memoranda;

(vi) the Reports were prepared in accordance with all applicable provisions of Florida law;

(vii) as District Manager, nothing has come to our attention that would lead us to believe that the Limited Offering Memoranda, as they relate to the District, the Assessment Area Two Project, or any information provided by us, and the Reports, as of their date and as of this date, contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading;

(viii) the information contained in the Limited Offering Memoranda under the heading "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" is true and correct in all material respects, and, such information does not contain any untrue statement of a material fact or omit to state any fact necessary in order to make the statements therein, in light of the circumstances under which they were made not misleading;

(ix) except as disclosed in the Limited Offering Memoranda, the firm knows of no material change in the matters described in the Reports and is of the opinion that the considerations and assumptions used in compiling the Reports are reasonable;

(x) the information contained in the Reports did not, and does not, contain any untrue statement of a material fact and did not, and does not, omit to state a material fact necessary to be stated therein in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading;

(xi) as District Manager, we are not aware of any litigation pending or, to the best of our knowledge, threatened against the District restraining or enjoining the issuance, sale, execution or delivery of the Assessment Area Two Bonds, or in any way contesting or affecting the validity of the Assessment Area Two Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, or the pledge or application of any moneys or security provided for the payment of the Assessment Area Two Bonds, or the existence or powers of the District;

(xii) Wrathell, Hunt & Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt & Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt & Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

IN WITNESS WHEREOF, the undersigned has set his hand this [____] day of [_____], 2025.

WRATHELL, HUNT & ASSOCIATES, LLC

_____

Craig Wrathell, Managing Member

EXHIBIT F
FORM OF CERTIFICATE OF DEVELOPER

Terra Lago Community Development District
Martin County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

MBS Capital Markets, LLC
Tampa, Florida

Re: $[_____] Terra Lago Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Bonds")

Ladies and Gentlemen:

Terra Lago, LLC, a Delaware limited liability company (the "Developer"), does hereby certify, that:

1. This Certificate of Developer is furnished pursuant to Section 8(c)(10) of the Bond Purchase Agreement dated [_____, ___], 2025 (the "Purchase Agreement") between Terra Lago Community Development District (the "District") and MBS Capital Markets LLC (the "Underwriter") relating to the sale by the District of its $[_____] original aggregate principal amount of Terra Lago Community Development District Special Assessment Bonds, Assessment Area Two (Assessment Area Two) (the "Bonds"). Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Purchase Agreement.

2. The Developer is a limited liability company organized and existing under the laws of the State of Delaware, incorporation date August 20, 2020, File Number 3493267, authorized to do business in the State of Florida, pursuant to an Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida, filed with the Florida Secretary of State on September 30, 2020, as Document No. M20000008536, and Limited Liability Company Agreement of Developer, effective as of August 20, 2020, as amended by First Amendment to Limited Liability Company Agreement of Terra Lago, LLC, effective as of November 29, 2022, which remain in full force and affect without further amendment. The Developer's status is active with the State of Florida Department of State. The Developer is wholly owned by Garcia Family Farm, LLC, a Delaware limited liability company authorized to do business in the State of Florida. The Developer has authorized its counsel, Greenberg Traurig, P.A., to provide the Developer Counsel Opinion Letter to the District, the Underwriter, and the Trustee.

3. Representatives of the Developer have provided information to the District and the Underwriter to be used in connection with the offering by the District of its Bonds, pursuant

to a Preliminary Limited Offering Memorandum dated [_____, ___], 2025 (the "Preliminary Limited Offering Memorandum"), and a final Limited Offering Memorandum dated [_____, ___], 2025 (the "Limited Offering Memorandum" and, together with the Preliminary Limited Offering Memorandum, including the appendices attached thereto, collectively, the "Limited Offering Memoranda").

4. The Developer has reviewed and approved the information contained in the Limited Offering Memoranda under the captions "THE DEVELOPMENT," "THE DEVELOPER," and "LITIGATION – The Developer" and, with respect to the Developer and the Development (as defined in the Limited Offering Memoranda), under the captions "CONTINUING DISCLOSURE" and "BONDOWNERS' RISKS" and warrants and represents that such information did not as of its respective date, and does not as of the date hereof, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading. In addition, the Developer is not aware of any other information in the Limited Offering Memoranda that contains an untrue statement of a material fact or omits to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

5. The Developer represents and warrants that it has complied with and will continue to comply with Chapters 190.009, Florida Statutes and 190.048, Florida Statutes, as amended.

6. As of the date hereof, there has been no material adverse change in the business, properties, assets or financial condition of the Developer which has not been disclosed in the Limited Offering Memoranda and/or in all other information provided by the Developer to the Underwriter or the District.

7. The Developer represents that it owns all of the land in the District that will be subject to the Assessment Area Two Special Assessments, and hereby consents to the levy of the Assessment Area Two Special Assessments on the lands in Assessment Area Two owned by the Developer. The levy of the Assessment Area Two Special Assessments on the lands in Assessment Area Two owned by the Developer will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which the Developer is a party or to which its property or assets are subject.

8. The Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

9. [**Other than the commercial mortgage disclosed in the Limited Offering Memorandum],** the Assessment Area Two property securing the Assessment Area Two Special Assessments is free and clear of any commercial mortgage encumbrance (i.e., non single-family home mortgages obtained by homeowners).

10. The Developer acknowledges that the Bonds have the debt service requirements set forth in the Limited Offering Memorandum and that the Assessment Area Two Special Assessments will be levied by the District at times, and in amounts sufficient, to enable the District to pay debt service on the Bonds when due.

11. To the best of our knowledge, the Developer is not in default under any resolution, ordinance, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Developer is subject or by which the Developer or its properties are or may be bound, which would have a material adverse effect on the consummation of the transactions contemplated by the Financing Documents (as defined in the Purchase Agreement) to which the Developer is a party (the "Developer Documents") or on the Development, and the Developer is not delinquent in the payment of any ad valorem, federal or state taxes associated with the Development.

12. Except as otherwise disclosed in the Limited Offering Memoranda, there is no action, suit or proceeding at law or in equity by or before any court or public board or body pending or, solely to the best of our knowledge, threatened against the Developer (or any basis therefor) (a) seeking to restrain or enjoin the execution or delivery of the Developer Documents to which the Developer is a party and the Declaration of Consent, (b) contesting or affecting the validity or enforceability of the Financing Documents or Developer Documents the Declaration of Consent, or any and all such other agreements or documents as may be required to be executed, or the transactions contemplated thereunder, (c) contesting or affecting the establishment or existence of the Developer, or of the Developer's business, assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Developer or (d) that would have a material and adverse effect upon the ability of the Developer to (i) complete the development of lands within the District as described in the Limited Offering Memoranda, (ii) pay the Assessment Area Two Special Assessments imposed against the land within the District owned by the Developer, or (iii) perform its various obligations as described in the Limited Offering Memoranda.

13. To the best of our knowledge after due inquiry, the Developer is in compliance in all material respects with all provisions of applicable law in all material matters relating to the Development as described in the Limited Offering Memoranda, including applying for all necessary permits. Except as otherwise described in the Limited Offering Memoranda, (a) to the best of our knowledge, the Development is zoned and properly designated for its intended use, and (b) all government permits other than certain permits, which permits are expected to be received as needed, have been received, (c) the Developer is not aware of any default of any zoning condition, permit or development agreement which would adversely affect the Developer's ability to complete or cause the completion of development of the Development as

described in the Limited Offering Memoranda and (d) there is no reason to believe that any permits, consents and licenses required to complete the Development as described in the Limited Offering Memoranda will not be obtained as required.

14. The Developer acknowledges that it will have no rights under Chapter 170, Florida Statutes, as amended, to prepay, without interest, the Assessment Area Two Special Assessments imposed on lands in the District owned by the Developer within thirty (30) days following completion of the Assessment Area Two and acceptance thereof by the District; provided, however, nothing herein shall limit the rights of property owners other than the Developer to prepay the Assessment Area Two Special Assessments with interest as set forth in the Assessment Proceedings.

15. The Developer is not insolvent and the Developer is not in default of any obligations to pay special assessments, except as disclosed in the Limited Offering Memoranda.

16. The current general development plans for the Development are as set forth in the Limited Offering Memorandum under the caption "THE DEVELOPMENT—Project Type/Phasing" and the status of sales activity and projected absorption is as set forth in the Limited Offering Memorandum under the captions "THE DEVELOPMENT — Builder Contracts", "THE DEVELOPMENT — Projected Absorption" and "THE DEVELOPMENT — Home Construction/Sales Activity." The Developer is proceeding with all reasonable speed to develop Assessment Area Two and to construct and to sell developed lots to homebuilders for construction of homes thereon to be purchased by end users.

Dated: [_____, ___], 2025.

TERRA LAGO, LLC,
a Delaware limited liability company

_____

[Name], [Title]

EXHIBIT G
FORM OF OPINION OF COUNSEL TO DEVELOPER

[_____, ___], 2025

Terra Lago Community Development District
Village of Indiantown, Florida

MBS Capital Markets, LLC
Winter Park, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

Re: Terra Lago Community Development District
$[_____] Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "**Bonds**")

Ladies and Gentlemen:

We are special counsel for Terra Lago, LLC, a Delaware limited liability company ("**Developer**") in connection with the sale by the Terra Lago Community Development District (the "**District**") of its $[_____] Special Assessment Bonds, Series 2025 (Assessment Area Two) ("**Bond Transaction**") described in the Preliminary Limited Offering Memorandum, dated [_____, ___], 2025, and the Limited Offering Memorandum, dated [_____, ___], 2025 ((together, the "**Limited Offering Memoranda**") and the development of Terra Lago located in the Village of Indiantown, Florida (the "**Development**"). This opinion letter is furnished to you at the request of and is given with the consent of the Developer.

This opinion is delivered specifically in connection with (a) the execution and delivery by Developer of the following documents, each of even date herewith unless otherwise stated, and all relating to the Bond Transaction (collectively, the "**Developer Documents**"):

(i) the Continuing Disclosure Agreement among the Developer, the District and Wrathell, Hunt & Associates, LLC, as dissemination agent, dated [_____, ___], 2025;

(ii) the Collateral Assignment and Assumption of Development and Contract Rights (Assessment Area Two Bonds) by the Developer in favor of the district dated [_____, ___], 2025;

(iii) [Completion Agreement (Assessment Area Two Bonds) between the District and the Developer and dated [_____, ___], 2025]

(iv) the Acquisition Agreement between the District and the Developer dated August 14, 2023;

(v) the Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessment by the Developer dated [_____, ___], 2025; and

(vi) [Tri-Party Agreement Relating to Acknowledgment of Jurisdiction, Imposition of Special Assessments, and Acknowledgment of Subordination among the District, the Developer, and Metropolitan Life Insurance Company and dated [_____, ___], 2025.]

Unless otherwise defined herein, capitalized terms used herein shall have the respective meanings ascribed to such terms in the Bond Purchase Agreement, dated [_____, ___], 2025, between the District and MBS Capital Markets, LLC, in the Master Trust Indenture, dated as of March 1, 2025, as supplemented by a Second Supplemental Trust Indenture, dated as of [_____] 1, 2025, each between the District and U.S. Bank Trust Company, National Association, as trustee (together, the "**Indenture**"), or in the Limited Offering Memoranda.

In our capacity as special counsel to the Developer in connection with the Bond Transaction, we have examined the Developer Documents, and the following organizational documents (collectively, the **"Developer Organizational Documents"):**

(a) Articles of Organization of Developer filed with the State of Delaware on August 20, 2020, File No. 3493267;

(b) Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida, filed by Developer with the State of Florida on September 30, 2020, as Document No. M2000008536;

(c) Limited Liability Company Agreement of Developer, effective as of August 20, 2020, as amended by First Amendment to Limited Liability Company Agreement, effective as of November 29, 2022;

(d) Certificate of Active Status, dated __, issued by the Florida Department of State as to Developer;

(e) Certificate of Developer, dated [_____, ___], 2025.

Further, we have examined such matters of law as we have considered necessary or appropriate for the expression of the opinions contained herein. Where appropriate, we have relied on certificates, resolutions, consents and representations of Developer, its representatives, and other parties to the Bond Transaction, including, without limitation, the Certificate of Developer referenced in (e) above, delivered pursuant to Section 8(c)(10) of the Bond Purchase Agreement, which, as to the factual matters contained therein, we are relying upon.

The opinions hereinafter expressed are subject to the following qualifications:

A. The enforceability of the Developer Documents in accordance with their respective terms is subject to (i) the effect of any applicable bankruptcy, insolvency, fraudulent transfer, reorganization, moratorium or other laws affecting creditors' rights and/or remedies generally, and (ii) general equitable principles which limit specific enforcement of, or indemnification provisions in the Developer Documents. Our opinion as to enforceability of any document is, therefore, subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws relating to or affecting creditors' rights and/or remedies generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), commercial reasonableness, good faith and the exercise of judicial discretion in appropriate cases.

B. Certain rights and remedies contained in the Developer Documents may be rendered ineffective, or limited, by applicable laws or judicial decisions governing such provisions, but such laws and judicial decisions do not, in our opinion, make the Developer Documents inadequate for the practical realization of the benefits intended to be provided by the Developer Documents.

C. We have examined the originals or copies of such records of the Developer, certificates of public officials, the Developer Organizational Documents, and such other agreements, instruments and documents that we have deemed necessary as a basis for the opinions hereinafter expressed.

D. In rendering this opinion, we have assumed the accuracy and truthfulness of all public records and of all certifications, documents and other proceedings examined by us that have been executed or certified by the public officials acting within the scope of their official capacities and have not verified the accuracy or truthfulness thereof.

E. In rendering this opinion, we have assumed the genuineness of all signatures (other than those of the Developer), the authenticity of all documents submitted to us as originals, the conformity to original documents of all documents submitted to us as certified, conformed or photostatic copies, and the legal capacity of all natural persons.

F. Except for the Developer, we have assumed that on the date of closing of the Bond Transaction, each other party to the Developer Documents has the requisite power and authority to enter into and perform its respective obligations under the Developer Documents and has duly authorized and executed and delivered the respective Developer Documents, and that such Developer Documents are valid, binding and enforceable against such other parties.

G. We have assumed that the Developer Documents reviewed by us contain the entire agreement of the parties with respect to the subject matter thereof, and that there are no other oral or written agreements between the parties that would modify the Developer Documents.

H. As to any fact relevant to this opinion, we have relied solely upon representations of Developer. Except to the extent expressly set forth herein, we have not undertaken any

independent investigation to determine the existence or absence of any such facts, and no inference as our knowledge of the existence of such facts should be drawn from the fact of our limited representation of Developer in connection with the Bond Transaction. Whenever our opinion herein with respect to the existence or absence of facts is indicated to be based upon our knowledge or awareness, it is intended to signify that during the course of our limited representation of Developer as herein described, no information has come to our attention which would give us knowledge of the existence or absence of such facts.

I. The opinions expressed herein relate solely to Florida law and the laws of the United States of America as now existing. We express no opinion with regard to any matters which may be, or which purport to be, governed by the laws of any other state or jurisdiction. Nothing herein shall be construed as an opinion regarding the possible applicability of federal or state securities laws, as to which no opinion is expressed.

J. We exclude from this opinion letter any opinion as to the applicability or effect of any Federal or state taxes, including income taxes, sales taxes and franchise fees.

K. We exclude from this opinion letter any opinion as to title matters concerning any real or personal property.

L. We express no opinions other than those specifically set forth herein and no other opinions may be considered implied or inferred hereby.

Based upon the foregoing, and subject to the qualifications set forth herein, we are of the opinion that:

1. The Developer is a Delaware limited liability limited company, authorized to do business in the State of Florida, in good standing under the laws of the State of Delaware.

2. The Developer has the power to conduct its business and to undertake the commitments and obligations as described in the Limited Offering Memoranda and to enter into the Developer Documents.

4. The Developer Documents have been authorized by all necessary corporate and limited liability company action, executed and delivered by the Developer and, assuming the due authorization, execution and delivery of each Developer Document by the other parties thereto, the Developer Documents constitute legal, valid and binding obligations of Developer, enforceable in accordance with their respective terms.

5. The execution, delivery and performance of the Developer Documents by the Developer do not violate (a) Developer Organizational Documents, (b) to our knowledge, any agreement, instrument of Florida law, rule or regulation known to us to which Developer is a party or by which Developer's assets are or may be bound; or (c) to our knowledge, any judgment, decree or order of any administrative tribunal, which judgment, decree, or order is binding on Developer or its assets.

6. Nothing has come to our attention that would lead us to believe the information contained in the Limited Offering Memoranda under the captions "THE DEVELOPMENT," "THE DEVELOPER," and "LITIGATION – The Developer," does not accurately and fairly present the information purported to be shown or contains any untrue statement of a material fact, nor omits to state any material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading as of the respective dates of the Limited Offering Memoranda or as of the date hereof.

7. Nothing has come to our attention that would lead us to believe that Developer is not in compliance in all material respects with all provisions of applicable law in all material matters relating to Developer as described in the Limited Offering Memoranda. Except as described in the Limited Offering Memoranda, including, without limitation, the section thereof entitled "THE DEVELOPMENT": (a) we have no knowledge that Developer has not received all government permits required in connection with the development of the District as described in the Limited Offering Memoranda, other than certain permits, which permits are expected to be received in due course; (b) we have no knowledge of any default of any zoning condition, land use permit or development agreement which would adversely affect the ability of the District to be developed and completed as described in the Limited Offering Memoranda; and (c) we have no knowledge and are not otherwise aware of any reason to believe that any permits, consents and licenses required to complete the development of the District as described in the Limited Offering Memoranda will not be obtained in due course as required.

8. To our knowledge, based on the Developer Certificate, as to certain factual matters, the levy of the Assessment Area Two Special Assessments on Developer's lands in Assessment Area Two will not conflict with or constitute a breach of or default under any agreement, indenture or other instrument to which Developer is a party or to which Developer or any of its property or assets is subject.

9. To our knowledge, based upon the Certificate as to certain factual matters and without a docket search, there is no pending or threatened litigation which would prevent or prohibit the development of Assessment Area Two in accordance with the description thereof in the Limited Offering Memoranda and the Engineer's Reports annexed thereto, or which may result in any material adverse change in the business, properties, assets or financial condition of Developer.

10. To our knowledge, based upon the Certificate as to certain factual matters and without a docket search, Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of the State of Florida. To our knowledge, based on a certificate of Developer as to certain factual matters, Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

11. To our knowledge, based upon the Developer's Certificate as to certain factual matters, nothing has come to our attention that would lead us to believe that Developer is in default under any mortgage, trust indenture, lease or other instrument to which it or any of its assets is subject, which default would have a material adverse effect on the Bonds or the development of Assessment Area Two.

This opinion letter speaks only as of the date hereof and we assume no obligation to update or supplement this opinion letter if any applicable laws change after the date of this opinion letter or if we become aware after the date of this opinion letter of any facts, whether existing before or arising after the date hereof, that might change the opinions expressed above.

We have no obligation to update this opinion letter or otherwise advise you with respect to any event or circumstance arising after the date hereof or with respect to events or circumstances occurring prior to the date hereof, which are not known to us but of which we subsequently become aware. This opinion letter is provided as a legal opinion only and not as a guaranty or warranty of the matters discussed herein or in documents referred to herein. No opinion may be inferred or implied beyond the matters expressly stated herein.

This opinion letter has been prepared and is to be construed in accordance with the Report on Third-Party Legal Opinion Customary Practice in Florida, dated December 3, 2011, together with the First Supplement, dated July 14, 2021 **(collectively, the "Report")**. The Report is incorporated by reference into this opinion letter.

This opinion is furnished by us in our limited capacity as special counsel to the Developer in connection with the Bond Transaction solely for the benefit of the addressees in connection with the Bond Transaction and this opinion may not be relied upon in any manner, nor used, by any other persons or entities or for any other purpose without our express written consent in each instance. No attorney-client relationship has existed or exists between our firm and MBS Capital Markets, LLC.

Very truly yours,

GREENBERG TRAURIG, P.A.

EXHIBIT H
CERTIFICATE OF ISSUER'S CONSULTING ENGINEER

[_____, ___], 2025

Board of Supervisors
Terra Lago Community Development District
Village of Indiantown, Florida

MBS Capital Markets, LLC
Winter Park, Florida

Re: Terra Lago Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Bonds")

Ladies and Gentlemen:

The undersigned serves as the Consulting Engineer to the Terra Lago Community Development District (the "District"). This Certificate is furnished pursuant to Section 8(c)(11) of the Bond Purchase Agreement dated [_____, ___], 2025, between the District and MBS Capital Markets, LLC (the "Bond Purchase Agreement") relating to the sale of the Bonds. Terms used herein in capitalized form and not otherwise defined herein shall have the meaning ascribed thereto in said Bond Purchase Agreement or in the Limited Offering Memorandum dated [_____, ___], 2025, relating to the Bonds (the "Limited Offering Memorandum").

1. Mock, Roos & Associates, Inc., (the "Firm") has been retained by the District to serve as the Consulting Engineer and to prepare the Second Supplemental Engineer's Report dated October 13, 2025 (the "Report") included as an appendix to the Limited Offering Memorandum. Consent is hereby given to the references to the Firm and the Report in the Limited Offering Memorandum and to the inclusion of the Report as an appendix to the Limited Offering Memorandum.

2. The Report was prepared in accordance with generally accepted engineering practices. It is our professional opinion that the Capital Improvement Plan ("CIP") and the Assessment Area Two Project, as defined in the Report, is feasible and that the cost estimates contained therein are reasonable and represent the estimated cost of construction of the improvements and work product. Further, the CIP, which includes the Assessment Area Two Project, represents a system of improvements benefiting all lands within the District. The Assessment Area Two Project provides sufficient benefit to support the Assessment Area Two Special Assessments levied on the properties subject to the Assessment Area Two Special Assessments.

3. In connection with the preparation of the Report, personnel of the Firm participated in meetings with representatives of the District and its counsel, Bond Counsel, the Underwriter and its counsel and others in regard to the Assessment Area Two Project. The Assessment Area Two Project consists solely of infrastructure and other improvements set forth in the Act. Nothing has come to the attention of the Firm in relation to our engagement as described in this certificate which would cause us to believe that the Report was, as of its date, or is as of the date hereof, or any of the statements in the Limited Offering Memorandum specifically attributed to the Firm were, as of the date of the Limited Offering Memorandum, or are as of the date hereof, inaccurate in any material respect.

4. The information contained in the Limited Offering Memorandum under the heading "THE CAPITAL IMPROVEMENT PLAN AND ASSESSMENT AREA TWO PROJECT" and the Report are accurate statements and fairly present the information purported to be shown, and nothing has come to the attention of the Firm that would lead it to believe that such section and Report contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make such statements, in light of the circumstances in which they were made, not misleading.

5. Except as described in the Report, all permits, consents or licenses, and all notices to or filings with governmental agencies necessary for the construction and acquisition of the Assessment Area Two Project as described in the Limited Offering Memorandum required to be obtained or made have been obtained or made or it is reasonable to believe that they will be obtained or made when required. There is no reason to believe that any permits, consents, licenses or governmental approvals required to complete any portion of the Assessment Area Two Project as described in the Limited Offering Memorandum will not be obtained as required. There is no reason to believe that the necessary water and sewer capacity will not be available when needed to permit the development of Assessment Area Two as described in the Limited Offering Memorandum.

6. With respect to that portion of the Assessment Area Two Project financed with proceeds of the Assessment Area Two Bonds, the benefit derived shall be at least equal to the cost thereof.

7. With respect to that portion of the Assessment Area Two Project financed with proceeds of the Assessment Area Two Bonds, the District shall pay the actual cost of the components thereof or the fair market value, whichever is less.

MOCK, ROOS & ASSOCIATES, INC.

_____

Name:
Title:

EXHIBIT I
FORM OF ISSUE PRICE CERTIFICATE

$[_____]
TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT
(VILLAGE OF INDIANTOWN, FLORIDA)

SPECIAL ASSESSMENT BONDS, SERIES 2025
(Assessment Area Two)

The undersigned, on behalf of MBS CAPITAL MARKETS, LLC ("MBS"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds").

1. ***Sale of the Bonds***. As of the date of this certificate, for each Maturity of the Bonds, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.

2. ***Defined Terms***.

(a) *Issuer* means Terra Lago Community Development District.

(b) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(c) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(d) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is [_____, ___], 2025.

(e) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

3. ***Reserve Account***. The requirement that the Assessment Area Two Reserve Account be funded in the amount of the initial Assessment Area Two Reserve Account Requirement is necessary and a vital factor in marketing the Bonds and in obtaining the interest

rates obtained which rates are comparable to that for other bonds issued of the same character priced on the same date.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents MBS' interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Bond Counsel in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of Internal Revenue Service Form 8038-G, and other federal income tax advice it may give to the Issuer from time to time relating to the Bonds.

MBS CAPITAL MARKETS, LLC

_____

Brett Sealy, Managing Partner

Dated: [_____, ___], 2025

SCHEDULE A
SALE PRICES OF THE BONDS

AMOUNTS, INTEREST RATES, MATURITIES, YIELDS AND PRICES

EXHIBIT B

DRAFT COPY OF PRELIMINARY LIMITED OFFERING MEMORANDUM

PRELIMINARY LIMITED OFFERING MEMORANDUM DATED [_____]

NEW ISSUE - BOOK-ENTRY ONLY **NOT RATED**

In the opinion of Greenberg Traurig, P.A., Bond Counsel, assuming the accuracy of certain representations and certifications of the District and the Developer (as such terms are hereinafter defined) and the continuing compliance with certain tax covenants, under existing statutes, regulations, rulings and court decisions, interest on the Assessment Area Two Bonds (as hereinafter defined) is excludable from gross income for federal income tax purposes; and, further, interest on the Assessment Area Two Bonds will not be an item of tax preference for purposes of the alternative minimum tax imposed on individuals. In the case of the alternative minimum tax imposed by Section 55(b)(2) of the Internal Revenue Code of 1986, as amended (the "Code") on applicable corporations (as defined in Section 59(k) of the Code), interest on the Assessment Area Two Bonds is not excluded from the determination of adjusted financial statement income. See "TAX MATTERS" herein for a description of certain other federal tax consequences of ownership of the Assessment Area Two Bonds. Bond Counsel is further of the opinion that the Assessment Area Two Bonds and the interest thereon are not subject to taxation under the laws of the State of Florida, except as to estate taxes and taxes under Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined in said Chapter 220. See "TAX MATTERS" herein.

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT
(Village of Indiantown, Florida)

$[_____]* Special Assessment Bonds, Series 2025 (Assessment Area Two)

Dated: Date of delivery **Due: May 1, as shown below**

The $[_____]* Terra Lago Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Assessment Area Two Bonds") are being issued by the Terra Lago Community Development District (the "District") pursuant to the Act (as herein defined), Resolution No. 2023-28 and Resolution No. 2026-01 adopted by the Board of Supervisors of the District on March 13, 2023, and October 13, 2025, respectively, and a Master Trust Indenture dated as of March 1, 2025 (the "Master Indenture") between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), as supplemented by a Second Supplemental Trust Indenture dated as of [_____] 1, 2025 (the "Second Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), between the District and the Trustee. The Assessment Area Two Bonds are being issued only in fully registered form, in denominations of $5,000 or any integral multiple thereof; provided, however, that the Assessment Area Two Bonds shall be delivered to the initial purchasers thereof in minimum aggregate principal amounts of $100,000 and any integral multiples of $5,000 in excess of $100,000. The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), the Florida Constitution, and other applicable provisions of law and Ordinance No. 12-2022 by the Village of Indiantown, Florida, enacted and effective on October 13, 2022.

The Assessment Area Two Bonds are payable from and secured by the Assessment Area Two Pledged Revenues, as provided for in the Indenture. The Assessment Area Two Pledged Revenues consist of (a) all revenues received by the District from Assessment Area Two Special Assessments (as defined herein) levied and collected on the assessable lands within Assessment Area Two, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessment Area Two Special Assessments or from the issuance and sale of tax certificates with respect to such Assessment Area Two Special Assessments, and (b) all moneys on deposit in the Funds and Accounts established under the Indenture created and established with respect to or for the benefit of the Assessment Area Two Bonds; provided, however, that Assessment Area Two Pledged Revenues does not include (A) any moneys transferred to the Assessment Area Two Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Assessment Area Two Costs of Issuance Account of the Acquisition and Construction Fund, and (C) "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance assessments" levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture

shall not apply to any of the moneys described in the foregoing clauses (A), (B), and (C) of this proviso). See "SECURITY FOR AND SOURCE OF PAYMENT OF ASSESSMENT AREA TWO BONDS."

The Assessment Area Two Bonds, when issued, will be registered in the name of Cede & Co., as the Registered Owner and nominee for The Depository Trust Company ("DTC"). Purchases of beneficial interests in the Assessment Area Two Bonds will be made in book-entry only form. Accordingly, principal of and interest on the Assessment Area Two Bonds will be paid from the sources described herein by the Trustee directly to Cede & Co. as the nominee of DTC and the Registered Owner thereof. Disbursements of such payments to the DTC participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners (as defined herein) is the responsibility of Direct Participants and the Indirect Participants (each as defined herein), as more fully described herein. Any purchaser as a Beneficial Owner of an Assessment Area Two Bond must maintain an account with a broker or dealer who is, or acts through, a Direct Participant to receive payment of the principal of and interest on such Assessment Area Two Bond. See "DESCRIPTION OF THE ASSESSMENT AREA TWO BONDS - Book-Entry Only System" herein. The Assessment Area Two Bonds will bear interest at the fixed rates set forth herein, calculated on the basis of a 360-day year of twelve (12) thirty (30) day months. Interest on the Assessment Area Two Bonds is payable semi-annually on each May 1 and November 1, commencing May 1, 2026.

Some or all of the Assessment Area Two Bonds are subject to optional, mandatory and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein.

The Assessment Area Two Bonds are being issued to: (i) provide funds to pay a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Assessment Area Two Project (as defined herein), (ii) fund a deposit to the Assessment Area Two Reserve Account in the amount of the initial Assessment Area Two Reserve Requirement, (iii) pay a portion of the interest coming due on the Assessment Area Two Bonds through at least November 1, 20[___], and (iv) pay the costs of issuance of the Assessment Area Two Bonds.

THE ASSESSMENT AREA TWO BONDS ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE SOLELY FROM THE ASSESSMENT AREA TWO PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE DISTRICT, THE VILLAGE OF INDIANTOWN, FLORIDA (THE "VILLAGE"), MARTIN COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE ASSESSMENT AREA TWO BONDS, EXCEPT THAT THE DISTRICT IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, ASSESSMENT AREA TWO SPECIAL ASSESSMENTS TO SECURE AND PAY THE ASSESSMENT AREA TWO BONDS. THE ASSESSMENT AREA TWO BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE DISTRICT, THE VILLAGE, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

THE ASSESSMENT AREA TWO BONDS INVOLVE A DEGREE OF RISK (SEE "BONDOWNERS' RISKS" HEREIN) AND ARE NOT SUITABLE FOR ALL INVESTORS. PURSUANT TO APPLICABLE STATE LAW, THE UNDERWRITER IS LIMITING THIS INITIAL OFFERING OF THE ASSESSMENT AREA TWO BONDS TO ACCREDITED INVESTORS WITHIN THE MEANING OF THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. THE LIMITATION ON THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFERS IN ANY SECONDARY MARKET FOR THE ASSESSMENT AREA TWO BONDS. THE ASSESSMENT AREA TWO BONDS ARE NOT RATED OR CREDIT ENHANCED AND NO APPLICATION HAS BEEN MADE FOR A RATING OR CREDIT ENHANCEMENT WITH RESPECT TO THE ASSESSMENT AREA TWO BONDS NOR IS THERE ANY REASON TO BELIEVE THAT THE DISTRICT WOULD HAVE BEEN SUCCESSFUL

IN OBTAINING EITHER CREDIT ENHANCEMENT FOR THE ASSESSMENT AREA TWO BONDS OR A RATING FOR THE ASSESSMENT AREA TWO BONDS HAD APPLICATION BEEN MADE. POTENTIAL INVESTORS ARE SOLELY RESPONSIBLE FOR EVALUATING THE MERITS AND RISKS OF AN INVESTMENT IN THE ASSESSMENT AREA TWO BONDS. SEE "SUITABILITY FOR INVESTMENT" AND "BONDOWNERS' RISKS" HEREIN.

This cover page contains information for quick reference only. It is not a summary of the Assessment Area Two Bonds. Investors must read this entire Limited Offering Memorandum to obtain information essential to the making of an informed investment decision.

AMOUNTS, INTEREST RATES, MATURITIES, YIELDS, PRICES AND INITIAL CUSIP NUMBERS†

$_____ ___% Assessment Area Two Term Bond Due May 1, 20___ - Yield: ____% - Price: ___ - CUSIP No. _____†
$_____ ___% Assessment Area Two Term Bond Due May 1, 20___ - Yield: ____% - Price: ___ - CUSIP No. _____†
$_____ ___% Assessment Area Two Term Bond Due May 1, 20___ - Yield: ____% - Price: ___ - CUSIP No. _____†
$_____ ___% Assessment Area Two Term Bond Due May 1, 20___ - Yield: ____% - Price: ___ - CUSIP No. _____†

The Assessment Area Two Bonds are offered for delivery when, as and if issued by the District and accepted by MBS Capital Markets, LLC, the Underwriter, subject to prior sale, withdrawal or modification of the offer without notice and the receipt of the opinion of Greenberg Traurig, P.A., West Palm Beach, Florida, Bond Counsel, as to the validity of the Assessment Area Two Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Kutak Rock LLP, Tallahassee, Florida, for the Developer by its counsel, Greenberg Traurig, P.A., West Palm Beach, Florida, for the Trustee by its counsel, Holland & Knight LLP, Miami, Florida, and for the Underwriter by its counsel, Bryant Miller Olive P.A., Orlando, Florida. It is expected that the Assessment Area Two Bonds will be available for delivery through the facilities of The Depository Trust Company on or about _____, 2025.

MBS CAPITAL MARKETS, LLC

Dated: _____, 2025

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* Preliminary, subject to change.

† The District is not responsible for the use of CUSIP numbers, nor is any representation made as to their correctness. They are included solely for the convenience of the readers of this Limited Offering Memorandum.

RED HERRING LANGUAGE:

This Preliminary Limited Offering Memorandum and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Limited Offering Memorandum constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Assessment Area Two Bonds in any jurisdiction in which such an offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction. The District has deemed this Preliminary Limited Offering Memorandum "final," except for certain permitted omissions, within the contemplation of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

Joshua Kellam*, Chair
Thomas G. Kenny, Vice Chair
Jason Dugan*, Assistant Secretary
David Powers, Assistant Secretary
Kevin Powers, Assistant Secretary

DISTRICT MANAGER

Wrathell, Hunt and Associates, LLC
Boca Raton, Florida

ASSESSMENT CONSULTANT

Wrathell, Hunt and Associates, LLC
Boca Raton, Florida

DISTRICT COUNSEL

Kutak Rock LLP
Tallahassee, Florida

CONSULTING ENGINEER

Mock, Roos & Associates, Inc.
West Palm Beach, Florida

BOND COUNSEL

Greenberg Traurig, P.A.
West Palm Beach, Florida

COUNSEL TO THE UNDERWRITER

Bryant Miller Olive P.A.
Orlando, Florida

* Affiliated with the Developer or related entity.

REGARDING USE OF THIS LIMITED OFFERING MEMORANDUM

No dealer, broker, salesman or other person has been authorized by the District, the Village of Indiantown, Florida, Martin County, Florida, the State of Florida or the Underwriter to give any information or to make any representations other than those contained in this Limited Offering Memorandum, and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Limited Offering Memorandum does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Assessment Area Two Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the District, the District Manager, the Developer, the Consulting Engineer, the Assessment Consultant and other sources that are believed by the Underwriter to be reliable. The District, the District Manager, the Developer, the Consulting Engineer and the Assessment Consultant will, at closing, deliver certificates certifying that certain of the information each supplied does not contain any untrue statement of a material fact or omit to state a material fact required to be stated herein or necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change with respect to the matters described herein since the date hereof.

The information set forth herein has been obtained from public documents, records and other sources, including the District and the Developer, which are believed to be reliable, but it is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation of, the Underwriter. The Underwriter has provided the following sentence for inclusion in this Limited Offering Memorandum. The Underwriter has reviewed the information in this Limited Offering Memorandum in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

Statements contained herein that are not purely historical, are forward-looking statements, including statements regarding the District's and the Developer's expectations, hopes, intentions, or strategies regarding the future. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included herein are based on information available on the date hereof, and the District assumes no obligation to update any such forward-looking statements, except as provided under the caption "CONTINUING DISCLOSURE" herein. Such forward-looking statements are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal, and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the control of the District and the Developer. Actual results could differ materially from those discussed in such forward-looking statements and, therefore, there can be no assurance that the forward-looking statements included herein will prove to be accurate.

THE UNDERWRITER IS LIMITING THIS OFFERING TO ACCREDITED INVESTORS WITHIN THE MEANING OF THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. HOWEVER, THE LIMITATION ON THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFERS IN ANY SECONDARY MARKET FOR THE ASSESSMENT AREA TWO BONDS.

THE ASSESSMENT AREA TWO BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE INDENTURE BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON CERTAIN EXEMPTIONS SET FORTH IN SUCH ACTS. THE REGISTRATION, QUALIFICATION OR EXEMPTION OF THE ASSESSMENT AREA TWO BONDS IN ACCORDANCE WITH THE APPLICABLE SECURITIES LAW PROVISIONS OF ANY JURISDICTIONS WHEREIN THESE SECURITIES HAVE BEEN OR WILL BE REGISTERED, QUALIFIED OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF BY SUCH JURISDICTIONS. NEITHER THE DISTRICT, THE VILLAGE OF INDIANTOWN, FLORIDA, MARTIN COUNTY, FLORIDA, THE STATE OF FLORIDA NOR ANY OTHER POLITICAL SUBDIVISION OR AGENCY THEREOF HAS GUARANTEED OR PASSED UPON THE MERITS OF THE ASSESSMENT AREA TWO BONDS OR UPON THE PROBABILITY OF ANY EARNINGS THEREON. OTHER THAN THE DISTRICT, NEITHER THE VILLAGE OF INDIANTOWN, FLORIDA, MARTIN COUNTY, FLORIDA, THE STATE OF FLORIDA, NOR ANY OTHER POLITICAL SUBDIVISION THEREOF HAS PASSED UPON THE ACCURACY OR ADEQUACY OF THIS LIMITED OFFERING MEMORANDUM.

THE ORDER AND PLACEMENT OF MATERIALS IN THIS LIMITED OFFERING MEMORANDUM, INCLUDING THE APPENDICES, ARE NOT TO BE DEEMED A DETERMINATION OF RELEVANCE, MATERIALITY OR IMPORTANCE, AND THIS LIMITED OFFERING MEMORANDUM, INCLUDING THE APPENDICES, MUST BE CONSIDERED IN ITS ENTIRETY. THE CAPTIONS AND HEADINGS IN THIS LIMITED OFFERING MEMORANDUM ARE FOR CONVENIENCE OF REFERENCE ONLY AND IN NO WAY DEFINE, LIMIT OR DESCRIBE THE SCOPE OR INTENT, OR AFFECT THE MEANING OR CONSTRUCTION, OF ANY PROVISIONS OR SECTIONS IN THIS LIMITED OFFERING MEMORANDUM.

THIS LIMITED OFFERING MEMORANDUM IS BEING PROVIDED TO PROSPECTIVE PURCHASERS IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITES: WWW.MUNIOS.COM AND WWW.EMMA.MSRB.ORG. THIS LIMITED OFFERING MEMORANDUM MAY BE RELIED UPON ONLY AS PRINTED IN ITS ENTIRETY DIRECTLY FROM EITHER OF SUCH WEBSITES.

REFERENCES TO WEBSITE ADDRESSES PRESENTED HEREIN, INCLUDING THE DISTRICT'S WEBSITE OR ANY OTHER WEBSITE CONTAINING INFORMATION ABOUT THE DISTRICT, THE DEVELOPMENT OR THE DEVELOPER, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE IN THE FORM OF A HYPERLINK SOLELY FOR THE READER'S CONVENIENCE. UNLESS SPECIFIED OTHERWISE, SUCH WEBSITES AND THE INFORMATION OR LINKS CONTAINED THEREIN ARE NOT INCORPORATED INTO, AND ARE NOT PART OF, THIS LIMITED OFFERING MEMORANDUM FOR ANY PURPOSE INCLUDING FOR PURPOSES OF RULE 15C2-12 PROMULGATED BY THE SECURITIES AND EXCHANGE COMMISSION.

THIS LIMITED OFFERING MEMORANDUM IS NOT, AND SHALL NOT BE DEEMED TO CONSTITUTE, AN OFFER TO SELL, OR THE SOLICITATION OF AN OFFER TO BUY REAL ESTATE, WHICH MAY ONLY BE MADE PURSUANT TO OFFERING DOCUMENTS SATISFYING APPLICABLE FEDERAL AND STATE LAWS RELATING TO THE OFFER AND SALE OF REAL ESTATE.

THIS PRELIMINARY LIMITED OFFERING MEMORANDUM IS IN A FORM DEEMED FINAL BY THE DISTRICT AND THE DEVELOPER FOR PURPOSES OF RULE 15C2-12 ISSUED UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15C2-12(B)(1).

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LIMITED OFFERING MEMORANDUM

relating to

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT
(Village of Indiantown, Florida)

$[_____]* Special Assessment Bonds, Series 2025 (Assessment Area Two)

INTRODUCTION

The purpose of this Limited Offering Memorandum, including the cover page and appendices hereto, is to set forth certain information concerning the Terra Lago Community Development District (the "District"), in connection with the offering and issuance by the District of its Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Assessment Area Two Bonds"). The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), the Florida Constitution, and other applicable provisions of law and Ordinance No. 12-2022 (the "Ordinance") by the Village of Indiantown, Florida (the "Village"), enacted and effective on October 13, 2022. The Assessment Area Two Bonds are being issued pursuant to the Act, Resolution No 2023-28 and Resolution No. 2026-01 adopted by the Board of Supervisors of the District on March 13, 2023, and October 13, 2025, respectively, and a Master Trust Indenture dated as of March 1, 2025 (the "Master Indenture") between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), as supplemented by a Second Supplemental Trust Indenture dated as of [_____] 1, 2025 (the "Second Supplemental Indenture," and, together with the Master Indenture, the "Indenture"), between the District and the Trustee, and resolutions of the District authorizing the issuance of the Assessment Area Two Bonds. All capitalized terms used in this Limited Offering Memorandum that are defined in the Indenture and not defined herein shall have the respective meanings set forth in the copy of the Master Indenture and form of Second Supplemental Indenture, both of which appear as composite APPENDIX C attached hereto. The information contained in this Introduction is part of this Limited Offering Memorandum and is subject in all respects to the more complete information contained in or incorporated into this Limited Offering Memorandum. This Introduction should not be considered a complete statement of the facts material to making an investment decision. This Limited Offering Memorandum speaks only as of its date and the information contained herein is subject to change.

THE ASSESSMENT AREA TWO BONDS ARE NOT RATED OR CREDIT ENHANCED AND ARE NOT A SUITABLE INVESTMENT FOR ALL INVESTORS (SEE "SUITABILITY FOR INVESTMENT" AND "BONDOWNERS' RISKS" HEREIN).

The District was established for the purposes, among other things, of financing and managing the planning, acquisition, construction, installation, maintenance and operation of the infrastructure necessary for development in the community known as Terra Lago, as hereafter described (the "Development"). The landowner and developer of the Development is Terra Lago, LLC, a Delaware limited liability company, authorized to do business in the State of Florida (the "Developer"), an affiliate of the Garcia Family Farm, LLC, as described herein under the caption "THE DEVELOPER." The Act authorizes the District to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, and equipping, water management, water supply, sewer and

* Preliminary, subject to change.

wastewater management, bridges or culverts, district roads, street lights and other basic infrastructure projects within or without the boundaries of the District, as provided in the Act.

Consistent with the requirements of the Indenture and the Act, the Assessment Area Two Bonds are being issued for the primary purpose of financing a portion of the Costs of planning, acquiring, constructing and equipping assessable improvements comprising the Assessment Area Two Project, as more fully described herein, paying certain Costs associated with the issuance of the Assessment Area Two Bonds, making a deposit into the Assessment Area Two Reserve Account in an amount equal to the initial Assessment Area Two Reserve Requirement to be held for the benefit of all of the Assessment Area Two Bonds and paying a portion of the interest to become due on the Assessment Area Two Bonds through at least November 1, 20[___].

"Assessment Area Two Pledged Revenues" shall mean, with respect to the Assessment Area Two Bonds, (a) all revenues received by the District from the Assessment Area Two Special Assessments (as hereinafter defined) levied and collected on the assessable lands within Assessment Area Two (as hereinafter defined) within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessment Area Two Special Assessments or from the issuance and sale of tax certificates with respect to such Assessment Area Two Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Assessment Area Two Bonds; provided, however, that Assessment Area Two Pledged Revenues shall not include (A) any moneys transferred to the Assessment Area Two Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Assessment Area Two Costs of Issuance Account of the Acquisition and Construction Fund, and (C) special assessments levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance assessments" levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso).

The Assessment Area Two Special Assessments have been allocated on a first platted first assigned basis in accordance with the Assessment Reports (as hereinafter defined) to the four hundred twelve (412) platted single family residential units within Phase 1B of the Development ("Assessment Area Two"). The Assessment Area Two Bonds were sized to correspond to the collection of Assessment Area Two Special Assessments from the four hundred twelve (412) platted units within Assessment Area Two. See, "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein and "APPENDIX B – ASSESSMENT REPORTS" attached hereto.

The Assessment Area Two Special Assessments represent an allocation of a portion of the Costs of the Assessment Area Two Project (hereinafter defined), including bond financing costs, to Assessment Area Two in the District in accordance with the Assessment Reports (hereinafter defined), as prepared by Wrathell, Hunt and Associates, LLC, Boca Raton, Florida, and attached hereto as composite APPENDIX B.

"Special Assessments" is defined in the Master Indenture to mean (a) the net proceeds derived from the levy and collection of "special assessments," as provided for in Sections 190.011(14) and 190.022 of the Act against District Lands that are subject to assessment as a result of a particular Project or any portion thereof or against one (1) or more identifiable assessment areas, and (b) the net proceeds derived from the levy and collection of "benefit special assessments," as provided for in Section 190.021(2) of the Act, against the lands within the District that are subject to assessment as a result of a particular Project or any portion thereof, and in the case of both "special assessments" and "benefit special assessments," including the interest and penalties on such assessments, pursuant to all applicable provisions of the Act

and Chapter 170, Florida Statutes, and Chapter 197, Florida Statutes (and any successor statutes thereto), including, without limitation, any amount received from any foreclosure proceeding for the enforcement of collection of such assessments or from the issuance and sale of tax certificates with respect to such assessments, less (to the extent applicable) the fees and costs of collection thereof payable to the Tax Collector and less certain administrative costs payable to the Property Appraiser pursuant to the Property Appraiser and Tax Collector Agreement. "Special Assessments" shall not include "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the District under Section 190.021(3) of the Act.

The Second Supplemental Indenture defines the "Assessment Area Two Special Assessments" as the Special Assessments levied on the assessable lands within Assessment Area Two within the District as a result of the District's acquisition and/or construction of a portion of the Assessment Area Two Project, corresponding in amount to the debt service on the Assessment Area Two Bonds and designated as such in the Assessment Reports relating thereto.

The District covenants and agrees in the Indenture not to issue any other Bonds or other debt obligations secured by the Assessment Area Two Special Assessments (other than refunding Bonds). In addition, the District covenants in the Indenture not to issue any other Bonds or debt obligations for capital projects, secured by Special Assessments on the assessable lands within Assessment Area Two within the District that are subject to the Assessment Area Two Special Assessments, until the Assessment Area Two Special Assessments are Substantially Absorbed. Such covenants shall not preclude the imposition of Special Assessments or other non-ad valorem assessments on lands in connection with other capital projects that are necessary for health, safety, or welfare reasons or to remediate a natural disaster. Notwithstanding any provision in the Indenture to the contrary, the District may issue other Bonds or debt obligations secured by Special Assessments, other than the Assessment Area Two Special Assessments, at any time upon the written consent of the Majority Holders. "Substantially Absorbed" is defined in the Second Supplemental Indenture to mean the date at least [ninety percent (90%)] of the principal portion of the Assessment Area Two Special Assessments have been assigned to residential units within Assessment Area Two within the District that have received certificates of occupancy.

There follows in this Limited Offering Memorandum a brief description of the District, the CIP (hereinafter defined, of which the Assessment Area Two Project is a part) and the components thereof, the Assessment Area Two Project, the Development and the Developer, together with summaries of certain terms of the Indenture, the Assessment Area Two Bonds and certain provisions of the Act. All references herein to the Indenture and the Act are qualified in their entirety by reference to such documents and statutes and all references to the Assessment Area Two Bonds are qualified by reference to the definitive form thereof and the information with respect thereto contained in the Indenture. A copy of the Master Indenture and form of the Second Supplemental Indenture are attached hereto as composite APPENDIX C. The information herein under the captions "THE DEVELOPMENT" and "THE DEVELOPER" has been furnished by the Developer and has been included herein without independent investigation by the District or District Counsel, the Underwriter or its counsel, or Bond Counsel, and the District and the Underwriter make no representation or warranty concerning the accuracy or completeness of such information. The Developer makes no representation or warranty as to the accuracy or completeness of information contained herein which has been furnished by any other party to the transactions contemplated hereby.

SUITABILITY FOR INVESTMENT

While the Assessment Area Two Bonds are not subject to registration under the Securities Act of 1933, as amended (the "Securities Act"), the Underwriter has determined that the Assessment Area Two Bonds are not suitable for investment by persons other than, and, as required by Chapter 189, Florida Statutes, will offer the Assessment Area Two Bonds only to, "accredited investors," within the meaning of Chapter 517, Florida Statutes, and the rules promulgated thereunder ("Accredited Investors"). However, the limitation of the initial offering to Accredited Investors does not denote restrictions on transfers in any secondary market for the Assessment Area Two Bonds. Prospective investors in the Assessment Area Two Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Assessment Area Two Bonds and should have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment.

Investment in the Assessment Area Two Bonds poses certain economic risks. No dealer, broker, salesman or other person has been authorized by the District or the Underwriter to give any information or make any representations, other than those contained in this Limited Offering Memorandum.

THE DISTRICT

General

The District was established pursuant to the Ordinance. The District is an independent local unit of special purpose government created in accordance with the Act. The District encompasses approximately 766.48 acres of land located in the Village within Martin County, Florida (the "County").

Legal Powers and Authority

The District is an independent unit of special-purpose, local government created pursuant to, and established in accordance with, the Act. The Act was enacted in 1980 to provide a uniform method for the establishment of independent districts to manage and finance basic community development services, including capital infrastructure required for community developments throughout the State of Florida (the "State"). The Act provides legal authority for community development districts (such as the District) to finance the acquisition and/or construction of the public infrastructure for community development pursuant to its general law charter.

Among other provisions, the Act gives the District's Board of Supervisors the authority to, among other things, (a) finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities, and basic infrastructure for, among other things: (i) water management and control for lands within the District and to connect any of such facilities with roads and bridges; (ii) water supply, sewer and waste-water management, reclamation and reuse systems or any combination thereof and to construct and operate connecting intercept or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system; (iii) District roads equal to or exceeding the specifications of the county in which such District roads are located and street lights, landscaping, hardscaping and undergrounding of electric utility lines; (iv) any other project, facility, or service required by a development approval, interlocal agreement, zoning condition, or permit issued by a governmental authority with jurisdiction in the District; and (v) with the consent of the local general-purpose government within the jurisdiction of which the power is to be

exercised, parks and facilities for indoor and outdoor recreational uses, and security; (b) borrow money and issue bonds of the District; (c) impose and foreclose special assessment liens as provided in the Act; and (d) exercise all other powers, necessary, convenient, incidental or proper in connection with any of the powers or duties of the District stated in the Act.

The Act does not empower the District to adopt and enforce any land use plans or zoning ordinances and the Act does not empower the District to grant building permits. These functions are performed by the Village as the general-purpose local government having jurisdiction over the lands within the District.

The Act exempts all property owned by the District from levy and sale by virtue of an execution and from judgment liens.

Board of Supervisors

The Act provides that a five-member Board of Supervisors (the "Board") serves as the governing body of the District. Members of the Board (the "Supervisors") must be residents of the State and citizens of the United States. Initially, Supervisors were appointed by the Ordinance. The Act provides that, at a meeting of the landowners held within ninety (90) days of establishment of the District, Supervisors must be elected by the landowners with the two (2) Supervisors receiving the highest number of votes to serve for four (4) years and the remaining Supervisors to serve for a two-year term. Ownership of land within the District entitles the owner to one (1) vote per acre (with fractions thereof rounded upward to the nearest whole number) until qualified electors are entitled to elect Supervisors as noted below. A Supervisor serves until expiration of his or her term and until his or her successor is chosen and qualified. If, during a term of office, a vacancy occurs, the remaining Supervisors may fill the vacancy by an appointment of an interim Supervisor for the remainder of the unexpired term.

At the initial election held within ninety (90) days after formation of the District, the landowners in the District elected two (2) Supervisors to four-year terms and three (3) Supervisors to two-year terms. Thereafter, the elections take place every two years, with the first such election being held on the first Tuesday in November, and subsequent elections being held on a date in November established by the Board. Upon the later of six (6) years after the initial appointment of Supervisors and the year when the District next attains at least two hundred fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen (18) years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two (2) Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, prior to the exercise of such power, it shall call an election at which all Supervisors shall be elected by qualified electors in the District. Elections subsequent to such decision shall be held in a manner such that the Supervisors will serve four-year terms with staggered expiration dates in the manner set forth in the Act.

The Act provides that it shall not be an impermissible conflict of interest under State law governing public officials for a Supervisor to be a stockholder, officer or employee of a landowner or of any entity affiliated with a landowner.

The current members of the Board and the expiration of the term of each member are set forth below:

Name	Title	Term Expires
Joshua Kellam†	Chair	November 2026
Thomas G. Kenny	Vice Chair	November 2026
Jason Dugan†	Assistant Secretary	November 2028
David Powers	Assistant Secretary	November 2026
Kevin Powers	Assistant Secretary	November 2028

† Affiliates of Developer or related entities.

A majority of the members of the Board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the members present unless general law or a rule of the District requires a greater number. All meetings of the Board are open to the public under the State's open meeting or "Sunshine" law.

District Manager and Other Consultants

The chief administrative official of the District is the District Manager (as hereinafter defined). The Act provides that the District Manager shall have charge and supervision of the works of the District and shall be responsible for (i) preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of the Act, (ii) maintaining and operating the equipment owned by the District, and (iii) performing such other duties as may be prescribed by the Board.

The District has retained Wrathell, Hunt and Associates, LLC (the "District Manager") to serve as its District Manager. The District Manager's office is located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 and its telephone number is (561) 570-0010.

The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, the District has employed the services of Greenberg Traurig, P.A., West Palm Beach, Florida, as Bond Counsel; Kutak Rock, LLP, Tallahassee, Florida, as District Counsel; Mock, Roos & Associates, Inc., West Palm Beach, Florida, as Consulting Engineer; and Wrathell, Hunt and Associates, LLC, Boca Raton, Florida, as Assessment Consultant (the "Assessment Consultant") to prepare the Assessment Reports for the Assessment Area Two Bonds. The Assessment Consultant has not been engaged to provide advice regarding the structuring or pricing of the Assessment Area Two Bonds.

PRIOR DISTRICT INDEBTEDNESS

On April 8, 2025, the District issued its $5,775,000 Special Assessment Bonds, Series 2025 (Assessment Area One) (the "Assessment Area One Bonds"), which are currently outstanding in the aggregate principal amount of $5,775,000. The Assessments securing the Assessment Area One Bonds (the "Assessment Area One Special Assessments") are levied on a portion of the lands within the Development which includes Phase 1A of the Development consisting of two hundred twenty-four (224) platted single-family units and the townhome portion of Phase 1B of the Development consisting of one-hundred seventy-

four (174) platted residential lots (collectively, "Assessment Area One"). The Assessment Area One Special Assessments secure only the Assessment Area One Bonds and do not secure the Assessment Area Two Bonds nor are the Assessment Area One Special Assessments levied on the same lands subject to the Assessment Area Two Special Assessments.

THE CAPITAL IMPROVEMENT PLAN AND ASSESSMENT AREA TWO PROJECT

The MilCor Group ("Milcor") has previously prepared the Master Capital Improvement Plan dated February 2023 (the "Master Engineer's Report"). The Master Engineer's Report has been included as part of composite APPENDIX A attached hereto as a publicly available document and no consent of Milcor was requested. References to and excerpts herein from the Master Engineer's Report do not purport to be adequate summaries thereof or complete in all respects. Such Master Engineer's Report is an integral part of this Limited Offering Memorandum and should be read in its entirety for complete information with respect to the subjects discussed therein.

The Master Engineer's Report describes the capital improvement plan for the District (the "CIP") which is estimated to cost approximately $121.5 million and includes land acquisition; internal and off-site roads; wastewater, water, and reclaimed water improvements; stormwater system improvements; landscape, hardscape and irrigation improvements; parks and common area improvements; differential cost of undergrounding electrical utilities; and professional fees and contingency. Enumeration of the costs of the CIP is provided in the table below.

Infrastructure	**Total CIP**
Land*	$9,288,691
Internal Roads	17,281,710
Wastewater	11,147,691
Water	4,691,644
Reclaimed Water	477,610
Stormwater System	42,941,759
Off-site Roads	3,949,950
Landscape/Hardscape/Irrigation	4,439,315
Parks and Common Area*	927,500
Underground Electric (differential cost)	495,000
Professional Fees	8,635,218
Contingency	17,270,436
TOTAL	**$121,546,523**

* None of the proceeds of the Assessment Area Two Bonds will be utilized for land acquisition or parks and common areas.

The capital improvements described in the CIP have been and will continue to be constructed in multiple phases over time. The initial phase of the CIP (the "Assessment Area One Project") was estimated to cost approximately $19.1 million and included the costs allocable to the initial phase of the Development. The District previously issued its Assessment Area One Bonds to acquire a portion of the Assessment Area One Project in the approximate amount of $4.8 million. The second phase of the CIP is estimated to cost approximately $12.3 million and includes the costs allocable to the second phase of the Development (the "Assessment Area Two Project"). Detailed information concerning the Assessment Area Two Project is contained in the Second Supplemental Engineer's Report dated October 13, 2025, prepared by the District's Consulting Engineer, Mock, Roos & Associates, Inc. (the "Supplemental Engineer's Report" and, together

with the Master Engineer's Report, the "Engineers' Reports"). The Engineers' Reports are attached hereto as composite APPENDIX A. Enumeration of the estimated costs of the Assessment Area Two Project are provided in the table below.

Infrastructure	Assessment Area Two Project
Internal Roads	$2,260,000
Wastewater	2,510,000
Water	1,795,000
Reclaimed/Reuse Water	1,075,000
Stormwater Management/Earthwork/Habitat/Mitigation	3,500,000
Contingency	1,200,000
TOTAL	**$12,340,000**

As discussed further herein, the District entered into a Utility Agreement (defined further herein) relating to the construction of certain potable water and wastewater collection utility infrastructure improvements. In addition to the District's utility improvements, the District has contracted to construct the Village's utility infrastructure components, largely including the extension and expansion of its existing wastewater treatment plant. It is anticipated that the Village will pay for such costs, including a portion of the District's utility improvements included within the District's Assessment Area Two Project in the estimated amount of $5.1 million.

Proceeds of the Assessment Area Two Bonds in the approximate amount of approximately $5.8* million will be utilized to acquire a portion of the Assessment Area Two Project. It is anticipated that the District will issue one (1) or more future Series of Bonds to fund additional portions of the CIP. The remainder of the CIP not funded with proceeds of the Assessment Area One Bonds, the Assessment Area Two Bonds, any future Series of Bonds or Village Grant Funding (as hereinafter defined) will be funded by the Developer. As described herein under the caption "THE DEVELOPMENT – Product Type/Phasing," development activities in Phase 1A comprised of two hundred twenty-four (224) residential units are complete and platted. Development activities for the townhome portion of Phase 1B planned for one hundred seventy-four (174) townhome units are underway with completion anticipated in the fourth quarter of 2025. A plat for the one hundred seventy-four (174) townhome units within a portion of Phase 1B has been recorded. Further, construction of the development infrastructure for the single-family portion of Phase 1B planned for four hundred twelve (412) residential lots is underway with completion anticipated in the first quarter of 2026. A plat for the single-family units in Phase 1B [has been recorded].

As of September 8, 2025, the Developer estimates that it has spent approximately $33.9 million on development-related expenditures, excluding bond proceeds and grant reimbursements, which includes $12.8 million on development-related expenditures for Phase 1B.

In connection with the issuance of the Assessment Area Two Bonds, the Developer will enter into the Completion Agreement whereby the Developer will agree to complete those portions of the Assessment Area Two Project not funded with proceeds of the Assessment Area Two Bonds. The District cannot make any representation that the Developer will have sufficient funds to complete the Assessment Area Two Project. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA TWO BONDS – Completion Agreement" and "BONDOWNERS' RISKS – Completion of Assessment Area Two Project" herein.

* Preliminary, subject to change.

ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS

The District's Assessment Consultant has prepared the Master Special Assessment Methodology Report dated March 13, 2023 (the "Master Assessment Report") that allocates the total benefit derived from the CIP to the benefited lands within the District on a fully financed basis. Additionally, the Assessment Consultant has prepared the Preliminary Second Supplemental Special Assessment Methodology Report dated October 13, 2025 (the "Supplemental Assessment Report" and, together with the Master Assessment Report, the "Assessment Reports") that allocates the Assessment Area Two Special Assessments to the properties described below that receive a special benefit from the Assessment Area Two Project. The Assessment Reports are attached hereto as composite APPENDIX B. Upon pricing of the Assessment Area Two Bonds, the Supplemental Assessment Report will be finalized to reflect the final terms of the Assessment Area Two Bonds.

As set forth in the Assessment Reports, the Assessment Area Two Special Assessments securing the Assessment Area Two Bonds will be levied on a first platted first assigned basis on the four hundred twelve (412) platted single-family residential units within Phase 1B of the Development (as previously defined, "Assessment Area Two").

The table below illustrates the estimated principal and annual Assessment Area Two Special Assessments for the various product types within Assessment Area Two. See "APPENDIX B – ASSESSMENT REPORTS" attached hereto.

Product Type	Lot Size*	# of Units	Est. Assessment Area Two Bond Principal per Unit	Est. Annual Assessment Area Two Special Assessment per Unit**
Single-Family 30′	40′	283	$15,782	$1,200
Single-Family 40′	50′	104	$19,728	$1,500
Single-Family 50′	60′	25	$23,674	$1,800
Total		**412**		

* Pursuant to the Assessment Report, the Assessment Area Two Special Assessments are being calculated and allocated based on lot size and not by product type.

** Includes early payment discounts and County collection costs totaling six percent (6.0%).

See also "THE DEVELOPMENT – Fees and Assessments" herein for more information regarding the Assessment Area Two Special Assessments as well as other fees and assessments associated with the ownership of property within Assessment Area Two.

THE DEVELOPMENT

The following information appearing under the captions "THE DEVELOPMENT" and "THE DEVELOPER" has been furnished by the Developer for inclusion in this Limited Offering Memorandum as a means for prospective Bondholders to understand the anticipated development plan and risks associated with the Development and the provision of infrastructure to the real property within the District. Although believed to be reliable, such information has not been independently verified by the District or its counsel, the Underwriter or its counsel, or Bond Counsel, and no person other than the Developer, subject to certain qualifications and limitations, makes any representation or warranty as to the accuracy or completeness of such information. At the time of the issuance of the Assessment Area Two Bonds, the Developer will represent in writing that the information herein under the captions "THE DEVELOPMENT," "THE DEVELOPER," "LITIGATION – The Developer," and

"CONTINUING DISCLOSURE" (as it relates to the Developer) does not contain any untrue statement of a material fact and does not omit to state any material fact necessary in order to make the statements made herein, in light of the circumstances under which they are made, not misleading.

The Developer's obligation to pay the Assessment Area Two Special Assessments is limited solely to its obligation as a landowner, just as any other landowner within the District. The Developer is not a guarantor of payment on any property within the District and the recourse for the Developer's failure to pay or otherwise comply with its obligations to the District is limited to its ownership interest in the land subject to the Assessment Area Two Special Assessments.

General

The Development, known as Terra Lago, encompasses approximately 806 acres and is located in the Village within the County. The Development stretches south from SR-710 ("Warfield Boulevard"), east of Allapattah Road and west of the extension of SW Indian Mound Drive. Access to the Development is via Warfield Boulevard and Allapattah Road.

The Development is situated approximately twenty-eight (28) miles southwest of Port St. Lucie, twenty-six (26) miles northwest of Jupiter and approximately thirty-seven (37) miles northwest of downtown West Palm Beach. Palm Beach International Airport is located approximately thirty-eight (38) miles southeast of the Development via Warfield Boulevard. Further, the Development is in close proximity to the intersection of Warfield Boulevard and SR-76, which both provide direct connection to Interstate 95, a major interstate that runs from Miami up the east coast of the United States, and is located approximately seventeen (17) miles east of the Development.

Hitchcock's Market, a neighborhood grocery store, is located within one (1) mile of the Development. Medical care can be obtained at Florida Community Health Centers, approximately one (1) mile from the Development, and Jupiter Medical Center Urgent Care, approximately twenty-two (22) miles northeast of the Development. Additional commercial support includes Tractor Supply Co. located approximately one (1) mile south of the Development and Walmart Supercenter, Publix Shopping Center and Lowes Home Improvements are located in the City of Stuart, Florida approximately twenty-two (22) miles east of the Development. Public access to Stuart Beach is located approximately twenty-eight (28) miles northeast of the Development. Further, Indianwood Golf and Country Club, which features an 18-hole course and driving range open to the public, is located adjacent to the southwest portion of Development.

The Development consists of approximately 806 acres, of which approximately 766.48 acres is within the District boundaries. The Development is currently planned for [two thousand one hundred ninety (2,190)] homesites. Additionally, the Development is planned to include 75,000 square feet of commercial and retail space and an apartment parcel on the southernmost point adjacent to Warfield Boulevard, which is outside the boundaries of the District. The landowner and developer of Assessment Area Two is Terra Lago, LLC, a Delaware limited liability company authorized to do business in the State of Florida (as previously defined, the "Developer"), which is wholly owned by the Garcia Family Farm, LLC, a Delaware limited liability company, as more fully described under the heading "THE DEVELOPER." The Assessment Area Two Bonds were sized to correspond to the collection of Assessment Area Two Special Assessments from the four hundred twelve (412) platted units in Assessment Area Two.

Land Acquisition/Development Financing

In November 2020, the Developer purchased approximately 796 acres of land for the Development for a total purchase price of $7.0 million from State Road 710 – Indiantown LLC, a Delaware limited liability company. On September 9, 2021, the Developer purchased an additional outparcel consisting of approximately three (3) acres along Warfield Boulevard from Indian Head Partners, LLC, a Florida general partnership, for a total purchase price of $0.7 million to fully extend the Development's boundaries to Warfield Boulevard and providing for a main point of entry into the Development. The purchase of the approximately 806 acres constituting the Development, including the lands now constituting the District, was in part consummated with a loan from MetLife Real Estate Lending, LLC, which lands are not collateral for this loan and therefore not subject to a mortgage for such loan.

Additionally, in June 2022, the Developer obtained financing for the development construction of the lands constituting the Development in the form of a revolving line of credit from Metropolitan Life Insurance Company (the "Construction Lender"), in the amount of $10,000,000 (the "Revolving Loan"). As of September 8, 2025, the current outstanding balance of the Revolving Loan was approximately $8.2 million which accrues interest at a rate of [six and fifty-two hundredths] percent [(6.52%)] per annum, subject to a monthly rate adjustment based on a spread over the SOFR Index rate. The unpaid principal balance of the Revolving Loan, the accrued interest and any other outstanding obligations are due in full on October 5, 2032.

The Revolving Loan is secured by a first lien mortgage on the lands constituting the single-family units within Phase 1B, Phase 2, Phase 3, Phase 4, and Phase 5 (the "Mortgage"). The loan allows for partial release from the lien and security interest of the Mortgage upon certain conditions being met. Phase 1A and the townhomes within Phase 1B were released from the mortgage on April 8, 2025. Additional security to the Mortgage securing the Revolving Loan includes but is not limited to (i) collateral assignment of leases, rents and contract rights, (ii) collateral assignment of all easements, right-of way, and other rights and entitlements to the lands constituting the Development, and (iii) collateral assignment of plans, permits, and contracts. Upon issuance of the Assessment Area Two Bonds, the District and the Developer will enter into an agreement with the Construction Lender whereby the Construction Lender will acknowledge the superiority of the lien of the Assessment Area Two Special Assessments to its Mortgage with respect to the lots in Assessment Area Two and grant to the District a license to use the development and contract rights collaterally assigned to it that would be necessary to complete development of Assessment Area Two in the event of a failure by the Developer to pay the Assessment Area Two Special Assessments (the "Mortgagee License"), provided the use of such Mortgagee License is not in a manner inconsistent with the continued rights of the Construction Lender. See "SECURITY FOR AND SOURCE OF PAYMENT OF ASSESSMENT AREA TWO BONDS - Agreement for Assignment of Development Rights" herein.

Proceeds of the Assessment Area Two Bonds will be utilized to acquire a portion of the Assessment Area Two Project in the estimated amount of approximately $5.8* million. The Developer anticipates using equity contributions and funding from the Revolving Loan to fund the remaining portions of the Assessment Area Two Project. As of September 8, 2025, the Developer estimates that it has spent approximately $33.9 million on development-related expenditures.

* Preliminary, subject to change.

Environmental

In September 2020, a Phase I Environmental Site Assessment ("ESA") was performed by EBI Consulting on 797 acres which fully included the gross acreage of the District. The ESA revealed no evidence of environmentally recognized conditions.

Zoning and Permitting

The Development, including the lands constituting the District, has a zoning classification of Planned Unit Development (the "Terra Lago PUD"). In addition to the Terra Lago PUD, the Developer has entered into a Development Agreement for Terra Lago PUD (the "Development Agreement") with the Village governing the Development. The Terra Lago PUD zoning has been approved for up to two thousand four hundred eighty-eight (2,488) residential units and 100,000 square feet of commercial space, wetlands with buffers, pocket parks, a clubhouse area and an interconnected trail.

The Development Agreement currently has an expiration date of January 4, 2052. No final plats, site or development plans shall be approved after the expiration date unless an extension is provided by the Village. The Terra Lago PUD will not be subject to down zoning, unit density reduction or intensity reduction before January 4, 2052.

The Terra Lago PUD sets forth conditions related to town planning, environmental protection, maintenance responsibilities, stormwater management, utilities, transportation, parks, and schools. Below is a description of certain of those conditions.

Transportation

The Developer shall provide connections to the external roadway network including one (1) connection to Allapattah Road (planned to be completed in Phase 4 or Phase 5 of the Development), one (1) connection to SW American Street (completed February 2025), two (2) connections to 150th Street (one (1) connection to Garcia Drive (completed February 2025) and the second connection is anticipated to be completed in future phases in approximately 2026), one (1) connection to Warfield Boulevard (intersection completed with light currently under construction), and one (1) connection to Indian Mound Drive (completed in February 2025 via SW American Street connection).

Schools

No residential building permit will be approved for any development phase unless and until the Developer has obtained a Letter of No Objection from the Martin County School Board for each phase. [The Developer has received a Letter of No Objection and paid the applicable school impact fees for Phase 1B.]

As described in further detail in the Supplemental Engineer's Report, a South Florida Water Management District permit has been obtained for the Development. Further, all necessary permits and approvals for the infrastructure to serve Assessment Area Two, including sanitary sewer and potable water, have been approved and obtained.

Upon issuance of the Assessment Area Two Bonds, the Consulting Engineer will certify that any permits and approvals necessary for the infrastructure specific to the Assessment Area Two Project that have not previously been obtained are expected to be obtained in the ordinary course of business.

Utility Agreement

On August 10, 2023, the District entered into a First Amended and Restated Interlocal Agreement Relating to the Construction of Water Distribution and Wastewater Collection and Treatment System Project with the Village (the "Utility Agreement") relating to the construction of certain potable water and wastewater collection utility infrastructure improvements. In addition to the District's utility improvements, the District has contracted to construct certain of the Village's utility infrastructure components, largely including the extension of wastewater mains and expansion of its existing wastewater treatment plant. The utility infrastructure improvements constructed by the District on behalf of the Village are [substantially complete] with completion anticipated in the [X] quarter of 202[X]. Under the Agreement, the Village has funded such costs, [including a portion of the District's utility improvements included within the District's Assessment Area Two Project in the estimated amount of $5.1 million,] with a grant from the Florida Department of Environmental Protection (referred to herein as "Village Grant Funding"). As of [September 15, 2025], the Village has received approximately $[X] million in Village Grant Funding from the Florida Department of Environmental Protection, of which $[X] has been paid to the District.

Product Type/Phasing

The portion of the Development within the boundaries of the District is planned to be developed in five (5) phases. The information in the table below depicts the current estimated number of units by product type for the five (5) planned development phases, which information is subject to change.

Product-Type	Phase 1A	Phase 1B	Phase 2	Phase 3	Phase 4	Phase 5	Total
Townhome	0	174	0	0	0	0	174
Single-Family 30′	98	283	181	339	255	191	1,347
Single-Family 40′	120	104	52	97	73	55	501
Single-Family 50′	6	25	26	48	36	27	168
Total	**224**	**586**	**259**	**484**	**364**	**273**	**[2,190]**

Construction of Phase 1A development infrastructure is complete and Phase 1A has been platted. Construction of the development infrastructure for the townhome portion of Phase 1B is underway with completion anticipated in the fourth quarter of 2025. A plat for the townhome portion of Phase 1B has been recorded. Construction of the development infrastructure for the single-family portion of Phase 1B is underway with completion anticipated in the first quarter of 2026. A plat for the single-family units in Phase 1B [has been recorded].

Utilities

Water, wastewater and reclaimed water services for the Development will be provided by the Village. Power will be provided by Florida Power & Light and Next City Fiber will provide telecommunications services for the Development.

Builder Contracts

The Developer will develop and sell finished lots to homebuilders for home construction thereon. The Developer has entered into three (3) purchase and sale contracts with homebuilder purchasers (the "Builders") for the sale of all eight hundred ten (810) residential lots platted within Phases 1A and 1B the Development. As of September 8, 2025, Ryan Homes (hereinafter defined) has taken down all of its contracted lots within Phase 1A and ten (10) lots within the townhome portion of Phase 1B and Meritage

(hereinafter defined) has taken down all of its contracted lots within Phase 1A for home construction. The table below illustrates certain information pertaining to the purchase and sale contracts that have been entered into to date for the four hundred twelve (412) platted residential lots within Assessment Area Two.

Purchaser	Product Type	Lot Size	Units	Base $/Lot*
Phase 1B				
Ryan Homes	Single-Family 30′	< 50′	[X]	$73,000
	Single-Family 40′	>= 50′	[X]	$96,000
Meritage	Single-Family 30′	< 50′	157	$52,000
	Single-Family 40′/50′	>= 50′	44	$65,000
Total			**412**	

* Base Lot Price does not include escalator and additional consideration as it relates to Ryan Homes and Meritage, respectively

The narratives below provide a summary of the contract activity within the Development as well as the biography of the Builders which information has been obtained from its website.

Ryan Homes Single-Family Contract

In July 2023, Ryan Homes entered into a purchase and sale contract with the Developer for the purchase of three hundred (300) fully developed single-family lots, consisting of eighty-eight (88) residential lots in Phase 1A and two hundred twelve (212) residential lots in Phase 1B (the "Ryan Homes SF Contract"). The total finished lot purchase price for a single-family lot less than 50′ is $73,000 and $96,000 for a single-family lot equal to or greater than 50′, subject to an escalator of one percent (1.0%) commencing at the first takedown and continuing every ninety (90) days thereafter. The Ryan Homes SF Contract stipulates that Ryan Homes will purchase at least four (4) and up to six (6) model home lots within ten (10) days of written notice that the model home lots have been completed and a plat has been recorded. The first takedown will consist of all eighty-eight (88) single-family lots in Phase 1A and will occur no later than forty-five (45) days following lot completion and a recorded plat. As of September 8, 2025, Ryan Homes has taken down all contracted Phase 1A lots. The remaining single-family lot takedowns consisting of a minimum of forty (40) single-family lots in Phase 1B each shall occur no later than every ninety (90) days with the first takedown commencing on the later of a) six (6) months following the first takedown or b) within thirty (30) days following lot completion and a recorded plat.

Pursuant to the Ryan Homes SF Contact, Ryan Homes has delivered a deposit totaling $2,464,110 to the escrow agent. The Ryan Homes SF Contract provides for the deposit to be released to the Developer for the development of the Development conditioned upon executing a mortgage securing the entire deposit. Currently, [X] of the deposit has been released to the Developer for development work. The deposit will ultimately be credited against the purchase price of each single-family lot upon closing in the approximate amount of $8,214.

Pursuant to the Ryan Homes SF Contract, all finished lots will be delivered to Ryan Homes with all necessary zoning and concurrency requirements such that each single-family lot is ready for immediate issuance of a building permit. Further, pursuant to the Ryan Homes SF Contract, the development obligations required for issuance of a building permit for the first takedown of the Phase 1B single-family lots that will ultimately be subject to the Assessment Area Two Special Assessments shall be completed by [June 30, 202X]. If the Developer does not meet the date of completion, [an extension of forty-five (45) days will be provided] and, if not met, Ryan Homes has the right to receive a full return of the deposit pertaining to the Phase 1B lots or continue to extend the contract in increments of ninety (90) days. Completion of the Phase 1B lots is underway with completion anticipated in the first quarter of 2026.

Meritage Single-Family Contract

In June 2023, Meritage Homes of Florida, Inc., a Florida corporation ("Meritage"), entered into a purchase and sale contract with the Developer for the purchase of three hundred thirty-six (336) fully developed single-family lots, consisting of one hundred thirty-six (136) single-family lots in Phase 1A and two hundred (200) single-family lots in Phase 1B (the "Meritage SF Contract"). The total finished lot purchase price for a single-family 40' lot is $52,000 and $65,000 for a single-family 50' lot, subject to additional consideration of twenty-two percent (22%) of the total purchase price less the base lot price due at the time of home closing to a third-party end user. The Meritage SF Contract stipulates that Meritage will purchase up to ten (10) model home lots prior to the first takedown and following the final plat of such lots. The first takedown will occur for all of the one hundred thirty-six (136) single-family lots in Meritage Phase 1A no later than fifteen (15) days following the notification of completion of development of the lots and a recorded plat. As of September 8, 2025, Meritage has taken down all contracted Phase 1A lots. The remaining lot takedowns consisting of thirty (30) lots in Phase 1B each shall occur no later than every ninety (90) days with the first takedown occurring fifteen (15) days after lot completion and recorded plat.

Pursuant to the Meritage SF Contract, Meritage has delivered a deposit in the amount of $1,817,500. The deposit will ultimately be credited against the purchase price of each single-family lot upon closing on a pro-rata basis.

Pursuant to the Meritage SF Contract, all finished single-family lots will be delivered to Meritage with all necessary zoning and concurrency requirements such that each single-family lot is ready for immediate issuance of a building permit. Further, the development obligations required for issuance of a building permit for the first takedown of the Phase 1B single-family lots that will ultimately be subject to the Assessment Area Two Special Assessments shall be completed by July 30, 2026. For each additional takedown, the development obligations shall be completed by the date ninety (90) days following the [previous] closing. If the Developer does not meet the date of completion, an extension of forty-five (45) days will be provided and, if not met, Meritage has the right to receive a full return of the deposit pertaining to the Phase 1B lots or continue to extend the contract in increments of ninety (90) days.

Ryan Homes

Ryan Homes operates in two (2) business segments: homebuilding and mortgage banking. The homebuilding unit sells and constructs homes under the Ryan Homes, NVHomes and Heartland Homes brands. Founded in 1948 in Pittsburgh, Pennsylvania, Ryan Homes has constructed more than 535,000 homes in thirty-five (35) metropolitan areas in fifteen (15) states including, Maryland, New York, North Carolina, Virginia, Ohio, Indiana, Illinois, South Carolina, Pennsylvania, Tennessee, Florida, Delaware, West Virginia, New Jersey and Georgia, as well as Washington, D.C.

Ryan Homes trades on the New York Stock Exchange under the symbol NVR. Ryan Homes is subject to the informational requirements of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), and in accordance therewith files reports, proxy statements, and other information with the SEC. The file number for Ryan Homes is No-1-12378. Such reports, proxy statements, and other information are available at the SEC's website at https://www.sec.gov. All documents subsequently filed by Ryan Homes pursuant to the requirements of the Exchange Act after the date of this Limited Offering Memorandum will be available for inspection in the same manner as described above.

Meritage

Founded in 1985 in Scottsdale, Arizona, Meritage has constructed more than 190,000 homes across Arizona, California, Colorado, Utah, Texas, Florida, Georgia, North Carolina, South Carolina and Tennessee. Meritage is currently the fifth-largest public homebuilder in the United States, based on homes closed in 2024.

Meritage trades on the New York Stock Exchange under the symbol MTH. Meritage is subject to the informational requirements of the Exchange Act, and in accordance therewith files reports, proxy statements, and other information with the SEC. The file number for Meritage is No- 1-9977. Such reports, proxy statements, and other information are available at the SEC's website at https://www.sec.gov. All documents subsequently filed by Meritage pursuant to the requirements of the Exchange Act after the date of this Limited Offering Memorandum will be available for inspection in the same manner as described above.

Projected Absorption

[Confirm product types and lot breakdowns]

As previously discussed herein, the Developer has entered into one (1) purchase and sale contract with Ryan Homes and one (1) purchase and sale contract with Meritage for the purchase of all four hundred twelve (412) single-family homesites within Phase 1B of the Development which constitutes Assessment Area Two. The following table sets forth the Developer's anticipated pace of homesite sales to the Builders for all platted residential units within Assessment Area Two based on the terms of the builder contracts specific to Assessment Area Two.

Product Type	2026	2027	2028	Total
Single-Family 30′				283
Single-Family 40′				104
Single-Family 50′				25
Total				**412**

According to the Builders' representations to the Developer, after closing on the homesites, completed home sales activity by the Builders within Assessment Area Two is anticipated to commence in the [X] quarter of 2026. The following table sets forth summary information received by the Developer from the Builders regarding their anticipated pace of home closings to retail buyers in Assessment Area Two.

Product Type	2026	2027	2028	Total
Single-Family 30′				283
Single-Family 40′				104
Single-Family 50′				25
Total				**412**

Although the projected absorption rate shown above is based upon estimates and assumptions given by the Builders to the Developer, and although considered reasonable by the Developer utilizing historical data, and taking into account current market conditions, the Builders' projections are not within the control of the Developer and are inherently uncertain and subject to significant business, economic, and competitive uncertainties and contingencies, all of which are difficult to predict and many of which are beyond the control of the Developer. In particular, historical data will likely not be indicative of future market conditions. The Developer cannot predict the Builders' pace of new home sales and deliveries,

whether there could be a significant slowing of new home sales in the future as a result of market conditions, and the extent to which such market conditions might impact sales within the Development. As a result, there can be no assurance that absorption will occur or be realized in the manner set forth herein.

Home Construction/Sales Activity

Based on projections from the Builders, the Development is planned to feature [fourteen (14) Builder model homes consisting of six (6) townhome model homes and eight (8) single-family model homes, all located within Assessment Area One.] As of September 8, 2025, Meritage has constructed two (2) model homes and Ryan Homes has constructed [X] model homes within Assessment Area One. As of September 8, 2025, approximately [X] [(X)] homes were under vertical construction. Home sales activity by the Builders within Assessment Area One has commenced. As of September 8, 2025, Ryan Homes has sold and closed four (4) homes with retail buyers with an additional forty-one (41) homes under contract and Meritage has sold and closed nine (9) homes with retail buyers with an additional twenty-five (25) homes under contract. Home sales in Assessment Area Two are anticipated to commence in the [X] quarter of 202[6].

Residential Product Offerings

Based on projections from the Builders, it is anticipated that home buyers within the Development will be a combination of first-time buyers, move-up buyers and empty nesters. Assessment Area Two is planned to include homes ranging in size from 1,500 to over 2,600] square feet with base home prices starting in the mid $300,000s. The table below illustrates the current product type and pricing information for the homes that, based on projections from the Builders, are anticipated to be offered within Assessment Area Two, which information is subject to change.

Product Type	Est. Avg. Home Size	Est. Avg. Home Price
Single-Family 30′	[1,400 – 1,800]	[$325,000 - $375,000]
Single-Family 40′	[1,800 – 2,200]	[$350,000 - $400,000]
Single-Family 50′	[2,200 – 2,800]	[$375,000 - $425,000]

Recreational Facilities

The Development is currently planned to include an approximately 5,000 square foot recreation amenity with a clubhouse, inclusive of a catering kitchen, meeting space, and a fitness center. In addition, the Development is planned to include a pool, playground, pickleball courts, sand volleyball courts, multi-purpose field and open play area (together with the recreation amenity, the "Recreational Facilities"). Construction of the Recreational Facilities is anticipated to commence in the [fourth quarter of 2025] and is anticipated to be complete by the [second] quarter of 2026. The Developer expects to fund the Recreational Facilities with equity and intends to convey them to the homeowner's association upon completion. The passive parks are included as part of the CIP, but not part of the Assessment Area Two Project, at an estimated cost of $0.9 million and are intended to be conveyed to the District.

Marketing

The marketing for the Development is expected to be managed by The Garcia Companies on behalf of the Developer, while the Builders will individually market the homes that they will be building. Further, pursuant to the builder contracts for the homebuilders within the District, the participating homebuilders

are required to pay a marketing fee upon the closing of the sale of a new home of $2,000 per lot for Meritage single-family units and Ryan Homes townhomes and $3,500 per lot for Ryan Homes single-family units. The Development is utilizing a marketing campaign that includes branded content, social media, a website (www.terralagofl.com), workshops and events, frontage and signage, and public relations. In addition, the Builders have currently constructed [X (X) model homes] and an on-site sales center.

Schools

Based on current school zoning, school-age children residing in the Development would generally attend Warfield Elementary School, Indiantown Middle School and South Fork High School, which received ratings of 'C', 'B', and 'B,' respectively, for 2025 according to the Florida Department of Education.

Fees and Assessments

In addition to the Assessment Area Two Special Assessments, all property owners residing in Assessment Area Two will pay annual taxes, assessments and fees on an ongoing basis including ad valorem property taxes, homeowners' association fees, and administrative, operation and maintenance assessments levied by the District as described in more detail below.

Property Taxes

The current millage rate for the area of the County where the District is located is approximately 17.441 mills which is subject to change in future tax years. Accordingly, by way of example, the annual property taxes for a $350,000 taxable value home would be $6,104.

Homeowner's Association Fees

All homeowners residing in Assessment Area Two will be subject to annual homeowners' association ("HOA") fees for lawn care for residences, common ground maintenance and landscaping, gatehouse and recreational amenities, as well as operation and maintenance of the HOA-owned facilities. The current estimated annual HOA fee for the residential units planned within the Development is exhibited in the chart below, which amount is subject to change.

Product Type	Current Estimated HOA Fee
Single-Family 30'	$[984]
Single-Family 40'	$[1,230]
Single-Family 50'	$[1,230]

District Special Assessments

All property owners residing in Assessment Area Two will be subject to the Assessment Area Two Special Assessments levied in connection with the Assessment Area Two Bonds. In addition, all property owners will be subject to annual operation and maintenance assessments ("O&M Assessments") levied by the District which are derived from the District's annual budget and are subject to change each fiscal year. The table below illustrates the estimated annual Assessment Area Two Special Assessments per unit and the estimated fiscal year 2026 O&M Assessments that will be levied by the District for each residential unit. The estimated O&M Assessments are projections based on the currently expected operation and maintenance needs of the District and are subject to change.

Product Type	Lot Size*	Est. Assessment Area Two Bond Principal per Unit	Est. Annual Assessment Area Two Special Assessment per Unit**	Est. FY 2026 Annual O&M Assessment per Unit**
Single-Family 30′	40′	$15,782	$1,200	$X
Single-Family 40′	50′	$19,728	$1,500	$ X
Single-Family 50′	60′	$23,674	$1,800	$ X

* Pursuant to the Assessment Report, the Assessment Area Two Special Assessments are being calculated and allocated based on lot size and not by product type.

** Includes gross-up of four percent (4%) for early payment and two percent (2%) for current collection fees imposed by the County.

Competition

The Development has been designed to offer attainably priced new construction homes to first-time homebuyers priced out of surrounding markets within a reasonable commute to major regional employment centers situated in Palm Beach, Martin and St. Lucie Counties. Accordingly, homes are anticipated to be offered by the Builders at more affordable prices than the actively-selling, large-scale communities located in Palm Beach, Martin and St. Lucie Counties including, without limitation, Westlake, Arden, Tradition and Veranda.

THE DEVELOPER

The landowner and developer of the lands within Assessment Area Two is Terra Lago, LLC, a Delaware limited liability company, authorized to transact business in the State of Florida (as previously defined, the "Developer"), formerly Warfield Investments, LLC, of which Garcia Family Farm, LLC, a Delaware limited liability company is the sole member and manager. The Developer is a special purpose entity organized on August 20, 2020, with its primary asset being its interest in the Development.

The Developer is an affiliate of The Garcia Companies, LLC, a Delaware limited liability company ("The Garcia Companies") (previously known as The ESG Companies) which was founded in the 1950's and led by Edward "Eddie" S. Garcia for more than sixty (60) years. The Garcia Companies grew dramatically from a small electrical contractor to a diversified operation of professionals with signature developments up and down the east coast. Historically involved in land acquisition, design, construction, and management, The Garcia Companies continually explore new opportunities and provide innovative solutions for development, management and leadership in the communities in which they are situated. Since inception, The Garcia Companies have purchased and developed some 45,000 acres of land, participated in the construction of more than 20,000 private residences, and developed more than 2.5 million square feet of commercial property. Development activities have been diverse, spanning the development of residential communities, shopping centers, marinas, hotels, country clubs, government facilities, theme parks and more.

In addition to real estate development, The Garcia Companies, through its wholly owned company, Garcia Family Farm, LLC, own the Garcia Family Farm, a 15,000-acre enterprise in rural south central Florida in Hendry County. Activities at the Garcia Family Farm include or have included, without limitation, crop farm operations, citrus groves, cattle operations, pasture land, timber land, water storage systems, and other agricultural and energy uses. Also operating at the Garcia Family Farm is Garcia Mining Company, a Florida limited liability company, another wholly-owned affiliate of The Garcia Companies, a full-service sand mine that specializes in beach renourishment projects from coast to coast as well as specialty products for golf courses, masonry, stucco and more.

More information on The Garcia Companies can be found by visiting www.growgarcia.com.

DESCRIPTION OF THE ASSESSMENT AREA TWO BONDS

General Description

The Assessment Area Two Bonds are issuable only as registered bonds without coupons in current interest form in denominations of $5,000 or any integral multiple thereof (an "Authorized Denomination"); provided, however, that delivery of the Assessment Area Two Bonds to the initial purchasers thereof shall be in minimum aggregate principal amounts of $100,000 and integral multiples of $5,000 in excess thereof.

The Assessment Area Two Bonds will be dated as of the date of initial delivery and will bear interest payable on each May 1 and November 1, commencing May 1, 2026 (each, an "Interest Payment Date") and shall be computed on the basis of a 360-day year of twelve (12) 30-day months. The Assessment Area Two Bonds will mature on the dates, in such amounts and at such rates as set forth on the cover page of this Limited Offering Memorandum.

Except as otherwise provided in the Second Supplemental Indenture in connection with a book entry only system of registration of the Assessment Area Two Bonds (for which presentment is not required), the principal or Redemption Price of the Assessment Area Two Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Paying Agent upon presentation of such Assessment Area Two Bonds. Except as otherwise provided in the Second Supplemental Indenture in connection with a book entry only system of registration of the Assessment Area Two Bonds, the payment of interest on the Assessment Area Two Bonds shall be made on each Interest Payment Date to the Registered Owners of the Assessment Area Two Bonds by check or draft drawn on the Paying Agent and mailed on the applicable Interest Payment Date to each Registered Owner as such Registered Owner appears on the Bond Register maintained by the Registrar as of the close of business on the Regular Record Date, at his address as it appears on the Bond Register. Any interest on any Assessment Area Two Bond which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called "Defaulted Interest") shall be paid to the Registered Owner in whose name the Assessment Area Two Bond is registered at the close of business on a Special Record Date to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class, postage-prepaid, to each Registered Owner of record as of the fifth (5th) day prior to such mailing, at his address as it appears in the Bond Register not less than ten (10) days prior to such Special Record Date. The foregoing notwithstanding, any Registered Owner of Assessment Area Two Bonds in an aggregate principal amount of at least $1,000,000 shall be entitled to have interest paid by wire transfer to such Registered Owner to the bank account number on file with the Paying Agent, upon requesting the same in a writing received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date, which writing shall specify the bank, which shall be a bank within the continental United States, and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed, in a writing delivered by the Registered Owner to the Paying Agent, and any such rescission or change of wire transfer instructions must be received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date.

The Assessment Area Two Bonds will initially be registered in the name of Cede & Co., as nominee for The Depository Trust Company ("DTC"), which will act initially as securities depository for the

Assessment Area Two Bonds and, so long as the Assessment Area Two Bonds are held in book-entry only form, Cede & Co. will be considered the Registered Owner for all purposes hereof. See "--Book-Entry Only System" below for more information about DTC and its book-entry only system.

Redemption Provisions for Assessment Area Two Bonds

Optional Redemption. The Assessment Area Two Bonds maturing after May 1, 20__ may, at the option of the District, be called for redemption prior to maturity as a whole or in part, at any time, on or after May 1, 20__ (less than all Assessment Area Two Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Assessment Area Two Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date through which interest has been paid to the redemption date from moneys on deposit in the Assessment Area Two Optional Redemption Subaccount of the Assessment Area Two Bond Redemption Account. If such optional redemption shall be in part, the District shall select such principal amount of Assessment Area Two Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Assessment Area Two Bonds is substantially level.

Extraordinary Mandatory Redemption in Whole or in Part. The Assessment Area Two Bonds are subject to extraordinary mandatory redemption prior to maturity by the District in whole or in part, on any date (other than in the case of clause (i) below, which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at a Redemption Price equal to one hundred percent (100%) of the principal amount of the Assessment Area Two Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) from Assessment Area Two Prepayment Principal deposited into the Assessment Area Two Prepayment Subaccount of the Assessment Area Two Bond Redemption Account (taking into account any credit from the Assessment Area Two Reserve Account pursuant to the Second Supplemental Indenture) following a Prepayment in whole or in part of the Assessment Area Two Special Assessments on any assessable property within Assessment Area Two within the District in accordance with the provisions of the Second Supplemental Indenture;

(ii) from moneys, if any, on deposit in the Assessment Area Two Funds, Accounts and Subaccounts (other than the Assessment Area Two Rebate Fund, the Assessment Area Two Costs of Issuance Account and the Assessment Area Two Acquisition and Construction Account) sufficient to pay and redeem all Outstanding Assessment Area Two Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Master Indenture; and

(iii) upon the Completion Date, from any funds remaining on deposit in the Assessment Area Two Acquisition and Construction Account not otherwise reserved to complete the Assessment Area Two Project (including any amounts transferred from the Assessment Area Two Reserve Account) all of which have been transferred to the Assessment Area Two General Redemption Subaccount of the Assessment Area Two Bond Redemption Account.

Except as otherwise provided in the Indenture, if less than all off the Assessment Area Two Bonds subject to redemption shall be called for redemption, the particular Assessment Area Two Bonds or portions of such Assessment Area Two Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Mandatory Sinking Fund Redemption. The Assessment Area Two Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Two Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a Redemption Price of one hundred percent (100%) of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the District by the principal amount of any Assessment Area Two Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth in the Assessment Area Two Bonds or purchased and cancelled pursuant to the provisions of the Indenture.

Year	Mandatory Sinking Fund Redemption Amount
	$
*	

* Maturity

The Assessment Area Two Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Two Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a Redemption Price of one hundred percent (100%) of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the District by the principal amount of any Assessment Area Two Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth in the Assessment Area Two Bonds or purchased and cancelled pursuant to the provisions of the Indenture.

Year	Mandatory Sinking Fund Redemption Amount
	$
*	

* Maturity

The Assessment Area Two Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Two Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a Redemption Price of one hundred percent (100%) of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the District by the principal amount of any Assessment Area Two Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth in the Assessment Area Two Bonds or purchased and cancelled pursuant to the provisions of the Indenture.

Year	Mandatory Sinking Fund Redemption Amount
	$

*

* Maturity

The Assessment Area Two Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Two Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a Redemption Price of one hundred percent (100%) of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the District by the principal amount of any Assessment Area Two Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth in the Assessment Area Two Bonds or purchased and cancelled pursuant to the provisions of the Indenture.

Year	Mandatory Sinking Fund Redemption Amount
	$

*

* Maturity

Notice of Redemption and of Purchase

When required to redeem or purchase (as described below) an Assessment Area Two Bond under any provision of the Indenture or directed to do so by the District, the Trustee shall cause notice of the redemption, either in whole or in part, to be mailed at least thirty (30) but not more than sixty (60) days prior to the redemption or purchase date to all Owners of Assessment Area Two Bonds to be redeemed or purchased (as such Owners appear on the Bond Register on the fifth (5th) day prior to such mailing), at their registered addresses, but failure to mail any such notice or defect in the notice or in the mailing thereof shall not affect the validity of the redemption or purchase of the Assessment Area Two Bonds of such Series for which notice was duly mailed in accordance with the Indenture. Such notice shall be given in the name of the District, shall be dated, shall set forth the Assessment Area Two Bonds of such Series Outstanding which shall be called for redemption or purchase and shall include, without limitation, the following additional information:

(a) the redemption or purchase date;

(b) the redemption or purchase price;

(c) CUSIP numbers, to the extent applicable, and any other distinctive numbers and letters;

(d) if less than all Outstanding Bonds of a Series to be redeemed or purchased, the identification (and, in the case of partial redemption, the respective principal amounts) of the Assessment Area Two Bonds to be redeemed or purchased;

(e) that on the redemption or purchase date the Redemption Price or purchase price will become due and payable upon surrender of each such Assessment Area Two Bond or portion thereof called for redemption or purchase, and that interest thereon shall cease to accrue from and after said date; and

(f) the place where such Assessment Area Two Bonds are to be surrendered for payment of the redemption or purchase price, which place of payment shall be a corporate trust office of the Trustee.

If at the time of mailing of notice of an optional redemption or purchase, the District shall not have deposited with the Trustee or Paying Agent moneys sufficient to redeem or purchase all the Assessment Area Two Bonds called for redemption or purchase, such notice shall expressly state that the redemption or purchase is subject to the deposit of the redemption or purchase moneys with the Trustee or Paying Agent, as the case may be, not later than the opening of business on the redemption or purchase date, and such notice shall be of no effect unless such moneys are so deposited.

If the amount of funds deposited with the Trustee for such redemption, or otherwise available, is insufficient to pay the Redemption Price and accrued interest on the Assessment Area Two Bonds so called for redemption on the redemption date, the Trustee shall redeem and pay on such date an amount of such Bonds for which such funds are sufficient, selecting the Assessment Area Two Bonds to be redeemed randomly from among all such Assessment Area Two Bonds called for redemption on such date, and among different maturities of Assessment Area Two Bonds in the same manner as the initial selection of Assessment Area Two Bonds to be redeemed, and from and after such redemption date, interest on the Assessment Area Two Bonds or portions thereof so paid shall cease to accrue and become payable; but interest on any Assessment Area Two Bonds or portions thereof not so paid shall continue to accrue until paid at the same rate as it would have had such Assessment Area Two Bonds not been called for redemption.

The notices required to be given by the Indenture shall state that no representation is made as to correctness or accuracy of the CUSIP numbers listed in such notice or printed on the Assessment Area Two Bonds.

If the Trustee determines that the giving of notice by mail is not feasible, the Trustee may use Electronic Means.

Purchase of Assessment Area Two Bonds

At the written direction of the District, the Trustee shall apply moneys from time to time available in the applicable Assessment Area Two Sinking Fund Account to the purchase of Assessment Area Two Bonds which mature in the aforesaid years, at prices not higher than the principal amount thereof, in lieu of redemption as aforesaid, provided that firm purchase commitments can be made before the notice of redemption would otherwise be required to be given. In the event of purchases at less than the principal amount thereof, the difference between the amount in the Assessment Area Two Sinking Fund Account representing the principal amount of the Assessment Area Two Bonds so purchased and the purchase price thereof (exclusive of accrued interest) shall be transferred to the Assessment Area Two Interest Account of the Debt Service Fund.

Book-Entry Only System

THE FOLLOWING INFORMATION CONCERNING DTC AND DTC'S BOOK-ENTRY ONLY SYSTEM HAS BEEN OBTAINED FROM SOURCES THAT THE DISTRICT BELIEVES TO BE RELIABLE, BUT THE DISTRICT TAKES NO RESPONSIBILITY FOR THE ACCURACY THEREOF.

SO LONG AS CEDE & CO. IS THE REGISTERED OWNER OF THE ASSESSMENT AREA TWO BONDS, AS NOMINEE OF DTC, CERTAIN REFERENCES IN THIS LIMITED OFFERING MEMORANDUM TO THE ASSESSMENT AREA TWO BONDHOLDERS OR REGISTERED OWNERS OF THE ASSESSMENT AREA TWO BONDS SHALL MEAN CEDE & CO. AND SHALL NOT MEAN THE BENEFICIAL OWNERS OF THE ASSESSMENT AREA TWO BONDS. THE DESCRIPTION WHICH FOLLOWS THE PROCEDURES AND RECORD KEEPING WITH RESPECT TO BENEFICIAL OWNERSHIP INTERESTS IN THE ASSESSMENT AREA TWO BONDS, PAYMENT OF INTEREST AND PRINCIPAL ON THE ASSESSMENT AREA TWO BONDS TO DIRECT PARTICIPANTS (AS HEREINAFTER DEFINED) OR BENEFICIAL OWNERS OF THE ASSESSMENT AREA TWO BONDS, CONFIRMATION AND TRANSFER OF BENEFICIAL OWNERSHIP INTERESTS IN THE ASSESSMENT AREA TWO BONDS, AND OTHER RELATED TRANSACTIONS BY AND BETWEEN DTC, THE DIRECT PARTICIPANTS AND BENEFICIAL OWNERS OF THE ASSESSMENT AREA TWO BONDS IS BASED SOLELY ON INFORMATION FURNISHED BY DTC. ACCORDINGLY, THE DISTRICT NEITHER MAKES NOR CAN MAKE ANY REPRESENTATIONS CONCERNING THESE MATTERS.

DTC will act as securities depository for the Assessment Area Two Bonds. The Assessment Area Two Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One (1) fully-registered Assessment Area Two Bond certificate will be issued for each maturity of the Assessment Area Two Bonds as set forth in the cover of this Limited Offering Memorandum, each in the aggregate principal amount of such maturity and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, as amended. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The Direct Participants and the Indirect Participants are collectively referred to herein as the "DTC Participants." DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its DTC Participants are on file with the SEC. More information about DTC can be found at www.dtcc.com.

Purchases of Assessment Area Two Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Assessment Area Two Bonds on DTC's records. The ownership interest of each actual purchaser of each Assessment Area Two Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Assessment Area Two Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Assessment Area Two Bonds, except in the event that use of the book-entry system for the Assessment Area Two Bonds is discontinued.

To facilitate subsequent transfers, all Assessment Area Two Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Assessment Area Two Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Assessment Area Two Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Assessment Area Two Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Assessment Area Two Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Assessment Area Two Bonds, such as redemptions, tenders, defaults, and proposed amendments to the security documents. For example, Beneficial Owners of Assessment Area Two Bonds may wish to ascertain that the nominee holding the Assessment Area Two Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Assessment Area Two Bonds within a series or maturity of a series are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such series or maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Assessment Area Two Bonds unless authorized by a Direct Participant in accordance with DTC's MMI procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Assessment Area Two Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions (which are not applicable to the Assessment Area Two Bonds) and payments on the Assessment Area Two Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the paying

agent, on the payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, premium, if any, and interest on the Assessment Area Two Bonds, as applicable, to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District and/or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Assessment Area Two Bonds at any time by giving reasonable notice to the District or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, the Assessment Area Two Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, the Assessment Area Two Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the accuracy thereof.

NEITHER THE DISTRICT NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO THE DTC PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT AS NOMINEE WITH RESPECT TO THE PAYMENTS TO OR THE PROVIDING OF NOTICE FOR THE DTC PARTICIPANTS OR THE BENEFICIAL OWNERS OF THE ASSESSMENT AREA TWO BONDS. THE DISTRICT CANNOT AND DOES NOT GIVE ANY ASSURANCES THAT DTC, THE DTC PARTICIPANTS OR OTHERS WILL DISTRIBUTE PAYMENTS OF PRINCIPAL OF OR INTEREST ON THE ASSESSMENT AREA TWO BONDS PAID TO DTC OR ITS NOMINEE, AS THE REGISTERED OWNER, OR PROVIDE ANY NOTICES TO THE BENEFICIAL OWNERS OR THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC WILL ACT IN THE MANNER DESCRIBED IN THIS LIMITED OFFERING MEMORANDUM.

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SECURITY FOR AND SOURCE OF PAYMENT OF ASSESSMENT AREA TWO BONDS

The Assessment Area Two Bonds will be secured by a pledge of the Assessment Area Two Pledged Revenues. "Assessment Area Two Pledged Revenues" shall mean (a) all revenues received by the District from the Assessment Area Two Special Assessments levied and collected on the assessable lands within Assessment Area Two within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessment Area Two Special Assessments or from the issuance and sale of tax certificates with respect to such Assessment Area Two Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Second Supplemental Indenture created and established with respect to or for the benefit of the Assessment Area Two Bonds; provided, however, that Assessment Area Two Pledged Revenues shall not include (A) any moneys transferred to the Assessment Area Two Rebate Fund established under the Second Supplemental Indenture and investment earnings thereon, (B) moneys on deposit in the Assessment Area Two Costs of Issuance Account established under the Second Supplemental Indenture within the Acquisition and Construction Fund; and (C) "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance assessments" levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso).

"Assessment Area Two Special Assessments" shall mean the Special Assessments levied on the assessable lands within Assessment Area Two within the District as a result of the District's acquisition and/or construction of the Assessment Area Two Project, corresponding in amount to the debt service on the Assessment Area Two Bonds and designated as such in the Assessment Reports (as defined below). See "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein for more information regarding the allocation of the Assessment Area Two Special Assessments.

The Assessment Area Two Special Assessments are non-ad valorem special assessments imposed and levied by the District pursuant to Section 190.022 of the Act and the Assessment Resolutions (as defined in the Indenture) and assessment proceedings conducted by the District (together with the Assessment Resolutions, the "Assessment Proceedings"). Non-ad valorem assessments are not based on millage and are not taxes, but are a lien against the homestead as permitted in Section 4, Article X of the Florida State Constitution. The Assessment Area Two Special Assessments will constitute separate liens against the land as to which the Assessment Area Two Special Assessments are imposed. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein. The Assessment Methodology, which describes the methodology for allocating the Assessment Area Two Special Assessments to Assessment Area Two, is included as APPENDIX B attached hereto.

In the Master Indenture, the District covenants that, if any Assessment Area Two Special Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the District shall be satisfied that any such Assessment Area Two Special Assessment is so irregular or defective that the same cannot be enforced or collected, or if the District shall have omitted to make such Assessment Area Two Special Assessment when it might have done so, the District shall either (i) take all necessary steps to cause a new Assessment Area Two Special Assessment to be made for the whole or any part of said improvement or against any property benefited by said improvement, or (ii) in its sole discretion, make up the amount of such Assessment Area Two Special Assessment from any legally available moneys, which moneys shall be deposited into the Assessment Area Two Revenue Account in the Revenue Fund. In case such second Assessment Area Two Special Assessment shall be annulled, the

District shall obtain and make other Assessment Area Two Special Assessments until a valid Assessment Area Two Special Assessment shall be made.

Prepayment of Assessment Area Two Special Assessments

Pursuant to the Assessment Proceedings, an owner of property subject to the Assessment Area Two Special Assessments may pay the entire principal balance of such Assessment Area Two Special Assessment on lands it owns, in whole at any time or in part up to two times, if there is also paid an amount equal to the interest that would otherwise be due on such prepaid amount on the next Quarterly Redemption Date for the Assessment Area Two Bonds which is at least forty-five (45) days after the date of the payment.

Pursuant to the Act, an owner of property subject to the levy of Assessment Area Two Special Assessments may pay the entire balance of the Assessment Area Two Special Assessments remaining due, without interest, within thirty (30) days after the Assessment Area Two Project has been completed or acquired by the District, and the Board has adopted a resolution accepting the Assessment Area Two Project pursuant to Chapter 170.09, Florida Statutes. The Developer will covenant to waive this right on behalf of itself and its successors and assigns for the land that it owns in Assessment Area Two within the District in connection with the issuance of the Assessment Area Two Bonds. See "BONDOWNERS' RISKS – Prepayment and Redemption Risk" herein.

The Assessment Area Two Bonds are subject to extraordinary redemption as indicated under "DESCRIPTION OF THE ASSESSMENT AREA TWO BONDS – Redemption Provisions – Extraordinary Mandatory Redemption" from optional or required prepayments of the Assessment Area Two Special Assessments by property owners. Prepayment of the Assessment Area Two Special Assessments does not entitle a property owner to any discounts.

Covenant Against Sale or Encumbrance

In the Indenture, the District will covenant that (a) except for those improvements comprising the Assessment Area Two Project that are to be conveyed by the District to the County, the State Department of Transportation or another governmental entity and (b) except as otherwise permitted in the Master Indenture, it will not sell, lease or otherwise dispose of or encumber the Assessment Area Two Project or any part thereof. See "APPENDIX C - COPY OF THE MASTER INDENTURE AND FORM OF SECOND SUPPLEMENTAL INDENTURE" attached hereto for more information.

Additional Obligations

The District will covenant in the Second Supplemental Indenture not to issue any other Bonds or other debt obligations secured by the Assessment Area Two Special Assessments. Such covenant shall not prohibit the District from issuing refunding Bonds. In addition, the District shall covenant not to issue any other Bonds or debt obligations for capital projects secured by Special Assessments on land within the District which secure the Assessment Area Two Special Assessments, until the Assessment Area Two Special Assessments are Substantially Absorbed. "Substantially Absorbed" means the date at least [ninety percent (90%)] of the principal portion of the Assessment Area Two Special Assessments have been assigned to residential units within Assessment Area Two within the District that have received certificates of occupancy. The covenants described above shall not preclude the imposition of Special Assessments or other non-ad valorem assessments on such lands in connection with other capital projects that are necessary for health, safety or welfare reasons or to remediate a natural disaster. The District shall provide the Trustee

with a certification that the Assessment Area Two Special Assessments are Substantially Absorbed and the Trustee may conclusively rely upon such certification and shall have no duty to verify if the Assessment Area Two Special Assessments are Substantially Absorbed. Notwithstanding any provision in the Indenture to the contrary, the District may issue other Bonds or debt obligations secured by Special Assessments levied within Assessment Area Two within the District other than the Assessment Area Two Special Assessments, at any time upon the written consent of the Majority Holders. No consent shall be required if such Bonds or other debt obligations will be secured by such Special Assessments levied on any lands within Assessment Area Two within the District which are not subject to the Assessment Area Two Special Assessments.

Except as provided in the preceding paragraph, the District and/or other public entities may impose taxes or other special assessments on the same properties encumbered by the Assessment Area Two Special Assessments without the consent of the Owners of the Assessment Area Two Bonds. The District expects to impose certain non-ad valorem special assessments called maintenance assessments, which are of equal dignity with the Assessment Area Two Special Assessments, on the same lands upon which the Assessment Area Two Special Assessments are imposed, to fund the maintenance and operation of the District. See "THE DEVELOPMENT – Fees and Assessments" and "BONDOWNERS' RISKS" herein for more information.

Acquisition and Construction Account

The Second Supplemental Indenture establishes a separate account within the Acquisition and Construction Fund designated therein as the "Assessment Area Two Acquisition and Construction Account." Net proceeds of the Assessment Area Two Bonds shall be deposited into the Assessment Area Two Acquisition and Construction Account in the amount set forth in the Second Supplemental Indenture, together with any other moneys that may be transferred to the Assessment Area Two Acquisition and Construction Account as provided for in the Second Supplemental Indenture. Such moneys in the Assessment Area Two Acquisition and Construction Account shall be applied by the District as set forth in the Indenture and the Acquisition Agreement.

Subject to the provisions of the Second Supplemental Indenture, any moneys remaining in the Assessment Area Two Acquisition and Construction Account after the Completion Date and after the expenditure of all moneys remaining therein that have not been requisitioned after satisfaction of the Release Conditions #1 and Release Conditions #2 (each as defined under the heading "Assessment Area Two Reserve Account" herein), except for any moneys reserved therein for the payment of any costs of the Assessment Area Two Project owed but not yet requisitioned, as evidenced in a certificate from the District Manager to the Trustee, upon which the Trustee may conclusively rely, and the adoption of a resolution by the District accepting the Assessment Area Two Project, a copy of which shall be delivered to the Trustee, upon which the Trustee may conclusively rely, shall be transferred by the Trustee to the Assessment Area Two General Redemption Subaccount of the Assessment Area Two Bond Redemption Account. Subject to the provisions of the Second Supplemental Indenture, the Assessment Area Two Acquisition and Construction Account shall be closed upon the expenditure of all funds therein including moneys deposited therein as a result of satisfaction of the Release Conditions #1 and Release Conditions #2. Upon presentment by the District Manager or the District to the Trustee of a properly signed requisition in substantially the form attached to the Second Supplemental Indenture, the Trustee shall withdraw moneys from the Assessment Area Two Acquisition and Construction Account and make payment to the Person or Persons so designated in such requisition.

In accordance with the provisions of the Indenture, the Assessment Area Two Bonds are payable solely from the Assessment Area Two Pledged Revenues. Anything in the Indenture to the contrary notwithstanding, the District acknowledges that the Assessment Area Two Pledged Revenues include, without limitation, all amounts on deposit in the Assessment Area Two Acquisition and Construction Account of the Acquisition and Construction Fund then held by the Trustee, and upon the occurrence of an Event of Default with respect to the Assessment Area Two Bonds, (i) the Assessment Area Two Pledged Revenues may not be used by the District (whether to pay costs of the Assessment Area Two Project or otherwise) without the consent of the Majority Holders, and (ii) the Assessment Area Two Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Holders, to pay the reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. Prior to any action by the Trustee under the Master Indenture, the Majority Holders shall provide the Trustee an indemnification regarding any actions so directed. The District also acknowledges and agrees that from and after an Event of Default, the Trustee is authorized to exercise the District's rights under the Collateral Assignment and Mortgagee License (as defined herein) at the direction of the Majority Holders but without the consent or approval of the District and the District covenants not to enter into any contract regarding the Assessment Area Two Project from and after the occurrence of an Event of Default without the written direction of the Majority Holders. See "Events of Default and Remedies" herein. See also "APPENDIX C – COPY OF THE MASTER INDENTURE AND FORM OF SECOND SUPPLEMENTAL INDENTURE" attached hereto for more information regarding the District's covenants.

Assessment Area Two Reserve Account

The Second Supplemental Indenture establishes a "Assessment Area Two Reserve Account" within the Debt Service Reserve Fund for the Assessment Area Two Bonds. The Assessment Area Two Reserve Account will, at the time of delivery of the Assessment Area Two Bonds, be funded from a portion of the net proceeds of the Assessment Area Two Bonds in the amount of the initial Assessment Area Two Reserve Requirement. The "Assessment Area Two Reserve Requirement" or "Reserve Requirement" shall mean an amount initially equal to the maximum annual debt service with respect to the initial principal amount of the Assessment Area Two Bonds determined on the date of issue. Upon satisfaction of the Release Conditions #1, the Assessment Area Two Reserve Requirement shall be reduced to an amount equal to fifty percent (50%) of the maximum annual debt service with respect to the then Outstanding principal amount of the Assessment Area Two Bonds. Upon satisfaction of the Release Conditions #2, the Assessment Area Two Reserve Requirement shall be reduced to an amount equal to ten percent (10%) of the maximum annual debt service with respect to the then Outstanding principal amount of the Assessment Area Two Bonds. If a portion of the Assessment Area Two Bonds are subject to extraordinary mandatory redemption as the result of a prepayment of Assessment Area Two Special Assessments or from funds on deposit in the Assessment Area Two Acquisition and Construction Account after completion of the Assessment Area Two Project (as further described in the Second Supplemental Indenture), the Assessment Area Two Reserve Requirement shall be reduced in accordance with the provisions of the Second Supplemental Indenture. Any amount in the Assessment Area Two Reserve Account may, upon final maturity or redemption of all Outstanding Assessment Area Two Bonds be used to pay principal of and interest on the Assessment Area Two Bonds at that time. The initial Assessment Area Two Reserve Requirement shall be equal to $[_____].

"Release Conditions #1" shall mean collectively (i) all lots in Assessment Area Two have been developed, platted and conveyed to homebuilders, and all of the Assessment Area Two Special Assessments are being collected pursuant to the Uniform Method (as herein defined), as certified by the District Manager in writing and upon which the Trustee may conclusively rely, and (ii) there shall be no

Events of Default under the Master Indenture, all as certified by the District Manager in writing and upon which the Trustee may conclusively rely.

"Release Conditions #2" shall mean collectively (i) satisfaction of Release Conditions #1, (ii) all planned lots that are subject to the Assessment Area Two Special Assessments contain homes that have received a certificate of occupancy and closed with homebuyers, (iii) all of the principal portion of the Assessment Area Two Special Assessments has been assigned to such homes, and (iv) there shall be no Events of Default under the Master Indenture, all as certified by the District Manager in writing and upon which the Trustee may conclusively rely.

On each March 15 and September 15 (or, if such date is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Assessment Area Two Reserve Account and transfer any excess therein above the Assessment Area Two Reserve Requirement for the Assessment Area Two Bonds caused by investment earnings prior to the Completion Date to the Assessment Area Two Acquisition and Construction Account and after the Completion Date to the Assessment Area Two Revenue Account in accordance with the Second Supplemental Indenture.

Notwithstanding any of the foregoing, amounts on deposit in the Assessment Area Two Reserve Account shall be transferred by the Trustee, in the amounts directed in writing by the Majority Holders of the Assessment Area Two Bonds to the Assessment Area Two General Redemption Subaccount of the Assessment Area Two Bond Redemption Account if, as a result of the application of the provisions of the Master Indenture relating to remedies in Events of Default, the proceeds received from lands sold subject to the corresponding Assessment Area Two Special Assessments and applied to redeem a portion of the Assessment Area Two Bonds are less than the principal amount of the Assessment Area Two Bonds indebtedness attributable to such lands.

Subject to the provisions of the Second Supplemental Indenture, on any date the District or the District Manager, on behalf of the District, receives notice that a landowner wishes to prepay its Assessment Area Two Special Assessments relating to the benefited property of such landowner within Assessment Area Two within the District, or as a result of any mandatory true-up payment as a result of any replatting, the District shall cause the District Manager, on behalf of the District, to calculate the principal amount of such Prepayment taking into account a credit against the amount of the Assessment Area Two Prepayment Principal due by the amount of money in the Assessment Area Two Reserve Account that will be in excess of the Assessment Area Two Reserve Requirement, taking into account the proposed Prepayment. Such excess in the Assessment Area Two Reserve Account shall be transferred by the Trustee to the Assessment Area Two Prepayment Subaccount of the Assessment Area Two Bond Redemption Account, as a result of such Prepayment. The District Manager, on behalf of the District, shall make such calculation within ten (10) Business Days after receiving notice of such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Assessment Area Two Reserve Account to the Assessment Area Two Prepayment Subaccount of the Assessment Area Two Bond Redemption Account to be used for the extraordinary mandatory redemption of the Assessment Area Two Bonds in accordance with the Second Supplemental Indenture. The Trustee is authorized to make such transfers and has no duty to verify such calculations. Notwithstanding the foregoing, and as further described in the next succeeding paragraph, upon satisfaction of the Release Conditions #1 or Release Conditions #2, as the case may be, the Trustee shall deposit such excess on deposit in the Assessment Area Two Reserve Account to the Assessment Area Two Acquisition and Construction Account and pay such amount deposited in the Assessment Area Two Acquisition and Construction Account to the Person or Persons designated in a requisition in the form attached to the Second Supplemental Indenture submitted to the District by the Developer which requisition shall be executed by the District and the Consulting Engineer or Person or

Persons designated in a previously submitted properly executed requisition, all or a portion of which remains unfunded. Such payment is authorized notwithstanding that the Completion Date might have been declared, provided that there are Costs of the Assessment Area Two Project that were not paid from moneys initially deposited in the Assessment Area Two Acquisition and Construction Account and the Trustee has on file one (1) or more properly executed unfunded requisitions. In the event there are multiple unfunded requisitions on file with the Trustee, the Trustee shall fund such requisitions in the order the Trustee has received them (from oldest to newest). In the event that there are no unfunded requisitions on file with the Trustee, such excess moneys transferred from the Assessment Area Two Reserve Account to the Assessment Area Two Acquisition and Construction Account shall be deposited into the Assessment Area Two General Redemption Subaccount of the Assessment Area Two Bond Redemption Account.

Upon satisfaction of the Release Conditions #1 or Release Conditions #2 as evidenced by a written certificate of the District Manager delivered to the District and the Trustee, stating that the Release Conditions #1 or Release Conditions #2 have been satisfied and setting forth the amount of the new Assessment Area Two Reserve Requirement, the Trustee shall without further direction reduce the Assessment Area Two Reserve Requirement to either fifty percent (50%) of the maximum annual debt service of the then Outstanding principal amount of the Assessment Area Two Bonds, as calculated by the District Manager, upon satisfaction of Release Conditions #1 or ten percent (10%) upon satisfaction of Release Conditions #2 of the maximum annual debt service of the then Outstanding principal amount of the Assessment Area Two Bonds as calculated by the District Manager. The excess amount in the Assessment Area Two Reserve Account as a result of satisfaction of Release Conditions #1 or Release Conditions #2 shall be transferred to the Assessment Area Two Acquisition and Construction Account. The Trustee may conclusively rely on such written certificate of the District Manager.

In addition, in the event of an extraordinary mandatory redemption from funds transferred to the Assessment Area Two General Redemption Subaccount from the Assessment Area Two Acquisition and Construction Account upon completion of the Assessment Area Two Project, the District, or the District Manager on behalf of the District, shall calculate the Assessment Area Two Reserve Requirement and communicate the same to the Trustee and the Trustee shall apply any excess in the Assessment Area Two Reserve Account toward such extraordinary mandatory redemption.

Application of the Assessment Area Two Pledged Revenues

The Second Supplemental Indenture establishes a "Assessment Area Two Revenue Account" within the Revenue Fund for the Assessment Area Two Bonds. Assessment Area Two Special Assessments (except for Prepayments of Assessment Area Two Special Assessments, which shall be identified as such by the District to the Trustee and deposited in the Assessment Area Two Prepayment Subaccount), shall be deposited by the Trustee into the Assessment Area Two Revenue Account and applied as set forth in the Indenture. Pursuant to the Second Supplemental Indenture, the Trustee shall transfer from amounts on deposit in the Assessment Area Two Revenue Account to the Funds and Accounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, upon receipt but no later than the Business Day next preceding each May 1 commencing May 1, 2026, to the Assessment Area Two Interest Account of the Debt Service Fund, an amount equal to the interest on the Assessment Area Two Bonds becoming due on the next succeeding May 1, less any amounts on deposit in the Assessment Area Two Interest Account not previously credited;

SECOND, upon receipt but no later than the Business Day next preceding each November 1 commencing November 1, 2026, to the Assessment Area Two Interest Account of the Debt Service Fund,

an amount equal to the interest on the Assessment Area Two Bonds becoming due on the next succeeding November 1, less any amounts on deposit in the Assessment Area Two Interest Account not previously credited;

THIRD, no later than the Business Day next preceding each May 1, commencing May 1, 202_, to the Assessment Area Two Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Assessment Area Two Bonds subject to sinking fund redemption on such May 1, less any amounts on deposit in the Assessment Area Two Sinking Fund Account not previously credited;

FOURTH, no later than the Business Day next preceding each May 1, which is a principal payment date for any Assessment Area Two Bonds, to the Assessment Area Two Principal Account of the Debt Service Fund, an amount equal to the principal amount of Assessment Area Two Bonds Outstanding maturing on such May 1, less any amounts on deposit in the Assessment Area Two Principal Account not previously credited;

FIFTH, notwithstanding the foregoing, at any time the Assessment Area Two Bonds are subject to redemption on a date which is not a May 1 or November 1 Interest Payment Date, the Trustee shall be authorized to transfer to the Assessment Area Two Interest Account, the amount necessary to pay interest on the Assessment Area Two Bonds subject to redemption on such date;

SIXTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Assessment Area Two Bonds remain Outstanding, to the Assessment Area Two Reserve Account, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Assessment Area Two Reserve Requirement for the Assessment Area Two Bonds; and

SEVENTH, subject to the foregoing paragraphs, the balance of any moneys remaining after making the foregoing deposits shall be deposited into the Assessment Area Two Costs of Issuance Account to cover any deficiencies in the amount allocated to pay the cost of issuing the Assessment Area Two Bonds and next, any balance in the Assessment Area Two Revenue Account shall remain on deposit in such Assessment Area Two Revenue Account, unless pursuant to the Arbitrage Certificate, it is necessary to make a deposit into the Assessment Area Two Rebate Fund, in which case, the District shall direct the Trustee to make such deposit thereto.

Investments

The Trustee shall, as directed by the District in writing, invest moneys held in any Assessment Area Two Accounts in the Debt Service Fund, the Assessment Area Two Reserve Account within the Debt Service Reserve Fund, and any Assessment Area Two Accounts within the Bond Redemption Fund only in Government Obligations and the other securities described in the definition of Investment Securities (as defined in the Master Indenture). All deposits in time accounts shall be subject to withdrawal without penalty and all investments shall mature or be subject to redemption by the holder without penalty, not later than the date when the amounts will foreseeably be needed for purposes set forth in the Indenture. All securities securing investments under the Master Indenture shall be deposited with a Federal Reserve Bank, with the trust department of the Trustee, as authorized by law with respect to trust funds in the State, or with a bank or trust company having a combined net capital and surplus of not less than $50,000,000. The interest and income received upon such investments and any interest paid by the Trustee or any other depository of any Fund or Account and any profit or loss resulting from the sale of securities shall be added or charged to the Fund or Account for which such investments are made; provided, however, that if the amount in any Fund or Account equals or exceeds the amount required to be on deposit therein, subject to

the provisions of the Indenture, any interest and other income so received shall be deposited in the related Series Account of the Revenue Fund. Upon request of the District, or on its own initiative whenever payment is to be made out of any Fund or Account, the Trustee shall sell such securities as may be requested to make the payment and restore the proceeds to the Fund or Account in which the securities were held. The Trustee shall not be accountable for any depreciation in the value of any such security or for any loss resulting from the sale thereof, except as provided in the Indenture. If net proceeds from the sale of securities held in any Fund or Account shall be less than the amount invested and, as a result, the amount on deposit in such Fund or Account is less than the amount required to be on deposit in such Fund or Account, the amount of such deficit shall be transferred to such Fund or Account from the related Series Account of the Revenue Fund.

Absent specific instructions as aforesaid or absent standing instructions from the District for investment of such moneys, then the Trustee shall not be responsible or liable for keeping the moneys invested or for any losses because such amounts are not invested. The Trustee shall not be liable or responsible for any loss or failure to achieve the highest return, or entitled to any gain, resulting from any investment or sale upon the investment instructions of the District or otherwise, including that set forth in the first sentence of this paragraph. The Trustee may make any investments permitted by the provisions of this section through its own bond department or investment department.

The Trustee shall value the assets in each of the Funds and Accounts established under the Indenture forty-five (45) days prior to each Interest Payment Date, and as soon as practicable after each such valuation date (but no later than ten (10) days after each such valuation date) shall provide the District a report of the status of each Fund and Account as of the valuation date. For the purpose of determining the amount on deposit to the credit of any Fund or Account established under the Indenture, obligations in which money in such Fund or Account shall have been invested shall be valued at the market value or the amortized cost thereof, whichever is lower, or at the redemption price thereof, to the extent that any such obligation is then redeemable at the option of the holder. See "APPENDIX C – COPY OF THE MASTER INDENTURE AND FORM OF SECOND SUPPLEMENTAL INDENTURE" attached hereto for more information.

Master Indenture Provisions Relating to Bankruptcy of Developer or Other Obligated Person

For purposes of this heading, (a) each Series of Bonds, including the Assessment Area Two Bonds, secured by and payable from Special Assessments, including the Assessment Area Two Special Assessments, levied against property owned by any Insolvent Taxpayer (as defined below) are collectively referred to herein as the "Affected Bonds" and (b) the Special Assessments levied against any Insolvent Taxpayer's property and pledged under one (1) or more Supplemental Indentures as security for the Affected Bonds are collectively referred to herein as the "Affected Special Assessments".

The Master Indenture contains the following provisions which shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to the Affected Special Assessments (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding"). For as long as any Affected Bonds remain Outstanding, in any Proceeding involving the District, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments, the District, to the extent permitted by applicable law, shall be obligated to act in accordance with any direction from the Trustee with regard to all matters directly or indirectly affecting at least three percent (3%) of the Outstanding aggregate principal amount of the Affected Bonds or for as long as any Affected Bonds remain Outstanding, in any proceeding involving the

District, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments or the Trustee. The District will agree that it shall not be a defense to a breach of the foregoing covenant that it has acted upon advice of counsel in not complying with this covenant.

The District will acknowledge and agree in the Master Indenture that, although the Affected Bonds were issued by the District, the Owners of the Affected Bonds are categorically the party with the ultimate financial stake with respect to the Affected Bonds and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving any Insolvent Taxpayer: (a) the District, to the extent permitted by applicable law, will agree that it shall follow the direction of the Trustee in making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Affected Special Assessments, the Affected Bonds or any rights of the Trustee under the Indenture; (b) to the extent permitted by applicable law, the District will agree that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Affected Special Assessments, the Affected Bonds or any rights of the Trustee under the Indenture that is inconsistent with any direction from the Trustee; (c) to the extent permitted by applicable law, the Trustee shall have the right, but is not obligated to, (i) vote in any such Proceeding any and all claims of the District, or (ii) file any motion, pleading, plan or objection in any such Proceeding on behalf of the District, including without limitation, motions seeking relief from the automatic stay, dismissal the Proceeding, valuation of the property belonging to the Insolvent Taxpayer, termination of exclusivity, and objections to disclosure statements, plans of liquidation or reorganization, and motions for use of cash collateral, seeking approval of sales or post-petition financing. If the Trustee chooses to exercise any such rights, the District shall be deemed to have appointed the Trustee as its agent and granted to the Trustee an irrevocable power of attorney coupled with an interest, and its proxy, for the purpose of exercising any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute any claims, to propose and prosecute a bankruptcy plan, to vote to accept or reject a plan, and to make any election under Section 1111(b) of the Bankruptcy Code and (d) the District shall not challenge the validity or amount of any claim submitted in such Proceeding by the Trustee in good faith or any valuations of the lands owned by any Insolvent Taxpayer submitted by the Trustee in good faith in such Proceeding or take any other action in such Proceeding, which is adverse to Trustee's enforcement of the District claim and rights with respect to the Affected Special Assessments or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District will agree that the Trustee shall have the right (i) to file a proof of claim with respect to the Affected Special Assessments, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

Notwithstanding the provisions of the immediately preceding paragraphs, nothing under this heading shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for operation and maintenance assessments and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion; provided, however, the District shall not take any action to reduce the amount of any Special Assessments. Any actions taken by the District in pursuance of its claim for operation and maintenance assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the Special Assessments relating to the Bonds Outstanding whether such claim is pursued by the District or the Trustee.

Events of Default and Remedies

The Master Indenture will provide that each of the following shall be an "Event of Default" under the Master Indenture with respect to the Assessment Area Two Bonds:

(a) if payment of any installment of interest on any Assessment Area Two Bond is not made when it becomes due and payable; or

(b) if payment of the principal or Redemption Price of any Assessment Area Two Bond is not made when it becomes due and payable at maturity or upon call or presentation for redemption; or

(c) if the District, for any reason, fails in, or is rendered incapable of, fulfilling its obligations under the Indenture or under the Act, which failure or incapacity may be reasonably determined solely by the Majority Holders of the Assessment Area Two Bonds; or

(d) if the District proposes or makes an assignment for the benefit of creditors or enters into a composition agreement with all or a material part of its creditors, or a trustee, receiver, executor, conservator, liquidator, sequestrator or other judicial representative, similar or dissimilar, is appointed for the District or any of its assets or revenues, or there is commenced any proceeding in liquidation, bankruptcy, reorganization, arrangement of debts, debtor rehabilitation, creditor adjustment or insolvency, local, state or federal, by or against the District and if such is not vacated, dismissed or stayed on appeal within ninety (90) days; or

(e) if the District defaults in the due and punctual performance of any other covenant in the Indenture or in any Assessment Area Two Bond issued pursuant to the Indenture and such default continues for sixty (60) days after written notice requiring the same to be remedied shall have been given to the District by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Majority Holders of the Outstanding Assessment Area Two Bonds; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within such sixty (60) day period, no Event of Default shall be deemed to have occurred or exist if, and so long as, the District shall commence such performance within such sixty (60) day period and shall diligently and continuously prosecute the same to completion; or

(f) if at any time the amount in the Assessment Area Two Reserve Account is less than the Assessment Area Two Reserve Requirement as a result of the Trustee withdrawing an amount therefrom to satisfy the Debt Service Requirement on the Assessment Area Two Bonds and such amount has not been restored within thirty (30) days of such withdrawal; or

(g) more than twenty percent (20%) of the "maintenance special assessments" levied by the District on District Lands upon which the Assessment Area Two Special Assessments are levied to secure the Assessment Area Two Bonds pursuant to Section 190.021(3), Florida Statutes, as amended, and collected directly by the District have become due and payable and have not been paid within ninety (90) days of when due.

The Trustee shall not be required to rely on any official action, admission or declaration by the District before recognizing that an Event of Default under (c) above has occurred.

No Series of Bonds issued under the Master Indenture shall be subject to acceleration. Upon the occurrence and continuance of an Event of Default with respect to the Assessment Area Two Bonds, no

optional redemption or extraordinary mandatory redemption of Assessment Area Two Bonds pursuant to Article VIII of the Master Indenture shall occur unless all of the Assessment Area Two Bonds where an Event of Default has occurred will be redeemed or one hundred percent (100%) of the Holders of the Assessment Area Two Bonds agree to such redemption.

If any Event of Default with respect to the Assessment Area Two Bonds has occurred and is continuing, the Trustee, in its discretion may, and upon the written request of the Majority Holders of the Outstanding Assessment Area Two Bonds and receipt of indemnity to its satisfaction shall, in its capacity as Trustee:

(a) by mandamus, or other suit, action or proceeding at law or in equity, enforce all rights of the Holders of the Assessment Area Two Bonds, including, without limitation, the right to require the District to carry out any agreements with, or for the benefit of, the Assessment Area Two Bondholders and to perform its or their duties under the Act;

(b) bring suit upon the Assessment Area Two Bonds;

(c) by action or suit in equity require the District to account as if it were the trustee of an express trust for the Holders of the Assessment Area Two Bonds;

(d) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of the rights of the Holders of the Assessment Area Two Bonds; and

(e) by other proceeding in law or equity, exercise all rights and remedies provided for by any other document or instrument securing the Assessment Area Two Bonds.

If any proceeding taken by the Trustee on account of any Event of Default is discontinued or is determined adversely to the Trustee, then the District, the Trustee, the applicable Paying Agent and the Bondholders shall be restored to their former positions and rights under the Indenture as though no such proceeding had been taken.

The Majority Holders of the Outstanding Assessment Area Two Bonds then subject to remedial proceedings under the Master Indenture shall have the right to direct the method and place of conducting all remedial proceedings by the Trustee under the applicable Indenture, provided that such directions shall not be otherwise than in accordance with applicable law and the applicable provisions of the Indenture.

See also "Acquisition and Construction Account" herein for certain provisions operable after an Event of Default.

No Bondholder shall have any right to pursue any remedy under the Indenture unless (a) the Trustee shall have been given written notice of an Event of Default, (b) the Majority Holders of the Outstanding Assessment Area Two Bonds shall have requested the Trustee, in writing, to exercise the powers granted in such Indenture or to pursue such remedy in its or their name or names, (c) the Trustee shall have been offered indemnity satisfactory to it against costs, expenses and liabilities, and (d) the Trustee shall have failed to comply with such request within a reasonable time.

See also "APPENDIX C - COPY OF THE MASTER INDENTURE AND FORM OF SECOND SUPPLEMENTAL INDENTURE" attached hereto for more information.

Agreement for Assignment of Development Rights

[Contemporaneously with the issuance of the Assessment Area Two Bonds, the Developer and the District will enter into a collateral assignment, subject to the Mortgagee License (the "Collateral Assignment"). The following description of the Collateral Assignment is qualified in its entirety by reference to the Collateral Assignment. Pursuant to the Collateral Assignment, the Developer will collaterally assign to the extent assignable and to the extent solely owned or controlled by the Developer at execution of the Collateral Assignment, to the District all of the respective development rights and contract rights relating to the Assessment Area Two Project (the "Development and Contract Rights") as security for the Developer's payment and performance and discharge of its obligation to pay the Assessment Area Two Special Assessments levied against the District Lands within Assessment Area Two owned by the Developer when due. The assignment is inchoate and will become absolute upon failure of the Developer to pay the Assessment Area Two Special Assessments levied against the lands within Assessment Area Two owned by the Developer. The Development and Contract Rights specifically excludes any such portion of the Development and Contract Rights which have been previously assigned, transferred, or otherwise conveyed to a homebuilder or homebuyer resulting from the sale of certain lands within the District in the ordinary course of business, the Village, the County, the District, any applicable homeowner's association or other governing entity or association for the benefit of the Assessment Area Two Project. Subject to the terms of the Collateral Assignment and without intending to alter the same, the District, pursuant to the Second Supplemental Indenture, will assign its rights under the Collateral Assignment to the Trustee for the benefit of the Bondholders, from time to time, of the Assessment Area Two Bonds. The Trustee shall not be deemed to have accepted any obligation under the Collateral Assignment by virtue of such assignment. The Developer has previously entered into a collateral assignment of certain development rights in favor of the Construction Lender. Upon issuance of the Assessment Area Two Bonds, the District and the Developer will enter into an agreement with the Construction Lender whereby the Construction Lender will grant to the District the Mortgagee License providing for the use by the District of the development and contract rights assigned to it that would be necessary to complete development of Assessment Area Two in the event of a failure by the Developer to pay the Assessment Area Two Special Assessments, provided the use of such Mortgagee License is not in a manner inconsistent with the continued rights of the Construction Lender. See "THE DEVELOPMENT – Land Acquisition/Development Financing" herein.]

Completion Agreement

[In connection with the issuance of the Assessment Area Two Bonds, the District and the Developer will enter into an agreement (the "Completion Agreement") pursuant to which the Developer will agree to complete or to provide funds to the District to complete the Assessment Area Two Project to the extent that proceeds of the Assessment Area Two Bonds and any future Series of Bonds of the District are insufficient therefor. Remedies for a default under the Completion Agreement include damages and/or specific performance. The obligations of the Developer under the Completion Agreement are unsecured obligations of the Developer.]

Enforcement of Collateral Assignment and Completion Agreement

The District covenants in the Indenture that it shall promptly and strictly enforce the provisions of the Collateral Assignment and Completion Agreement. Upon the occurrence of an event entitling the District to pursue its remedies under the Collateral Assignment and/or Completion Agreement, the District covenants and agrees it will timely pursue such remedies in accordance with the Collateral Assignment and/or Completion Agreement, as applicable, and upon an Event of Default under the Master Indenture,

the District agrees that the Trustee, upon the written direction of the Majority Holders and its receipt of indemnity satisfactory to it, may enforce the provisions of the Collateral Assignment and/or Completion Agreement in lieu of the District.

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ENFORCEMENT OF ASSESSMENT COLLECTIONS

General

The primary source of payment for the Assessment Area Two Bonds is the collection of the Assessment Area Two Special Assessments imposed on the lands in Assessment Area Two in the District specially benefited by the Assessment Area Two Project pursuant to the Assessment Proceedings. See "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein and "APPENDIX B – ASSESSMENT REPORTS."

The imposition, levy, and collection of the Assessment Area Two Special Assessments must be done in compliance with the provisions of Florida law. Failure by the District, the Martin County Tax Collector (the "Tax Collector") or the Martin County Property Appraiser ("Property Appraiser") to comply with such requirements could result in delay in the collection of, or the complete inability to collect, Assessment Area Two Special Assessments during any year. Such delays in the collection of Assessment Area Two Special Assessments, or complete inability to collect any of the Assessment Area Two Special Assessments, would have a material adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on the Assessment Area Two Bonds. See "BONDOWNERS' RISKS" herein. To the extent that landowners fail to pay the Assessment Area Two Special Assessments, delay payments, or are unable to pay the same, the successful pursuance of collection procedures available to the District is essential to continued payment of principal of and interest on the Assessment Area Two Bonds.

For the Assessment Area Two Special Assessments to be valid, the Assessment Area Two Special Assessments must meet two requirements: (1) the benefit from the Assessment Area Two Project to the lands subject to the Assessment Area Two Special Assessments must exceed or equal the amount of the Assessment Area Two Special Assessments, and (2) the Assessment Area Two Special Assessments must be fairly and reasonably allocated across all such benefited properties. The Certificate of the Assessment Consultant to be delivered at closing will certify that these requirements have been met with respect to the Assessment Area Two Special Assessments. In the event that the Assessment Area Two Special Assessments are levied based on the assumptions that future contributions will be made, or that future assessments may be levied to secure future bond issuances, the Assessment Area Two Special Assessments may need to be reallocated in the event such contributions are not made and/or future assessments and bonds are not levied and issued.

Pursuant to the Act and the Assessment Proceedings, the District may collect the Assessment Area Two Special Assessments through a variety of methods. See "BONDOWNERS' RISKS" herein. Initially, and for undeveloped properties, the District will directly issue annual bills to landowners requiring payment of the Assessment Area Two Special Assessments, and will enforce that bill through foreclosure proceedings. See "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein and "APPENDIX B – ASSESSMENT REPORTS" hereto. For platted lands, the Assessment Area Two Special Assessments will be added to the County tax roll and collected pursuant to the Uniform Method. The following is a description of certain statutory provisions relating to each of these collection methods. Such description is not intended to be exhaustive and is qualified in its entirety by reference to such statutes. The Assessment Area Two Bonds will be secured by Assessment Area Two Special Assessments levied on the four hundred twelve (412) platted units within Assessment Area Two.

Direct Billing & Foreclosure Procedure

As noted above, and pursuant to Chapters 170 and 190 of the Florida Statutes, the District may directly levy, collect and enforce the Assessment Area Two Special Assessments. In this context, Section 170.10, Florida Statutes provides that upon the failure of any property owner to timely pay all or any part of its annual installment of principal and/or interest of a special assessment due, including the Assessment Area Two Special Assessments, the whole assessment, with the interest and penalties thereon, shall immediately become due and payable and subject to foreclosure. Generally stated, the governing body of the entity levying the special assessment, in this case the District, may foreclose by commencing a foreclosure proceeding in the same manner as the foreclosure of a real estate mortgage, or, alternatively, by commencing an action under Chapter 173, Florida Statutes, which relates to foreclosure of municipal tax and special assessment liens. Such proceedings are in rem, meaning that the action would be brought against the land, and not against the landowner. In light of the one-year tolling period required before the District may commence a foreclosure action under Chapter 173, Florida Statutes, it is likely the District would commence an action to foreclose in the same manner as the foreclosure of a real estate mortgage rather than proceeding under Chapter 173, Florida Statutes.

Enforcement of the obligation to pay Assessment Area Two Special Assessments and the ability to foreclose the lien of such Special Assessments upon the failure to pay such Assessment Area Two Special Assessments may not be readily available or may be limited because enforcement is dependent upon judicial action which is often subject to discretion and delay. Additionally, there is no guarantee that there will be demand for any foreclosed lands sufficient to repay the Assessment Area Two Special Assessments. See "BONDOWNERS' RISKS" herein.

Uniform Method Procedure

Subject to certain conditions, and for platted lands (as described above), the District may alternatively elect to collect the Assessment Area Two Special Assessments using the uniform method of collection afforded under Section 197.3632, Florida Statutes (the "Uniform Method"). The Uniform Method of collection is available only in the event the District complies with statutory and regulatory requirements and enters into agreements with the Tax Collector and Property Appraiser providing for the Assessment Area Two Special Assessments to be levied and then collected in this manner.

If the Uniform Method of collection is used, the Special Assessments will be collected together with County, school, special district, and other ad valorem taxes and non-ad valorem assessments (together, "Taxes and Assessments"), all of which will appear on the tax bill (also referred to as a "tax notice") issued to each landowner in the District. The statutes relating to enforcement of Taxes and Assessments provide that such Taxes and Assessments become due and payable on November 1 of the year when assessed, or as soon thereafter as the certified tax roll is received by the Tax Collector, and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such Taxes and Assessments – including the Assessment Area Two Special Assessments – are to be billed, and landowners in the District are required to pay, all Taxes and Assessments without preference in payment of any particular increment of the tax bill, such as the increment owing for the Assessment Area Two Special Assessments. In other words, any partial prepayment by a landowner must be distributed in equal proportion to all taxing districts and levying authorities.

All Taxes and Assessment Area Two Special Assessments are payable at one (1) time, except for partial payment schedules as may be provided by Florida law such as Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed

in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full. Therefore, in the event the Assessment Area Two Special Assessments are to be collected pursuant to the Uniform Method, any failure to pay any one (1) line item, would cause the Assessment Area Two Special Assessments to not be collected to that extent, which could have a significant adverse effect on the ability of the District to make full or punctual payment of the Debt Service requirements on the Assessment Area Two Bonds.

Under the Uniform Method, if the Assessment Area Two Special Assessments are paid during November when due or during the following three (3) months, the taxpayer is granted a variable discount equal to four percent (4%) in November and decreasing one (1) percentage point per month to one percent (1%) in February. No discount is given for payment in March or later. All unpaid Taxes and Assessments become delinquent on April 1 of the year following assessment.

The Tax Collector is required to collect the Taxes and Assessments on the tax bill prior to April 1 and, after that date, to institute statutory procedures upon delinquency to collect such Taxes and Assessments through the sale of "tax certificates," as discussed below. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process. Neither the District nor the Underwriter can give any assurance to the holders of the Assessment Area Two Bonds (1) that the past experience of the Tax Collector with regard to tax and special assessment delinquencies is applicable in any way to the Assessment Area Two Special Assessments, (2) that future landowners and taxpayers in the District will pay such Assessment Area Two Special Assessments, (3) that a market may exist in the future for tax certificates in the event of sale of such certificates for taxable units within the District, and (4) that the eventual sale of tax certificates for real property within the District, if any, will be for an amount sufficient to pay amounts due under the Assessment Proceedings to discharge the lien of the Assessment Area Two Special Assessments and all other liens that are coequal therewith.

Collection of delinquent Assessment Area Two Special Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessment Area Two Special Assessments due. Prior to the sale of tax certificates, the landowner may bring current the delinquent Taxes and Assessments and cancel the tax certificate process by paying the total amount of delinquent Taxes and Assessments plus all applicable interest, costs and charges. If the landowner does not act, the Tax Collector is required to attempt to sell tax certificates by public bid to the person who pays the delinquent Taxes and Assessments owing, and any applicable interest, costs and charges, and who accepts the lowest interest rate per annum to be borne by the certificates (but not more than eighteen percent (18%)).

If there are no bidders, the tax certificate is issued to the County. The County is to hold, but not pay for, the tax certificate with respect to the property, bearing interest at the maximum legal rate of interest, which is currently eighteen percent (18%). The Tax Collector does not collect any money if tax certificates are issued, or struck off, to the County. The County may sell such certificates to the public at any time after issuance, but before a tax deed application is made, at the face amount thereof plus interest at the rate of not more than eighteen percent (18%) per annum, costs and charges. Proceeds from the sale of tax certificates are required to be used to pay Taxes and Assessments (including the Assessment Area Two Special Assessments), interest, costs and charges on the real property described in the certificate.

Any tax certificate in the hands of a person other than the County may be redeemed and canceled, in whole or in part (under certain circumstances), at any time before a tax deed is issued (unless full payment for a tax deed is made to the clerk of court, including documentary stamps and recording fees),

at a price equal to the face amount of the certificate or portion thereof together with all interest, costs, and charges due. Regardless of the interest rate actually borne by the certificates, persons redeeming tax certificates must pay a minimum interest rate of five percent (5%), unless the rate borne by the certificates is zero percent (0%). The proceeds of such a redemption are paid to the Tax Collector who transmits to the holder of the tax certificate such proceeds less service charges, and the certificate is canceled. Redemption of tax certificates held by the County is effected by purchase of such certificates from the County, as described above.

For any holder other than the County, a tax certificate expires seven years after the date of issuance, if a tax deed has not been applied for, and no other administrative or legal proceeding, including a bankruptcy, has existed of record. After an initial period ending two years from April 1 of the year of issuance of a certificate, during which period actions against the land are held in abeyance to allow for sales and redemptions of tax certificates, and before the expiration of seven years from the date of issuance, the holder of a certificate may apply for a tax deed to the subject land. The applicant is required to pay to the Tax Collector at the time of application all amounts required to redeem or purchase all other outstanding tax certificates covering the land, plus interest, any omitted taxes or delinquent taxes and interest, and current taxes, if due (as well as any costs of resale, if applicable). If the County holds a tax certificate on property valued at $5,000 or more and has not succeeded in selling it, the County must apply for a tax deed two years after April 1 of the year of issuance of the certificate or as soon thereafter as is reasonable. The County pays costs and fees to the Tax Collector but not any amount to redeem any other outstanding certificates covering the land. Thereafter, the property is advertised for public sale.

In any such public sale conducted by the Clerk of the Circuit Court, the private holder of the tax certificate who is seeking a tax deed for non-homestead property is deemed to submit a minimum bid equal to the amount required to redeem the tax certificate, charges for the cost of sale, including costs incurred for the service of notice required by statute, redemption of other tax certificates on the land, and all other costs to the applicant for the tax deed, plus interest thereon. In the case of homestead property, the minimum bid is also deemed to include, in addition to the amount of money required for the minimum bid on non-homestead property, an amount equal to one-half (1/2) of the latest assessed value of the homestead. If there are no higher bids, the holder receives title to the land, and the amounts paid for the certificate and in applying for a tax deed are credited toward the purchase price. The holder is also responsible for payment of any amounts included in the bid not already paid, including but not limited to, documentary stamp tax, recording fees, and, if property is homestead property, the moneys to cover the one-half (1/2) value of the homestead. If there are other bids, the holder may enter the bidding. The highest bidder is awarded title to the land. The portion of proceeds of such sale needed to redeem the tax certificate, together with all subsequent unpaid taxes plus the costs and expenses of the application for deed, with interest on the total of such sums, are forwarded to the holder thereof or credited to such holder if such holder is the successful bidder. Excess proceeds are distributed first to satisfy governmental liens against the land and then to the former title holder of the property (less service charges), lienholder of record, mortgagees of record, vendees of recorded contracts for deeds, and other lienholders and any other person to whom the land was last assessed on the tax roll for the year in which the land was assessed, all as their interest may appear.

Except for certain governmental liens, certain easements, and certain restrictive covenants and restrictions, no right, interest, restriction or other covenant survives the issuance of a tax deed. Thus, for example, outstanding mortgages on property subject to a tax deed would be extinguished.

If there are no bidders at the public sale, the clerk shall enter the land on a list entitled "lands available for taxes" and shall immediately notify the County Commission that the property is available. At

any time within ninety (90) days from the date the property is placed on the list, the County may purchase the land for the opening bid, or may waive its rights to purchase the property. Thereafter, and without further notice or advertising, any person, the County or any other governmental unit may purchase the land by paying the amount of the opening bid. Ad valorem taxes and non-ad valorem assessments accruing after the date of public sale do not require repetition of the bidding process but are added to the minimum bid. Three (3) years from the date the land was offered for public sale, unsold lands escheat to the County in which they are located, free and clear. All tax certificates, accrued taxes, and liens of any nature against the property are canceled and a tax deed is executed vesting title in the governing board of such County.

There can be no guarantee that the Uniform Method will result in the payment of Assessment Area Two Special Assessments. For example, the demand for tax certificates is dependent upon various factors, which include the rate of interest that can be earned by ownership of such certificates and the underlying value of the land that is the subject of such certificates and which may be subject to sale at the demand of the certificate holder. Therefore, the underlying market value of the property within the District may affect the demand for certificates and the successful collection of the Assessment Area Two Special Assessments, which are the primary source of payment of the Assessment Area Two Bonds. Additionally, legal proceedings under federal bankruptcy law brought by or against a landowner who has not yet paid his or her property taxes or assessments would likely result in a delay in the sale of tax certificates. See "BONDOWNERS' RISKS" herein.

[Remainder of page intentionally left blank]

ESTIMATED SOURCES AND USES OF BOND PROCEEDS

Sources:	
Par Amount of Assessment Area Two Bonds	$
[Less/Plus] [Net] Original Issue [Discount/Premium]	
Total Sources	**$**
Uses:	
Deposit to Assessment Area Two Acquisition and Construction Account	$
Deposit to Assessment Area Two Reserve Account	
Deposit to Assessment Area Two Costs of Issuance Account	
Deposit to Assessment Area Two Interest Account*	
Underwriter's Discount	
Total Uses	**$**

[Remainder of page intentionally left blank]

* To be used to pay interest coming due on the Assessment Area Two Bonds through and on November 1, 20[__].

DEBT SERVICE REQUIREMENTS

The following table sets forth the scheduled debt service on the Assessment Area Two Bonds:

Period Ending November 1	Principal	Interest	Total Debt Service
*			
TOTAL	**$**	**$**	**$**

* The Assessment Area Two Bonds mature on May 1, 20____.

BONDOWNERS' RISKS

There are certain risks inherent in an investment in bonds secured by special assessments issued by a public authority or governmental body in the State. Certain of such risks are associated with the Assessment Area Two Bonds offered hereby and are set forth below. This heading does not purport to summarize all risks that may be associated with purchasing or owning the Assessment Area Two Bonds and prospective purchasers are advised to read this Limited Offering Memorandum, including all appendices hereto, in its entirety to identify investment considerations relating to the Assessment Area Two Bonds. Prospective investors in the Assessment Area Two Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Assessment Area Two Bonds and have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment.

Limited Pledge

The principal security for the payment of the principal of and interest on the Assessment Area Two Bonds is the timely collection of the Assessment Area Two Special Assessments. Recourse for the failure of any landowner to pay the Assessment Area Two Special Assessments, or otherwise fail to comply with its obligations, is limited to the collection proceedings against the land within Assessment Area Two, which proceedings differ depending on whether the Assessment Area Two Special Assessments are being collected pursuant to the Uniform Method or directly by the District. The Assessment Area Two Special Assessments do not constitute a personal indebtedness of the landowners but are secured only by a lien on the land subject to the Assessment Area Two Special Assessments. The District has not granted, and may not grant under State law, a mortgage or security interest on any land subject to the Assessment Area Two Special Assessments. Furthermore, the District has not pledged the revenues, if any, from the operation of any portion of the Assessment Area Two Project as security for, or a source of payment of, the Assessment Area Two Bonds. The Developer is not a guarantor of payment of any Assessment Area Two Special Assessments and the recourse for the Developer's failure to pay the Assessment Area Two Special Assessments on any land owned by the Developer within Assessment Area Two, like any landowner, is limited to the collection proceedings against such land. Several mortgage lenders have in the past, raised legal challenges to the primacy of liens similar to those of the Assessment Area Two Special Assessments in relation to the liens of mortgages burdening the same real property. There can be no assurance that mortgage lenders will not challenge the priority of the lien status of the Assessment Area Two Special Assessments in the event that actions are taken to foreclose on any property in Assessment Area Two.

Bankruptcy and Related Risks

The various legal opinions to be delivered concurrently with the delivery of the Assessment Area Two Bonds (including Bond Counsel's approving opinion) will be qualified as to the enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. Under existing constitutional and statutory law and judicial decisions, in the event of the institution of bankruptcy or similar proceedings with respect to any landowner, including the Developer, if applicable, the remedies specified by federal, State and local law and in the Indenture and the Assessment Area Two Bonds, including, without limitation, enforcement of the obligation to pay the Assessment Area Two Special Assessments, may not be readily available or may be limited. Bankruptcy can also affect the ability of (1) any landowner being able to pay the Assessment Area Two Special Assessments, (2) the Tax Collector being able to sell tax certificates related to land owned by a landowner in bankruptcy, to the extent the Uniform

Method is being utilized for collecting the Assessment Area Two Special Assessments, and (3) the inability of the District to foreclose the lien of the Assessment Area Two Special Assessments not being collected by the Uniform Method. Any such adverse effect, either partially or fully, on the ability to enforce such remedies, could have a material adverse effect on the District's ability to make the full or punctual payment of debt service on the Assessment Area Two Bonds.

Delay and Discretion Regarding Remedies

The remedies available to the owners of the Assessment Area Two Bonds are in many respects dependent upon judicial actions which are often subject to discretion and delay. In addition to legal delays that could result from bankruptcy, the ability of the District to enforce collection of delinquent Assessment Area Two Special Assessments will be dependent upon various factors, including the delay inherent in any judicial proceeding and the value of the land which is the subject of such proceedings and which may be subject to sale. In addition, if the District commences a foreclosure action against a landowner for nonpayment of Assessment Area Two Special Assessments, such landowner might raise affirmative defenses to such foreclosure action, which affirmative defenses could result in delays in completing the foreclosure action.

Limitation on Funds Available to Exercise Remedies

In the event of a default by a landowner in payment of Assessment Area Two Special Assessments, if the Assessment Area Two Special Assessments are not collected under the Uniform Method, a foreclosure may be commenced to collect the delinquent Assessment Area Two Special Assessments. It is possible that there will not be sufficient funds to pay for the foreclosure and/or that funds on deposit under the Indenture may be used to pay such costs. Under the Code (hereinafter defined), there are limitations on the amount of the Assessment Area Two Bond proceeds that can be used for such purposes. As a result, there may be insufficient funds for the exercise of remedies.

Determination of Land Value upon Default

To the extent that any portion of the Assessment Area Two Special Assessments are being collected by the Uniform Method, the ability of the Tax Collector to sell tax certificates, and to the extent that any portion of the Assessment Area Two Special Assessments are not being collected by the Uniform Method, the ability of the District to sell land upon foreclosure, both will be dependent upon various factors, including the interest rate which can be earned by ownership of such certificates and the value of the land which is the subject of such certificates and which may be subject to sale at the demand of the certificate holder after two years. The determination of the benefits to be received by the benefited land within Assessment Area Two within the District as a result of implementation and development of the Assessment Area Two Project is not indicative of the realizable or market value of the land, which value may actually be higher or lower than the assessment of benefits. In other words, the value of the land could potentially be ultimately less than the debt secured by the Assessment Area Two Special Assessments associated with it. To the extent that the realizable or market value of the land is lower than the assessment of benefits, the ability of the Tax Collector to sell tax certificates relating to such land, or the District to sell such land upon foreclosure, may be adversely affected. Such adverse effect could render the District unable to collect delinquent Assessment Area Two Special Assessments, if any, and could negatively impact the ability of the District to make the full or punctual payment of debt service on the Assessment Area Two Bonds.

Landowner Challenge of Assessed Valuation

State law provides both administrative and judicial procedures whereby a taxpayer may contest the assessed valuation of his or her property determined by the Property Appraiser. If the individual property owner believes that his or her property has not been appraised at just value, the owner may (i) request an informal conference with the Property Appraiser to resolve the issue, (ii) file a petition with the clerk of the county value adjustment board, or (iii) appeal to the Circuit Court within sixty (60) days of the certification for collection of the tax roll or within sixty (60) days of the issuance of a final decision by the value adjustment board. A petitioner before the value adjustment board who challenges the assessed value of property must pay all non-ad valorem assessments and make a partial payment of at least seventy-five percent (75%) of the ad valorem taxes, less any applicable discount, before the taxes become delinquent. Before any judicial action to contest a tax assessment may be brought, the taxpayer shall pay to the tax collector not less than the amount of the tax which the taxpayer admits in good faith to be owing. During any such proceeding, all procedures for the collection of the unpaid taxes are suspended until the petition or suit is resolved. This could result in a delay in the collection of the Assessment Area Two Special Assessments which could have a material adverse effect upon the ability of the District to make full or punctual payment of the debt service on the Assessment Area Two Bonds.

Failure to Comply with Assessment Proceedings

The District is required to comply with statutory procedures in levying the Assessment Area Two Special Assessments. Failure of the District to follow these procedures could result in the Assessment Area Two Special Assessments not being levied or potential future challenges to such levy.

Other Taxes

The willingness and/or ability of a landowner within Assessment Area Two to pay the Assessment Area Two Special Assessments could be affected by the existence of other taxes and assessments imposed upon the property. Public entities whose boundaries overlap those of the District, such as a County, a school board, a municipality and other special districts, could, without the consent of the owners of the land within Assessment Area Two, impose additional taxes or assessments on the property within Assessment Area Two. County, municipal, school and special district taxes and assessments, including the Assessment Area Two Special Assessments, and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, are payable at the same time when collected under the Uniform Method, except for partial payment schedules as may be provided by Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment, the taxpayer cannot designate specific line items on the tax bill as deemed paid in full. Therefore, any failure by a landowner to pay any one (1) line item, whether or not it is the Assessment Area Two Special Assessments, would result in such landowner's assessments to not be collected to that extent, which could have a significant adverse impact on the District's ability to make full or punctual payment of debt service on the Assessment Area Two Bonds.

The District may also impose additional assessments which could encumber the property burdened by the Assessment Area Two Special Assessments. The District anticipates imposing operation and maintenance assessments encumbering the same property encumbered by the Assessment Area Two Special Assessments. In addition, lands within the District may also be subject to assessments by property and homeowner associations.

Inadequacy of Reserve Account

Some of the risk factors described herein, if materialized, could result in a delay in the collection of the Assessment Area Two Special Assessments or a failure to collect the Assessment Area Two Special Assessments, but may not affect the timely payment of debt service on the Assessment Area Two Bonds because of the Assessment Area Two Reserve Account established by the District for the Assessment Area Two Bonds. However, the ability of the District to fund deficiencies caused by delinquent or delayed Assessment Area Two Special Assessments is dependent upon the amount, duration and frequency of such deficiencies or delays. If the District has difficulty in collecting the Assessment Area Two Special Assessments, the Assessment Area Two Reserve Account could be rapidly depleted and the ability of the District to pay debt service could be materially adversely affected. Owners should note that although the Indenture contains the Assessment Area Two Reserve Account Requirement for the Assessment Area Two Reserve Account, and a corresponding obligation on the part of the District to replenish the Assessment Area Two Reserve Account to the Assessment Area Two Reserve Account Requirement, the District does not have a designated revenue source for replenishing the Assessment Area Two Reserve Account. Moreover, the District may not be permitted to re-assess real property then burdened by the Assessment Area Two Special Assessments in order to provide for the replenishment of the Assessment Area Two Reserve Account.

Moneys on deposit in the Assessment Area Two Reserve Account may only be invested in certain obligations permitted under the Master Indenture. Fluctuations in interest rates and other market factors could affect the amount of moneys available in the Assessment Area Two Reserve Account to make up deficiencies or delays in collection of Assessment Area Two Special Assessments.

Economic Conditions

The proposed Development may be affected by changes in general economic conditions, fluctuations in the real estate market and other factors beyond the control of the landowners or the District. Although the Development is anticipated to be developed as described herein, there can be no assurance that such development will occur or be realized in the manner currently anticipated.

Concentration of Land Ownership

Until further development and lot sales take place in Assessment Area Two, payment of the Assessment Area Two Special Assessments is substantially dependent upon their timely payment by the Developer. At closing of the sale of the Assessment Area Two Bonds it is expected that all or a substantial majority of the lands within Assessment Area Two will continue to be owned by the Developer. In the event of the institution of bankruptcy or similar proceedings with respect to the Developer or any other subsequent significant owner of property within Assessment Area Two, delays could most likely occur in the payment of debt service on the Assessment Area Two Bonds. Such bankruptcy could negatively impact the ability of: (i) the Developer or any other landowner being able to pay the Assessment Area Two Special Assessments; (ii) the Tax Collector to sell tax certificates in relation to such property with respect to the Assessment Area Two Special Assessments being collected pursuant to the Uniform Method; or (iii) the District to foreclose the lien of any Assessment Area Two Special Assessments not being collected pursuant to the Uniform Method. The Assessment Area Two Special Assessments levied on unplatted lands will be collected directly by the District and not via the Uniform Method unless the Board determines that such method of collection is not in the best interest of the District or unless, in an Event of Default, the Majority

Owners direct the District as to the collection method for the Assessment Area Two Special Assessments, so long as such method complies with State law.

Undeveloped Land

Assessment Area Two and the Development are not fully developed. The ultimate successful development of Assessment Area Two and the remainder of the Development depends on several factors discussed herein. There is no assurance that the Developer and other landowners will be successful in developing part or all of the undeveloped acreage.

Change in Development Plans

The Developer has the right to modify or change plans for development of property within Assessment Area Two and the Development, from time to time, including, without limitation, land use changes, changes in the overall land and phasing plans, and changes to the type, mix, size and number of units to be developed, and the Developer may seek in the future, in accordance with, and subject to the provisions of the Act, to contract or expand the boundaries of the District.

Bulk Sale of Land

The Developer may make bulk sales of all or a portion of the lands owned by it within Assessment Area Two at any time. Bulk sale agreements may be canceled or amended without the consent of the District or any other party. Such changes could affect the purchase price of, delivery timing and/or development of lots within the District that is otherwise described herein. See "THE DEVELOPMENT – Builder Contracts" herein.

Completion of Assessment Area Two Project and CIP

The Assessment Area Two Bond proceeds will not be sufficient to finance the completion of the Assessment Area Two Project or the CIP. The portions of the Assessment Area Two Project not funded with proceeds of the Assessment Area Two Bonds are expected to be completed by or funded with contributions from the Developer. There is no assurance that the Developer will be able to pay for the cost of any of these improvements. Upon issuance of the Assessment Area Two Bonds, the Developer will enter into the Completion Agreement with respect to any portions of the Assessment Area Two Project not funded with the available proceeds of the Assessment Area Two Bonds. Upon issuance of the Assessment Area Two Bonds, the Developer will also execute and deliver to the District the Collateral Assignment, pursuant to which the Developer will collaterally assign to the District, to the extent assignable and to the extent that they are solely owned or controlled by the Developer, all of its development rights relating to the Assessment Area Two Project and Assessment Area Two as security for the Developer's payment and performance and discharge of its obligation to pay the Assessment Area Two Special Assessments. However, there can be no assurance, that the District will have sufficient moneys on hand to complete the Assessment Area Two Project or that the District will be able to raise through the issuance of Bonds, or otherwise, the moneys necessary to complete the Assessment Area Two Project. See "THE DEVELOPMENT – Land Acquisition/Development Financing," "SECURITY FOR AND SOURCE OF PAYMENT OF ASSESSMENT AREA TWO BONDS – Agreement for Assignment of Development Rights," AND "SECURITY FOR AND SOURCE OF PAYMENT OF ASSESSMENT AREA TWO BONDS – Completion Agreement" herein.

Undeveloped or partially developed land is inherently less valuable than developed land and provides less security to the owners of the Assessment Area Two Bonds should it be necessary to institute proceedings due to the nonpayment of the Assessment Area Two Special Assessments. Failure to complete or substantial delays in the completion of the Assessment Area Two Project or the CIP due to litigation or other causes may reduce the value of the lands in the District and increase the length of time during which Assessment Area Two Special Assessments will be payable from undeveloped property and may affect the willingness and ability of the landowners to pay the Assessment Area Two Special Assessments when due and likewise the ability of the District to make full or punctual payment of debt service on the Assessment Area Two Bonds.

Pursuant to the Indenture, the District will covenant and agree that so long as the Assessment Area Two Special Assessments have not been Substantially Absorbed, it will not impose Assessments for capital projects on any assessable lands within the District that are subject to the Assessment Area Two Special Assessments until the Assessment Area Two Special Assessments are Substantially Absorbed. Such covenant shall not prohibit the District from imposing Assessments or non-ad valorem assessments on lands within the District for the health, safety, and welfare of the District's residents or for purposes of remediating any natural disaster, catastrophic damage, or failure that has occurred with respect to any capital project or component thereof.

Regulatory and Environmental Risks

The Development is subject to comprehensive federal, State and local regulations and future changes to such regulations. Approval is required from various public agencies in connection with, among other things, the design, nature and extent of planned improvements, both public and private, and construction of the infrastructure in accordance with applicable zoning, land use and environmental regulations. Although all such approvals required to date have been received and any further approvals are anticipated to be received as needed, failure to obtain any such approvals in a timely manner could delay or adversely affect the completion of the development of Assessment Area Two.

The value of the land within the District, the ability to complete the Assessment Area Two Project, or to develop the Development and the likelihood of timely payment of debt service on the Assessment Area Two Bonds could be affected by environmental factors with respect to the lands in the District, such as contamination by hazardous materials. No assurance can be given that unknown hazardous materials, protected animals or vegetative species, etc., do not currently exist or may not develop in the future whether originating within the District or from surrounding property, and what effect such may have on the development of the Development. The District has not performed, nor has the District requested that there be performed on its behalf, any independent assessment of the environmental conditions within the District.

District May Not be Able to Obtain Permits

In connection with a foreclosure of the lien of the assessments prior to completion of a development, the Circuit Court in and for Lake County, Florida concluded that a community development district had no right, title or interest in any permits and approvals owned by the owner of the parcels so foreclosed. As discussed above, the District and the Developer will enter into the Collateral Assignment upon issuance of the Assessment Area Two Bonds in which the Developer collaterally assigns to the District all of its development rights and contract rights relating to the Assessment Area Two Project and Assessment Area Two. Notwithstanding the foregoing, in the event that the District forecloses on the

property subject to the lien of the Assessment Area Two Special Assessments, to enforce payment thereof, the District may not have the right, title or interest in the permits and approvals owned by the Developer and failure to obtain any such permits or approvals in a timely manner could delay or adversely affect the completion of the Assessment Area Two Project and the CIP.

Cybersecurity

The District relies on a technological environment to conduct its operations. The District, its agents and other third parties the District does business with or otherwise relies upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties' digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. No assurance can be given that any such attack(s) will not materially impact the operations or finances of the District, which could impact the timely payment of debt service on the Assessment Area Two Bonds.

Infectious Viruses and/or Diseases

A novel coronavirus outbreak first identified in 2019 as causing coronavirus disease 2019 ("COVID-19") was characterized by the World Health Organization on March 11, 2020, as a pandemic. Responses to COVID-19 varied at the local, state and national levels. In reaction to the pandemic declaration a variety of federal agencies, along with state and local governments, implemented efforts designed to limit the spread of COVID-19. Since the pandemic declaration, COVID-19 has negatively affected travel, commerce, and financial markets globally, including supply chain, inflation, and labor shortage issues, and could continue to have a lingering negative affect on economic growth and financial markets worldwide, including within the State. Although the World Health Organization no longer considers COVID-19 to be a global public health emergency, how long the foregoing negative impacts will last cannot be determined at this time; however, these negative impacts could reduce property values, slow or cease development and sales within the Development and/or otherwise have a negative financial impact on the Developer, or subsequent landowners. While the foregoing describes certain risks related to the outbreak of COVID-19, the same risks may be associated with any contagious epidemic, pandemic or disease.

Damage to District from Natural Disasters

The value of the lands subject to the Assessment Area Two Special Assessments could be adversely affected by flooding or wind damage caused by hurricanes, tropical storms, or other catastrophic events. In addition to potential damage or destruction to any existing development or construction in or near the District, such catastrophic events could potentially render the District Lands unable to support the development and construction of the Assessment Area Two Project. The occurrence of any such events could materially adversely affect the District's ability to collect Assessment Area Two Special Assessments and pay debt service on the Assessment Area Two Bonds. The Assessment Area Two Bonds are not insured and the District's casualty insurance policies do not insure against losses incurred on private lands within its boundaries.

Limited Secondary Market

The Assessment Area Two Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the Assessment Area Two Bonds in the event an owner thereof

determines to solicit purchasers of the Assessment Area Two Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the Assessment Area Two Bonds may be sold. Such price may be lower than that paid by the current owner of the Assessment Area Two Bonds, depending on the progress of the Assessment Area Two Project and the Development, existing market conditions and other factors.

Interest Rate Risk; No Rate Adjustment for Taxability

The interest rate borne by the Assessment Area Two Bonds is, in general, higher than interest rates borne by other bonds of political subdivisions that do not involve the same degree of risk as investment in the Assessment Area Two Bonds. These higher interest rates are intended to compensate investors in the Assessment Area Two Bonds for the risk inherent in the purchase of the Assessment Area Two Bonds. However, such higher interest rates, in and of themselves, increase the amount of Assessment Area Two Special Assessments that the District must levy in order to provide for payment of debt service on the Assessment Area Two Bonds, and, in turn, may increase the burden of landowners within Assessment Area Two within the District, thereby possibly increasing the likelihood of non-payment or delinquency in payment of such Assessment Area Two Special Assessments.

The Indenture does not contain an adjustment of the interest rate on the Assessment Area Two Bonds in the event of a determination of taxability of the interest thereon. Such a change could occur as a result of the District's failure to comply with tax covenants contained in the Indenture or the tax certificate signed by the District upon issuance of the Assessment Area Two Bonds or due to a change in the United States income tax laws. Should interest on the Assessment Area Two Bonds become includable in gross income for federal income tax purposes, owners of the Assessment Area Two Bonds will be required to pay income taxes on the interest received on such Assessment Area Two Bonds and related penalties. Because the interest rate on such Assessment Area Two Bonds will not be adequate to compensate owners of the Assessment Area Two Bonds for the income taxes due on such interest, the value of the Assessment Area Two Bonds may decline. Prospective purchasers of the Assessment Area Two Bonds should evaluate whether they can own the Assessment Area Two Bonds in the event that the interest on the Assessment Area Two Bonds becomes taxable and/or the District is ever determined to not be a political subdivision for purposes of the Code and/or Securities Act.

IRS Audit and Examination Risk

The Internal Revenue Service (the "IRS") routinely examines bonds issued by state and local governments, including bonds issued by community development districts. There is no assurance that an audit by the IRS of the Assessment Area Two Bonds will not be commenced. The District has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable State or federal law. Owners of the Assessment Area Two Bonds are advised that, if the IRS does audit the Assessment Area Two Bonds, under its current procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the owners of the Assessment Area Two Bonds may have limited rights to participate in such procedure.* The commencement of such an audit could adversely affect the market value and liquidity of the Assessment Area Two Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of interest on the Assessment

* Owners of the Assessment Area Two Bonds are advised to consult with their own tax advisors regarding their rights (if any) with respect to such audit.

Area Two Bonds, it is unlikely the District will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. An adverse determination by the IRS with respect to the tax-exempt status of interest on the Assessment Area Two Bonds may adversely impact any secondary market for the Assessment Area Two Bonds, and, if a secondary market exists, will likely adversely impact the price for which the Assessment Area Two Bonds may be sold.

Should interest on the Assessment Area Two Bonds become includable in gross income for federal income tax purposes, not only will Owners of Assessment Area Two Bonds be required to pay income taxes on the interest received on such Assessment Area Two Bonds and related penalties, but because the interest rate on such Assessment Area Two Bonds will not be adequate to compensate Owners of the Assessment Area Two Bonds for the income taxes due on such interest, the value of the Assessment Area Two Bonds may decline.

THE INDENTURE DOES NOT PROVIDE FOR ANY ADJUSTMENT IN THE INTEREST RATES ON THE ASSESSMENT AREA TWO BONDS IN THE EVENT OF AN ADVERSE DETERMINATION BY THE IRS WITH RESPECT TO THE TAX-EXEMPT STATUS OF INTEREST ON THE ASSESSMENT AREA TWO BONDS. PROSPECTIVE PURCHASERS OF THE ASSESSMENT AREA TWO BONDS SHOULD EVALUATE WHETHER THEY CAN OWN THE ASSESSMENT AREA TWO BONDS IN THE EVENT THAT THE INTEREST ON THE ASSESSMENT AREA TWO BONDS BECOMES TAXABLE AND/OR THE DISTRICT IS EVER DETERMINED TO NOT BE A POLITICAL SUBDIVISION FOR PURPOSES OF THE CODE AND/OR SECURITIES ACT (AS HEREINAFTER DEFINED).

Florida Village Center CDD TAM

In 2016, the IRS concluded its lengthy examination of certain issues of bonds (for purposes of this subsection, the "Audited Bonds") issued by Village Center Community Development District (the "Village Center CDD"). During the course of the audit of the Audited Bonds, Village Center CDD received a ruling dated May 30, 2013, in the form of a non-precedential technical advice memorandum ("TAM") concluding that Village Center CDD is not a political subdivision for purposes of Section 103(a) of the Code because Village Center CDD was organized and operated to perpetuate private control and avoid indefinitely responsibility to an electorate, either directly or through another elected state or local government body. Such a conclusion could lead to the further conclusion that the interest on the Audited Bonds was not excludable from gross income of the owners of such bonds for federal income tax purposes. Village Center CDD received a second TAM dated June 17, 2015, which granted relief to Village Center CDD from retroactive application of the IRS's conclusion regarding its failure to qualify as a political subdivision. Prior to the conclusion of the audits, the Audited Bonds were all refunded with taxable bonds. The audit of the Audited Bonds that were issued for utility improvements were closed without change to the tax exempt status of those Audited Bonds on April 25, 2016, and the audit of the remainder of the Audited Bonds (which funded recreational amenity acquisitions from entities related to the principal landowner in the Village Center CDD) was closed on July 14, 2016, without the IRS making a final determination that the interest on the Audited Bonds in question was required to be included in gross income. However, the IRS letter to the Village Center CDD with respect to this second set of Audited Bonds noted that the IRS found that the Village Center CDD was not a "proper issuer of tax-exempt bonds" and that those Audited Bonds were private-activity bonds that did not fall in any of the categories that qualify for tax-exemption. Although the TAMs and the letters to the Village Center CDD from the IRS referred to above are addressed to, and binding only on, the IRS and Village Center CDD in connection with the Audited Bonds, they reflect the audit position of the IRS, and there can be no assurance that the IRS would not commence additional audits of bonds issued by other community development districts raising issues similar to the issues raised

in the case of the Audited Bonds based on the analysis set forth in the first TAM or on the related concerns addressed in the July 14, 2016 letter to the Village Center CDD.

On February 23, 2016, the IRS published proposed regulations designed to provide prospective guidance with respect to potential private business control of issuers by providing a new definition of political subdivision for purposes of determining whether an entity is an appropriate issuer of bonds the interest on which is excluded from gross income for federal tax purposes. The proposed regulations required that a political subdivision (i) have the power to exercise at least one (1) sovereign power, (ii) be formed and operated for a governmental purpose, and (iii) have a governing body controlled by or have significant uses of its funds or assets otherwise controlled by a government unit with all three sovereign powers or by an electorate that is not controlled by an unreasonably small number of unrelated electors. On October 4, 2017, the Treasury Department ("Treasury") announced that it would withdraw the proposed regulations, stating that, "while Treasury and the IRS continue to study the legal issues relating to political subdivisions, Treasury and the IRS currently believe that these proposed regulations should be withdrawn in their entirety, and plan to publish a withdrawal of the proposed regulations shortly in the Federal Register. Treasury and the IRS may propose more targeted guidance in the future after further study of the relevant legal issues." Notice of withdrawal of the proposed regulations was published in the Federal Register on October 20, 2017.

It has been reported that the IRS has closed audits of other community development districts in the State with no change to such districts' bonds' tax exempt status, but has advised such districts that such districts must have public electors within the timeframe established by applicable State law or their bonds may be determined to be taxable retroactive to the date of issuance. Pursuant to the Act, general elections are not held until the later of six years from the date of establishment of the community development district or the time at which there are at least two hundred fifty (250) qualified electors in the district. The District was formed with the intent that it will contain a sufficient number of residents to allow for a transition to control by a general electorate. Currently, all of the members of the Board of the District were elected by the landowners and none were elected by qualified electors.

Legislative Proposals and State Tax Reform

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the Assessment Area Two Bonds. In some cases, these proposals have contained provisions that altered these consequences on a retroactive basis. Such alteration of federal tax consequences may have affected the market value of obligations similar to the Assessment Area Two Bonds. From time to time, legislative proposals are pending which could have an effect on both the federal tax consequences resulting from ownership of the Assessment Area Two Bonds and their market value. No assurance can be given that legislative proposals will not be enacted that would apply to, or have an adverse effect upon, the Assessment Area Two Bonds. In addition, the IRS may, in the future, issue rulings that have the effect of changing the interpretation of existing tax laws. For example, in connection with federal deficit reduction, job creation and tax law reform efforts, proposals have been made and others are likely to be made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Assessment Area Two Bonds. There can be no assurance that any such legislation or proposal will be enacted, and if enacted, what form it may take. The introduction or enactment of any such legislative proposals may affect, perhaps significantly, the market price for, or marketability of the Assessment Area Two Bonds.

It is impossible to predict what new proposals may be presented regarding ad valorem tax reform and/or community development districts during upcoming legislative sessions, whether such new proposals or any previous proposals regarding the same will be adopted by the Florida Senate and House of Representatives and signed by the Governor of the State, and, if adopted, the form thereof. It is impossible to predict with certainty the impact that any pending or future legislation will or may have on the security for the Assessment Area Two Bonds.

Loss of Exemption from Securities Registration

Since the Assessment Area Two Bonds have not been, and will not be, registered under the Securities Act, or any state securities laws, because of the exemption for political subdivisions and regardless of any potential IRS determination that the District is not a political subdivision for purposes of the Code, it is possible that federal or state regulatory authorities could independently determine that the District is not a political subdivision for purposes of the federal and state securities laws. Accordingly, the District and purchasers of the Assessment Area Two Bonds may not be able to rely on the exemption from registration relating to securities issued by political subdivisions. In that event, the owners of the Assessment Area Two Bonds would need to ensure that subsequent transfers of the Assessment Area Two Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act.

Performance of District Professionals

The District has represented to the Underwriter that it has selected its District Manager, District Counsel, Consulting Engineer, Assessment Consultant, Trustee and other professionals with the appropriate due diligence and care. While the foregoing professionals have each represented that they have the respective requisite experience to accurately and timely perform the duties assigned to them in such roles, the District does not guarantee the performance of such professionals.

Mortgage Default and FDIC

In the event a bank forecloses on a property subject to the Assessment Area Two Special Assessments because of a default on a mortgage with respect thereto and then the bank itself fails, the Federal Deposit Insurance Corporation (the "FDIC"), as receiver, will then become the fee owner of such property. In such event, the FDIC will not, pursuant to its own rules and regulations, likely be liable to pay the Assessment Area Two Special Assessments. In addition, the District would be required to obtain the consent of the FDIC prior to commencing a foreclosure action on such property for failure to pay Assessment Area Two Special Assessments.

The risks described under this "BONDOWNERS' RISKS" heading does not purport to summarize all risks that may be associated with purchasing or owning the Assessment Area Two Bonds and prospective purchasers are advised to read this Limited Offering Memorandum in its entirety, and to ask questions of representatives of the District to obtain a more complete description of investment considerations relating to the Assessment Area Two Bonds.

Prepayment Risk

In addition to being subject to optional and mandatory sinking fund redemptions, the Assessment Area Two Bonds are subject to extraordinary mandatory redemption as a result of prepayments of the Assessment Area Two Special Assessments by owners of the property within Assessment Area Two. Any

such redemptions of the Assessment Area Two Bonds would be at the principal amount of such Assessment Area Two Bonds being redeemed plus accrued interest to the date of redemption. In such event owners of the Assessment Area Two Bonds may not realize their anticipated rate of return on the Assessment Area Two Bonds and initial owners of any Premium Bonds (as defined herein), if any, would receive less than the price they paid for the Assessment Area Two Bonds. See "DESCRIPTION OF THE ASSESSMENT AREA TWO BONDS – Redemption Provisions for Assessment Area Two Bonds" herein.

TAX MATTERS

General

The Internal Revenue Code of 1986, as amended (the "Code"), includes requirements that the District must continue to meet after the issuance of the Assessment Area Two Bonds in order that the interest on the Assessment Area Two Bonds be and remain excludable from gross income for federal income tax purposes. The District's failure to meet these requirements may cause the interest on the Assessment Area Two Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Assessment Area Two Bonds. The District has covenanted in the Indenture to take the actions required by the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Assessment Area Two Bonds.

In the opinion of Greenberg Traurig, P.A., Bond Counsel, assuming the accuracy of certain representations and certifications and continuing compliance by the District and the Developer with the tax covenants referred to above, under existing statutes, regulations, rulings, and court decisions, the interest on the Assessment Area Two Bonds is excludable from gross income of the holders thereof for federal income tax purposes; and, further, interest on the Assessment Area Two Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. In the case of the alternative minimum tax imposed by Section 55(b)(2) of the Code on applicable corporations (as defined in Section 59(k) of the Code), interest on the Assessment Area Two Bonds is not excluded from the determination of adjusted financial statement income. Bond Counsel is further of the opinion that the Assessment Area Two Bonds and the interest thereon are not subject to taxation under the laws of the State, except as to estate taxes and taxes under Chapter 220, Florida Statutes, on interest, income, or profits on debt obligations owned by corporations as defined in said Chapter 220. Bond Counsel will express no opinion as to any other tax consequences regarding the Assessment Area Two Bonds. Prospective purchasers of the Assessment Area Two Bonds should consult their own tax advisors as to the status of interest on the Assessment Area Two Bonds under the tax laws of any state other than the State.

The above opinion on federal tax matters with respect to the Assessment Area Two Bonds will be based on and will assume the accuracy of certain representations and certifications of the District and the Developer, and compliance with certain covenants of the District to be contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Assessment Area Two Bonds will be and will remain obligations the interest on which is excludable from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of those certifications and representations. Bond Counsel will express no opinion as to any other consequences regarding the Assessment Area Two Bonds.

Except as described above, Bond Counsel will express no opinion regarding the federal income tax consequences resulting from the receipt or accrual of the interest on the Assessment Area Two Bonds, or the ownership or disposition of the Assessment Area Two Bonds. Prospective purchasers of Assessment

Area Two Bonds should be aware that the ownership of Assessment Area Two Bonds may result in other collateral federal tax consequences, including (i) the denial of a deduction for interest on indebtedness incurred or continued to purchase or carry the Assessment Area Two Bonds, (ii) the reduction of the loss reserve deduction for property and casualty insurance companies by the applicable statutory percentage of certain items, including the interest on the Assessment Area Two Bonds, (iii) the inclusion of the interest on the Assessment Area Two Bonds in the earnings of certain foreign corporations doing business in the United States for purposes of a branch profits tax, (iv) the inclusion of the interest on the Assessment Area Two Bonds in the passive income subject to federal income taxation of certain Subchapter S corporations with Subchapter C earnings and profits at the close of the taxable year, (v) the inclusion of interest on the Assessment Area Two Bonds in the determination of the taxability of certain Social Security and Railroad Retirement benefits to certain recipients of such benefits, (vi) net gain realized upon the sale or other disposition of property such as the Assessment Area Two Bonds generally must be taken into account when computing the Medicare tax with respect to net investment income or undistributed net investment income, as applicable, imposed on certain high income individuals and specified trusts and estates and (vii) receipt of certain investment income, including interest on the Assessment Area Two Bonds, is considered when determining qualification limits for obtaining the earned income credit provided by Section 32(a) of the Code. The nature and extent of the other tax consequences described above will depend on the particular tax status and situation of each owner of the Assessment Area Two Bonds. Prospective purchasers of the Assessment Area Two Bonds should consult their own tax advisors as to the impact of these and any other tax consequences.

Bond Counsel's opinion is based on existing law, which is subject to change. Such opinion is further based on factual representations made to Bond Counsel as of the date of issuance of the Assessment Area Two Bonds. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinion is not a guarantee of a particular result, and is not binding on the IRS or the courts; rather, such opinion represents Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

Original Issue Discount and Premium

Certain of the Assessment Area Two Bonds ("Discount Bonds") may be offered and sold to the public at an original issue discount ("OID"). OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of a Discount Bond determined under Code Section 1273 or 1274 (i.e., for obligations issued for money in a public offering, the initial offering price to the public (other than to bond houses and brokers) at which a substantial amount of the obligation of the same maturity is sold pursuant to that offering). For federal income tax purposes, OID accrues to the owner of a Discount Bond over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the period of ownership of a Discount Bond (i) is interest excludable from the owner's gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as other interest on the Assessment Area Two Bonds, and (ii) is added to the owner's tax basis for purposes of determining gain or loss on the maturity, redemption, prior sale or other disposition of that Discount Bond.

Certain of the Assessment Area Two Bonds ("Premium Bonds") may be offered and sold to the public at a price in excess of their stated redemption price (the principal amount) at maturity (or earlier for

certain Premium Bonds callable prior to maturity). That excess constitutes bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Bond, based on the yield to maturity of that Premium Bond (or, in the case of a Premium Bond callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Bond), compounded semiannually (or over a shorter permitted compounding interval selected by the owner). No portion of that bond premium is deductible by the owner of a Premium Bond. For purposes of determining the owner's gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Bond, the owner's tax basis in the Premium Bond is reduced by the amount of bond premium that accrues during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Bond for an amount equal to or less than the amount paid by the owner for that Premium Bond.

Owners of Discount and Premium Bonds should consult their own tax advisers as to the determination for federal income tax purposes of the amount of OID or bond premium properly accruable in any period with respect to the Discount or Premium Bonds and as to other federal tax consequences, and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.

Changes in Federal and State Tax Law

From time to time, there are legislative proposals suggested, debated, introduced, or pending in Congress or in the State legislature that, if enacted into law, could alter or amend one (1) or more of the federal tax matters, or state tax matters, respectively, described above including, without limitation, the excludability from gross income of interest on the Assessment Area Two Bonds, or adversely affect the market price or marketability of the Assessment Area Two Bonds, or otherwise prevent the holders from realizing the full current benefit of the status of the interest thereon. It cannot be predicted whether or in what form any such proposal may be enacted, or whether, if enacted, any such proposal would affect the Assessment Area Two Bonds. Prospective purchasers of the Assessment Area Two Bonds should consult their tax advisors as to the impact of any proposed or pending legislation.

Information Reporting and Backup Withholding

Interest paid on tax-exempt bonds such as the Assessment Area Two Bonds is subject to information reporting to the Internal Revenue Service in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Assessment Area Two Bonds from gross income for federal income tax purposes. However, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of Assessment Area Two Bonds, under certain circumstances, to "backup withholding" at the rates set forth in the Code, with respect to payments on the Assessment Area Two Bonds and proceeds from the sale of Assessment Area Two Bonds. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of Assessment Area Two Bonds. This withholding generally applies if the owner of Assessment Area Two Bonds (i) fails to furnish the payor such owner's social security number or other taxpayer identification number ("TIN"), (ii) furnished the payor an incorrect TIN, (iii) fails to properly report interest, dividends, or other "reportable payments" as defined in the Code, or (iv) under certain circumstances, fails to provide the payor or such owner's securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Assessment Area Two Bonds may also wish to consult with

their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and the regulations promulgated thereunder requires that the District make a full and fair disclosure of any bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time after December 31, 1975. The District has issued no bonds or made any such guaranty prior to the issuance of the Assessment Area Two Bonds.

NO RATING OR CREDIT ENHANCEMENT

The Assessment Area Two Bonds are neither rated nor credit enhanced. No application for a rating or credit enhancement with respect to the Assessment Area Two Bonds was made.

VALIDATION

The Bonds issued pursuant to the terms of the Master Indenture, which includes the Assessment Area Two Bonds, were validated by a Final Judgment of the Nineteenth Judicial Circuit Court in and for Martin County, Florida, entered June 9, 2023. The appeal period from such final judgment has expired with no appeal having been filed.

LITIGATION

The District

There is no litigation of any nature now pending or, to the knowledge of the District threatened, seeking to restrain or enjoin the issuance, sale, execution or delivery of the Assessment Area Two Bonds, or in any way contesting or affecting (i) the validity of the Assessment Area Two Bonds, or any proceedings of the District taken with respect to the issuance or sale thereof, (ii) the pledge or application of any moneys or security provided for the payment of the Assessment Area Two Bonds, (iii) the existence or powers of the District , or (iv) the validity of the Assessment Proceedings.

The Developer

In connection with the issuance of the Assessment Area Two Bonds, the Developer will represent to the District that there is no litigation of any nature now pending or, to the knowledge of the Developer, threatened, which could reasonably be expected to have a material and adverse effect upon the ability of the Developer to complete the Development as described herein, materially and adversely affect the ability of the Developer to pay the Assessment Area Two Special Assessments imposed against the land within Assessment Area Two within the District owned by the Developer or materially and adversely affect the ability of the Developer to perform its various obligations described in this Limited Offering Memorandum.

CONTINUING DISCLOSURE

In order to comply with the continuing disclosure requirements of Rule 15c2-12(b)(5) of the SEC (the "SEC Rule"), the District, the Developer and Wrathell, Hunt and Associates, LLC, as dissemination agent (the "Dissemination Agent") will enter into a Continuing Disclosure Agreement (the "Disclosure

Agreement"), the form of which is attached hereto as APPENDIX E. Pursuant to the Disclosure Agreement, the District has covenanted for the benefit of the Beneficial Owners to provide to the Dissemination Agent certain financial information and operating data relating to the District and the Assessment Area Two Bonds in each year (the "District Annual Report"), and to provide notices of the occurrence of certain enumerated material events. Such covenant by the District shall only apply so long as the Assessment Area Two Bonds remain Outstanding under the Indenture.

Pursuant to the Disclosure Agreement, the Developer has covenanted for the benefit of the Beneficial Owners to provide to the District and the Dissemination Agent certain financial information and operating data relating to the Developer and the Development in each year (the "Developer Report"). Such covenant by the Developer will apply only until the earlier to occur of (x) the payment and redemption of the Assessment Area Two Bonds in whole, or (y) the date on which the Developer owns less than twenty (20) percent (20%) of the real property encumbered by the Assessment Area Two Special Assessments that secure the Assessment Area Two Bonds; provided, however, that the Developer has covenanted and agreed with the District that such covenant will run with the land to the extent that any successor in interest which holds the land within Assessment Area Two shall assume the continuing disclosure obligations of the Developer for so long as such successor owns not less than twenty (20) percent (20%) of the real property encumbered by the Assessment Area Two Special Assessments that secure the Assessment Area Two Bonds.

The District Annual Report and the Developer Report (together, the "Reports") will each be filed by the Dissemination Agent with the Municipal Securities Rulemaking Board's Electronic Municipal Markets Access ("EMMA") repository described in the form of the Disclosure Agreement attached hereto as APPENDIX E. The notices of material events will also be filed by the Dissemination Agent on EMMA. The specific nature of the information to be contained in the Reports and the notices of material events are described in APPENDIX E. The Disclosure Agreement will be executed by the District, the Developer and the Dissemination Agent at the time of issuance of the Assessment Area Two Bonds. The foregoing covenants have been made in order to assist the Underwriter in complying with the SEC Rule.

With respect to the Assessment Area Two Bonds, no parties other than the District and the Developer are obligated to provide, nor are expected to provide, any continuing disclosure information with respect to the SEC Rule.

[CONFIRM DEVELOPER COMPLIANCE WITH QUARTERLY REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2025, DEPENDING ON TIMING OF POSTING. REPORT DUE NOVEMBER 1, 2025.]

UNDERWRITING

The Underwriter will agree, pursuant to a contract to be entered into with the District, subject to certain conditions, to purchase the Assessment Area Two Bonds from the District at a purchase price of $_____ (which is the par amount of the Assessment Area Two Bonds, [less/plus] [net] original issue [discount/premium] in the amount of $_____ and less underwriter's discount in the amount of $_____). See "ESTIMATED SOURCES AND USES OF BOND PROCEEDS" herein. The Underwriter's obligations are subject to certain conditions precedent and the Underwriter will be obligated to purchase all the Assessment Area Two Bonds if any are purchased.

The Underwriter intends to offer the Assessment Area Two Bonds to Accredited Investors at the offering prices set forth on the cover page of this Limited Offering Memorandum, which may subsequently change without prior notice. The Underwriter may offer and sell the Assessment Area Two Bonds to certain dealers (including dealers depositing the Assessment Area Two Bonds into investment trusts) at prices lower than the initial offering prices and such initial offering prices may be changed from time to time by the Underwriter.

LEGAL MATTERS

The Assessment Area Two Bonds are offered for delivery when, as and if issued by the District and accepted by the Underwriter, subject to prior sale, withdrawal or modification of the offer without notice and the receipt of the opinion of Greenberg Traurig, P.A., West Palm Beach, Florida, Bond Counsel, as to the validity of the Assessment Area Two Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel Kutak Rock LLP, Tallahassee, Florida, for the Developer by Greenberg Traurig, P.A., for the Trustee by its counsel, Holland & Knight LLP, Miami, Florida and for the Underwriter by its counsel, Bryant Miller Olive P.A., Orlando, Florida.

AGREEMENT BY THE STATE

Under the Act, the State pledges to the holders of any bonds issued thereunder, including the Assessment Area Two Bonds, that it will not limit or alter the rights of the issuer of such bonds to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects subject to the Act or to levy and collect taxes, assessments, rentals, rates, fees, and other charges provided for in the Act and to fulfill the terms of any agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders.

NO FINANCIAL STATEMENTS

To date, the District has not met the requirements necessary under State law to prepare audited financial statements. However, the District has covenanted in the form of Disclosure Agreement set forth in APPENDIX E attached hereto to provide its annual audited financial statements to certain information repositories as described in APPENDIX E, commencing with the audit for the District fiscal year ended September 30, 2025. The Assessment Area Two Bonds are not general obligation bonds of the District and are payable solely from the Assessment Area Two Pledged Revenues. See "CONTINUING DISCLOSURE" herein.

EXPERTS AND CONSULTANTS

The references herein to the Consulting Engineer have been approved by said firm. The Supplemental Engineer's Report prepared by such firm relating to the Assessment Area Two Project, has been included as part of composite APPENDIX A attached hereto in reliance upon such firm as an expert in engineering. References to and excerpts herein from such Supplemental Engineer's Report do not purport to be adequate summaries of such Supplemental Engineer's Report or the Assessment Area Two Project or complete in all respects. Such Supplemental Engineer's Report is an integral part of this Limited Offering Memorandum and should be read in its entirety for complete information with respect to the subjects discussed therein.

The references herein to the Assessment Consultant have been approved by said firm. The Assessment Reports prepared by such firm relating to the issuance of the Assessment Area Two Bonds has been included as APPENDIX B attached hereto in reliance upon such firm as an expert in developing assessment methodologies. References to and excerpts herein from such Assessment Reports do not purport to be adequate summaries of such Assessment Reports or complete in all respects. Such Assessment Reports are an integral part of this Limited Offering Memorandum and should be read in their entirety for complete information with respect to the subjects discussed therein.

CONTINGENT AND OTHER FEES

The District has retained Bond Counsel, District Counsel, the Assessment Consultant, the Underwriter (who has retained Underwriter's Counsel) and the Trustee (who has retained Trustee's Counsel), with respect to the authorization, sale, execution and delivery of the Assessment Area Two Bonds. Payment of the fees of such professionals, except for the payment of fees to District Counsel and certain fees to the Assessment Consultant, are each contingent upon the issuance of the Assessment Area Two Bonds.

MISCELLANEOUS

Any statements made in this Limited Offering Memorandum involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Neither this Limited Offering Memorandum nor any statement that may have been made verbally or in writing is to be construed as a contract with the Owners of the Assessment Area Two Bonds.

The information contained in this Limited Offering Memorandum has been compiled from official and other sources deemed to be reliable, and is believed to be correct as of the date of this Limited Offering Memorandum, but is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by, the Underwriter. The Underwriter listed on the cover page hereof has reviewed the information in this Limited Offering Memorandum in accordance with and as part of its responsibility to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder is to create, under any circumstances, any implication that there has been no change in the affairs of the District from the date hereof. However, certain parties to the transaction, including the District, will, on the closing date of the Assessment Area Two Bonds, deliver certificates to the effect that nothing has come to their attention that would lead them to believe that applicable portions of this Limited Offering Memorandum contain an untrue statement of a material fact or omit to state a material fact that should be included herein for the purpose for which this Limited Offering Memorandum is intended to be used, or that is necessary to make the statements contained herein, in light of the circumstances under which they were made, not misleading and to the effect that from the date of this Limited Offering Memorandum to the date of closing of the Assessment Area Two Bonds that there has been no material adverse change in the information provided.

This Limited Offering Memorandum is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, as a whole or in part, for any other purpose. The appendices hereof are integral parts of this Limited Offering Memorandum and must be read in their entirety together with all of the foregoing statements.

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

_____

Chair, Board of Supervisors

APPENDIX A

ENGINEERS' REPORTS

APPENDIX B

ASSESSMENT REPORTS

APPENDIX C

COPY OF THE MASTER INDENTURE AND
FORM OF SECOND SUPPLEMENTAL INDENTURE

APPENDIX D

FORM OF OPINION OF BOND COUNSEL

APPENDIX E

FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT C

FORM OF CONTINUING DISCLOSURE AGREEMENT

CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (this "Disclosure Agreement") dated [_____, ___], 2025, is executed and delivered by the **TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT** (the "Issuer")**, TERRA LAGO, LLC**, a Delaware limited liability company, and its successors and assigns (the "Developer") and **WRATHELL, HUNT & ASSOCIATES, LLC**, as Dissemination Agent (the "Dissemination Agent") in connection with the issuance by the Issuer of its $[_____] aggregate principal amount of Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Assessment Area Two Bonds"). The Assessment Area Two Bonds are being issued pursuant to a Master Trust Indenture dated as of March 1, 2025 (the "Master Indenture"), by and between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), as amended and supplemented from time to time, and as particularly supplemented by a Second Supplemental Trust Indenture by and between the Issuer and the Trustee, dated as of [_____] 1, 2025 (the "Second Supplemental Indenture" and, together with the Master Indenture, the "Indenture"). The Issuer, the Developer and the Dissemination Agent covenant and agree as follows:

1. Purpose of this Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, the Developer and the Dissemination Agent for the benefit of the Beneficial Owners of the Assessment Area Two Bonds and to assist the Participating Underwriter in complying with the continuing disclosure requirements of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission (the "SEC") pursuant to the Securities Exchange Act of 1934, as amended from time to time (the "Rule").

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. Definitions. In addition to the definitions set forth in the Indenture and the Limited Offering Memorandum (as hereinafter defined), which apply to any capitalized term used in this Disclosure Agreement unless otherwise defined herein, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Assessment Area Two" shall have the meaning ascribed thereto in the Limited Offering Memorandum.

"Assessments" shall mean the non-ad valorem special assessments pledged to the payment of the Assessment Area Two Bonds pursuant to the Indenture.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Assessment Area Two Bonds (including persons holding Assessment Area Two Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Assessment Area Two Bonds for federal income tax purposes.

"Business Day" shall mean any day other than a Saturday, Sunday or a day on which the Trustee is required, or authorized or not prohibited by law (including executive orders), to close and is closed, or on any day on which the New York Stock Exchange is closed.

"County Tax Collector" shall mean the Martin County Tax Collector.

"Developer Report" shall mean any Developer Report provided by the Developer, its successors or assigns, pursuant to, and as described in, Sections 5 and 6 of this Disclosure Agreement.

"Dissemination Agent" shall mean, initially, Wrathell, Hunt & Associates, LLC, acting in its capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Issuer and Trustee a written acceptance of such designation.

"District Manager" shall mean Wrathell, Hunt & Associates, LLC, or a successor District Manager.

"Event of Bankruptcy" shall be considered to have occurred when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

"Fiscal Year" shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

"Issuer Disclosure Representative" shall mean the District Manager of the Issuer or his/her/its designee, or such other officer or employee as the Issuer shall designate in writing to the Trustee and the Dissemination Agent from time to time.

"Limited Offering Memorandum" shall mean the final offering document relating to the Assessment Area Two Bonds.

"Listed Events" shall mean any of the events listed in Section 7(a) of this Disclosure Agreement.

"Obligated Person" shall mean any person and its successors and assigns, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all or part (twenty percent (20%) or more) of the obligations on the Assessment Area Two Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities). For purposes of this Disclosure Agreement, the Issuer and any landowner responsible for the payment of twenty percent (20%) or more of the Assessments are Obligated Persons.

"Participating Underwriter" shall mean the original underwriter of the Assessment Area Two Bonds required to comply with the Rule in connection with offering of the Assessment Area Two Bonds.

"Repository" shall mean each entity authorized and approved by the SEC from time to time to act as a repository for purposes of complying with the Rule. The Repositories currently approved by the SEC may be found by visiting the SEC's website at "http://www.sec.gov/info/municipal/nrmsir.htm." As of the date hereof, the Repository recognized by the SEC for such purpose is the Municipal Securities Rulemaking Board, which currently accepts continuing disclosure submissions through its Electronic Municipal Market Access ("EMMA") web portal at "http://emma.msrb.org."

"State" shall mean the State of Florida.

3. Provision of Annual Reports.

(a) The Issuer shall, or shall cause the Dissemination Agent to, by April 1 of the calendar year following the end of each Fiscal Year of the Issuer (the "Annual Filing Date"), beginning April 1, 2026, with respect to the Annual Report for the Issuer's Fiscal Year ending September 30, 2025, provide to any Repository in electronic format as prescribed by such Repository an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Agreement; provided, however, that the Issuer shall file its audited financial statements within the time period provided in the next succeeding sentence. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the date required above, but in no event later than the date required to be filed with the State pursuant to applicable State law (currently within nine (9) months of the end of the Issuer's Fiscal Year), for the filing of the Annual Report if they are not available by that date. If the Issuer's Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 7(a).

(b) If on the fifteenth (15th) day prior to each Annual Filing Date the Dissemination Agent has not received a copy of the Annual Report, the Dissemination Agent

shall contact the Issuer Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the Annual Report pursuant to Section 3(a) above. Upon such reminder and no later than the Annual Filing Date, the Issuer Disclosure Representative, shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report in accordance with Section 3(a) above, or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to file the Annual Report within the time required under this Disclosure Agreement, state the anticipated date by which the Annual Report for such year will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 7(a)(17) has occurred and, pursuant to and as further provided in Section 7, to immediately send a notice to any Repository in electronic format as required by such Repository in substantially the form attached as Exhibit A hereto.

(c) The Dissemination Agent shall:

(i) determine each year prior to the date for providing the Annual Report the name, address and filing requirements of any Repository; and

(ii) within five (5) Business Days of filing the Annual Report, file a notice with the Issuer certifying that the Annual Report has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing any Repository to which it was provided.

4. Content of Issuer's Annual Report.

(a) The Issuer's Annual Report shall contain or incorporate by reference the following, which includes an update of the financial and operating data of the Issuer to the extent presented in the Limited Offering Memorandum. All information in the Annual Report shall be presented for the immediately preceding Fiscal Year unless otherwise stated:

(i) The amount of Assessments levied.

(ii) The amount of Assessments collected from property owners.

(iii) If available, the amount of Assessment delinquencies greater than 150 days, and, in the event that such delinquencies amount to more than ten percent (10%) of the amount of Assessments due in any year, a list of delinquent property owners with respect to Assessments billed and collected directly by the Issuer and with respect to Assessments collected by the County Tax Collector, unless such information is not available from the County Tax Collector.

(iv) The amount of tax certificates sold for lands subject to the Assessments, if any, and the balance, if any, remaining for sale.

(v) All fund balances in all Funds and Accounts for the Assessment Area Two Bonds. Upon request, the Issuer shall provide any Beneficial Owners

and the Dissemination Agent with this information more frequently than annually and, in such case, shall provide such information within thirty (30) days of the written request of the Beneficial Owners.

(vi) The total amount of Assessment Area Two Bonds Outstanding.

(vii) The amount of principal and interest due on the Assessment Area Two Bonds.

(viii) The most recent audited financial statements of the Issuer which shall be prepared in accordance with governmental accounting standards promulgated by the Government Accounting Standards Board.

(ix) Any amendment or waiver of the provisions hereof as described in Section 11 hereof.

(b) To the extent any of the items set forth in subsections (i) through (vii) above are included in the audited financial statements referred to in subsection (viii) above, they do not have to be separately set forth.

(c) The Issuer represents and warrants that it will supply, in a timely fashion, any information available to the Issuer and reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The Issuer acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be provided by the Issuer and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the Issuer or others as thereafter disseminated by the Dissemination Agent.

The information provided under this Section 4 may be included by specific reference to documents, including official statements of debt issues of the Issuer or related public entities, which are available to the public on EMMA (or any successor Repository's website) or filed with the SEC. The Issuer shall clearly identify each such other document so incorporated by reference.

The Issuer reserves the right to modify from time to time the specific types of information provided in its Annual Report or the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the Issuer; provided that the Issuer agrees that any such modification will be done in a manner consistent with the Rule.

5. Provision of Developer Report.

(a) The Developer shall, or shall cause the Dissemination Agent to, for the quarter ending: (i) March 31, each May 1; (ii) June 30, each August 1; (iii) September 30, each November 1; and (iv) December 31, each February 1 of the following year (the "Quarterly Filing

Date"), beginning on May 1, 2026 for the quarter ended March 31, 2026 provide to any Repository in electronic format as prescribed by such Repository a Developer Report which is consistent with the requirements of Section 6(b) of this Disclosure Agreement.

(b) If on the fifteenth (15th) day prior to each Quarterly Filing Date the Dissemination Agent has not received a copy of the Developer Report due on such Quarterly Filing Date, the Dissemination Agent shall contact the Developer in writing (which may be by e-mail) to remind the Developer of its undertaking to provide the Developer Report pursuant to this Section 5. Upon such reminder and no later than the Quarterly Filing Date, the Developer shall either (i) provide the Dissemination Agent with an electronic copy of the Developer Report in accordance with Section 5(a) above, or (ii) instruct the Dissemination Agent in writing that the Developer will not be able to file the Developer Report within the time required under this Disclosure Agreement and state the anticipated date by which such Developer Report will be provided.

(c) If the Dissemination Agent has not received a Developer Report that contains the information in Section 6(b) of this Disclosure Agreement by 12:00 noon on the first Business Day following each Quarterly Filing Date, a Listed Event described in Section 7(a)(17) shall have occurred and the Issuer and the Developer hereby direct the Dissemination Agent to send a notice to each Repository in substantially the form attached as Exhibit A hereto, with a copy to the Issuer, pursuant to and as further provided in Section 7.

(d) The Dissemination Agent shall:

(i) determine prior to each Quarterly Filing Date the name and address of each Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the Developer and the Issuer stating that the Developer Report has been provided pursuant to this Disclosure Agreement and stating the date(s) it was provided.

6. Content of Developer Report.

(a) The Developer, so long as it is an Obligated Person for purposes of this Disclosure Agreement, shall file, or cause to be filed by the Dissemination Agent, a Developer Report no later than the Quarterly Filing Date. At such time as the Developer is no longer an Obligated Person, the Developer will no longer be obligated to prepare any quarterly Developer Report pursuant to this Disclosure Agreement; provided, however, if the Developer was an Obligated Person at any time during a quarter, the Developer shall report for the remainder of that quarter indicating in such report the date that the Developer ceased being an Obligated Person.

(b) Each quarterly Developer Report shall contain an update of the following information with respect to such Obligated Person:

(i) an update of the product mix table included in the subsection "THE DEVELOPMENT – Product Type/Phasing" of the Limited Offering Memorandum;

(ii) A description of the infrastructure improvements necessary to complete the Assessment Area Two Project that have been completed and that are currently under construction;

(iii) If applicable, the number of lots in Assessment Area Two subject to Assessments under contract with builders, together with the name of each builder;

(iv) If applicable, the number of lots in Assessment Area Two subject to Assessments closed with builders, together with the name of each builder;

(v) The estimated date of complete build-out of assessable units in Assessment Area Two subject to Assessments;

(vi) The number of assessable units in Assessment Area Two subject to Assessments closed with retail end users;

(vii) The number of assessable units in Assessment Area Two subject to Assessments under contract with retail end users;

(viii) Whether the Developer has made any bulk sale of the land subject to the Assessments other than as described in (iv) above;

(ix) Materially adverse changes or determinations to permits/approvals/entitlements for Assessment Area Two which necessitate changes to the Developer's land-use or other plans for Assessment Area Two;

(x) Updated plan of finance (i.e., change in status of any credit enhancement, issuance of additional bonds to complete project, draw on credit line of the Developer, additional mortgage debt, etc.); and

(xi) Any event that would have a material adverse impact on the implementation of the development of Assessment Area Two as described in the Limited Offering Memorandum or on the Developer's ability to undertake the development of the Assessment Area Two as described in the Limited Offering Memorandum.

(c) Any of the items listed in subsection (b) above may be incorporated by reference from other documents which have been submitted to each of the Repository or the SEC. The Developer shall clearly identify each such other document so incorporated by reference.

(d) If the Developer sells, assigns or otherwise transfers ownership of real property in the Assessment Area Two to a third party, which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (a "Transfer"), the Developer hereby agrees to require such third party to comply with the disclosure obligations of the Developer hereunder for so long as such third party is an Obligated Person hereunder, to the same extent as if such third party were a party to this Disclosure Agreement. The Developer involved in such Transfer shall promptly notify the Issuer and the Dissemination Agent in writing of the Transfer. For purposes of Sections 5, 6, 7, 9 and 11 hereof, the term "Developer" shall be deemed to include the Developer and any third party that becomes an Obligated Person hereunder as a result of a Transfer. In the event that the Developer remains an Obligated Person hereunder following any Transfer, nothing herein shall be construed to relieve the Developer from its obligations hereunder.

7. Reporting of Listed Events.

(a) Pursuant to the provisions of this Section 7, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Assessment Area Two Bonds, as applicable (to the extent they pertain to the Issuer as an Obligated Person for subsections 10, 12, 13, 15, 16, 17 and 18), the Developer shall give, or cause to be given, notice of the occurrence of numbers 10, 12, 13, 15, 16, 17 and 18 of the following events, as applicable, as they pertain to the Developer (and the Issuer shall not be responsible therefor), to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after the occurrence of the event, with the exception of the event described in number 17 below, which notice shall be given in a timely manner:

1. principal and interest payment delinquencies;

2. non-payment related defaults, if material;

3. unscheduled draws on debt service reserves reflecting financial difficulties*;

4. unscheduled draws on credit enhancements reflecting financial difficulties*;

5. substitution of credit or liquidity providers, or their failure to perform;

6. adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with

* Not applicable to the Assessment Area Two Bonds on the date of issuance.

respect to the tax status of the Assessment Area Two Bonds, or other material events affecting the tax status of the Assessment Area Two Bonds;

7. modifications to rights of the holders of the Assessment Area Two Bonds, if material;

8. bond calls, if material, and tender offers;

9. defeasances;

10. release, substitution, or sale of property securing repayment of the Assessment Area Two Bonds, if material (sale of individual lots by the Developer or homeowners to end users shall not be material for purposes of this Disclosure Agreement);

11. ratings changes[†];

12. an Event of Bankruptcy or similar event of an Obligated Person;

13. the consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

14. appointment of a successor or additional trustee or the change of name of a trustee, if material;

15. incurrence of a financial obligation (as defined by the Rule) of the Issuer or an Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Issuer or an Obligated Person, any of which affect security holders of the Assessment Area Two Bonds, if material;

16. default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the Issuer or an Obligated Person, any of which reflect financial difficulties;

17. notice of any failure on the part of the Issuer to meet the requirements of Section 3 hereof, of the Developer to meet the requirements of Section 5 hereof; and

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[†] Not applicable to the Assessment Area Two Bonds on the date of issuance.

18. the termination of the Developer's obligations under this Disclosure Agreement prior to the final maturity of the Assessment Area Two Bonds, pursuant to Section 9 hereof.

(b) The notice required to be given in paragraph 7(a) above shall be filed with any Repository, in electronic format as prescribed by such Repository.

8. Identifying Information. In accordance with the Rule, all disclosure filings submitted pursuant to this Disclosure Agreement to any Repository must be accompanied by identifying information as prescribed by the Repository. Such information may include, but shall not be limited to:

(a) the category of information being provided;

(b) the period covered by any annual financial information, financial statement or other financial information or operation data;

(c) the issues or specific securities to which such documents are related (including CUSIPs, issuer name, state, issue description/securities name, dated date, maturity date, and/or coupon rate);

(d) the name of any Obligated Person other than the Issuer;

(e) the name and date of the document being submitted; and

(f) contact information for the submitter.

9. Termination of Disclosure Agreement. The Issuer's obligations and the Developer's obligations under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Assessment Area Two Bonds, so long as there is no remaining liability of the Issuer, or if the Rule is repealed or no longer in effect. Furthermore, the Developer's obligations shall terminate at such time as the Developer no longer an Obligated Person. If any such termination of the Developer's obligation occurs prior to the final maturity of the Assessment Area Two Bonds, the Developer shall give notice of such termination in the same manner as for a Listed Event under Section 7 hereof.

10. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent shall be Wrathell, Hunt & Associates, LLC. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer or any Obligated Person pursuant to this Disclosure Agreement. The Dissemination Agent may terminate its role as Dissemination Agent upon delivery of sixty (60) days' prior written notice to the Issuer and each Obligated Person. The

Issuer may terminate its agreement with the Dissemination Agent at any time upon delivery of sixty (60) days' written notice to the Dissemination Agent and each Obligated Person.

11. Amendment. Notwithstanding any other provision of this Disclosure Agreement, the Issuer, the Developer and the Dissemination Agent (if the Dissemination Agent is not the Issuer) may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) The amendment may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Issuer, the Developer, or the type of business conducted;

(b) The undertaking, as amended, would have complied with the requirements of the Rule at the time of the primary offering of the Assessment Area Two Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment does not materially impair the interests of the holders, as determined either (i) by parties unaffiliated with the Issuer (such as the Trustee or Bond Counsel), or (ii) by the approving vote of bondholders pursuant to the terms of the Indenture at the time of the amendment.

Notwithstanding the foregoing, the Issuer, the Developer and the Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the SEC from time to time.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer or the Developer shall describe such amendment in its next Annual Report or Developer Report, as applicable, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer or the Developer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements of the Issuer, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 7(b), and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Notwithstanding anything to the contrary herein requiring consent of the Developer, the Issuer may amend this Disclosure Agreement without the consent of the Developer with respect to any provision hereof that does not affect the Developer.

12. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer, the Developer from disseminating any other information, using the means of

dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report, Developer Report or notice of occurrence of Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer, or the Developer chooses to include any information in any Annual Report, or Developer Report, or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer, or the Developer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report, Developer Report or notice of occurrence of a Listed Event.

13. Default. In the event of a failure of the Issuer, the Developer, the Issuer Disclosure Representative or a Dissemination Agent to comply with any provision of this Disclosure Agreement, the Trustee may (and, at the request of any Participating Underwriter or the Owners of more than 50% of the aggregate principal amount of Outstanding Assessment Area Two Bonds and receipt of indemnity satisfactory to the Trustee, shall), or any Beneficial Owner of a Assessment Area Two Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, the Developer, the Issuer Disclosure Representative or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. No default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer, the Developer, the Issuer Disclosure Representative or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

14. Duties of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement.

15. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Developer, the Dissemination Agent, the Trustee, the Participating Underwriter and Beneficial Owners of the Assessment Area Two Bonds, and shall create no rights in any other person or entity.

16. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

17. Governing Law. This Disclosure Agreement shall be governed by the laws of the State and federal law.

18. Trustee Cooperation. The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer and directs the Trustee to deliver to the Dissemination Agent at the expense of the Issuer, any information or reports that are in the possession of and readily available to the Trustee that the Dissemination Agent requests that the Issuer has a right to request from the Trustee (inclusive of balances, payments, etc.).

[End of document – signatures to follow]

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT, as Issuer

_____

Vice Chair, Board of Supervisors

CONSENTED TO AND AGREED TO BY:

WRATHELL, HUNT & ASSOCIATES, LLC, and its successors and assigns, as Issuer Disclosure Representative

_____

Craig Wrathell, Managing Member

WRATHELL, HUNT & ASSOCIATES, LLC, as Dissemination Agent

_____

Craig Wrathell, Managing Member

JOINED BY **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as Trustee for purposes of Sections 13, 15 and 18 only

_____

Amanda Kumar, Vice President

TERRA LAGO, LLC,
a Delaware limited liability company

By: _____
Name: Joshua Kellum
Title: President

EXHIBIT A

NOTICE TO REPOSITORIES
OF FAILURE TO FILE ANNUAL REPORT/DEVELOPER REPORT

Name of Issuer:	Terra Lago Community Development District
Name of Bond Issue:	$[_____] Special Assessment Bonds, Series 2025 (Assessment Area Two)
Date of Issuance:	[_____, ___], 2025
Obligated Person:	Terra Lago Community Development District Terra Lago, LLC
CUSIPS:	[_____]

NOTICE IS HEREBY GIVEN that the [Issuer] [Developer] has not provided an [Annual Report] [Developer Report] with respect to the above-named Assessment Area Two Bonds as required by [Section 3] [Section 5] of the Continuing Disclosure Agreement dated [_____, ___], 2025, among the Issuer, the Developer and the Dissemination Agent named therein. The [Issuer] [Developer] has advised the undersigned that it anticipates that the [Annual Report] [Developer Report] will be filed by _____, 20__.

Dated: _____ _____, Dissemination Agent

cc: [Issuer] [Developer]

EXHIBIT D

FORM OF SECOND SUPPLEMENTAL TRUST INDENTURE

714328764v4

SECOND SUPPLEMENTAL TRUST INDENTURE

BETWEEN

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

AND

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

Dated as of _____ 1, 2025

Authorizing and Securing
$_____
TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(ASSESSMENT AREA TWO)

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THIS SECOND SUPPLEMENTAL TRUST INDENTURE (the "Second Supplemental Indenture"), dated as of _____ 1, 2025 between the TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT (together with its successors and assigns, the "Issuer"), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association duly organized and existing under the laws of the United States and having a designated corporate trust office in Fort Lauderdale, Florida (said banking association and any bank or trust company becoming successor trustee under this Second Supplemental Indenture being hereinafter referred to as the "Trustee");

W I T N E S S E T H:

WHEREAS, the Issuer is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance No. 12-2022 (the "Ordinance") enacted by the Village of Indiantown, Florida (the "Village"), on October 13, 2022; and

WHEREAS, the premises governed by the Issuer, as described more fully in the Ordinance, consisting of approximately 766.48 acres of land (herein, the "District Lands" or "District"), are located entirely within the incorporated area of the Village; and

WHEREAS, the Issuer has been created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands; and

WHEREAS, the Issuer has determined to undertake, in one or more phases, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of the assessable District Lands; and

WHEREAS, the Issuer has previously adopted Resolution No. 2023-28 on March 13, 2023, authorizing the issuance of not to exceed $166,580,000 in aggregate principal amount of its special assessment bonds to be issued in one or more Series (the "Bonds") to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act for the special benefit of the District Lands or portions thereof and approving the form of and authorizing the execution and delivery of a master trust indenture and supplemental indenture; and

WHEREAS, pursuant to that certain Master Trust Indenture dated as of March 1, 2025 (the "Master Indenture") as supplemented by a First Supplemental Indenture dated as of March 1, 2025, both by and between the Issuer and the Trustee, the Issuer previously issued its $5,775,000 Terra Lago Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One), for the primary purpose of funding a portion of the costs of certain public improvements primarily for the benefit of a designated assessment area referred to as "Assessment Area One"; and

WHEREAS, to the extent not constructed by the Issuer, Terra Lago, LLC, a Delaware limited liability company (the "Developer") is the master developer of a residential community located within the District and may construct all of the public infrastructure necessary to serve such residential community referred to as "Terra Lago" (herein, the "Development"); and

WHEREAS, the public infrastructure as described on Exhibit A necessary for the development of the second phase of the Development is herein referred to as the "Assessment Area Two Project," which will be financed with a portion of the Assessment Area Two Bonds (as defined below); and

WHEREAS, the Issuer has determined to issue a second Series of Bonds, designated as the Terra Lago Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Assessment Area Two Bonds"), pursuant to the Master Indenture and this Second Supplemental Indenture (hereinafter sometimes collectively referred to as the "Indenture"); and

WHEREAS, in the manner provided herein, the proceeds of the Assessment Area Two Bonds will be used to provide funds for (i) the Costs of acquiring and/or constructing a portion of the Assessment Area Two Project, (ii) the funding of the Assessment Area Two Reserve Account, (iii) funding interest on the Assessment Area Two Bonds through at least [November 1, 202X], and (iv) the payment of the costs of issuance of the Assessment Area Two Bonds; and

WHEREAS, the Assessment Area Two Bonds will be secured by a pledge of Assessment Area Two Pledged Revenues (as hereinafter defined) to the extent provided herein.

NOW, THEREFORE, THIS SECOND SUPPLEMENTAL INDENTURE WITNESSETH, that to provide for the issuance of the Assessment Area Two Bonds, the security and payment of the principal or redemption price thereof (as the case may be) and interest thereon, the rights of the Bondholders and the performance and observance of all of the covenants contained herein and in said Assessment Area Two Bonds, and for and in consideration of the mutual covenants herein contained and of the purchase and acceptance of the Assessment Area Two Bonds by the Owners thereof, from time to time, and of the acceptance by the Trustee of the trusts hereby created, and intending to be legally bound hereby, the Issuer does hereby assign, transfer, set over and pledge to U.S. Bank Trust Company, National Association, as Trustee, its successors in trust and its assigns forever, and grants a lien on all of the right, title and interest of the Issuer in and to the Assessment Area Two Pledged Revenues as security for the payment of the principal, redemption or purchase price of (as the case may be) and interest on the Assessment Area Two Bonds issued hereunder, all in the manner hereinafter provided, and the Issuer further hereby agrees with and covenants unto the Trustee as follows:

TO HAVE AND TO HOLD the same and any other revenues, property, contracts or contract rights, accounts receivable, chattel paper, instruments, general intangibles or other rights and the proceeds thereof, which may, by delivery, assignment or otherwise, be subject to the lien created by the Indenture with respect to the Assessment Area Two Bonds.

IN TRUST NEVERTHELESS, for the equal and ratable benefit and security of all present and future Owners of the Assessment Area Two Bonds issued and to be issued under this Second Supplemental Indenture, without preference, priority or distinction as to lien or otherwise (except as otherwise specifically provided in this Second Supplemental Indenture) of any one Assessment Area Two Bond over any other Assessment Area Two Bond, all as provided in the Indenture.

PROVIDED, HOWEVER, that if the Issuer, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal or redemption

price of the Assessment Area Two Bonds issued, secured and Outstanding hereunder and the interest due or to become due thereon, at the times and in the manner mentioned in such Assessment Area Two Bonds and the Indenture, according to the true intent and meaning thereof and hereof, and the Issuer shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon such final payments this Second Supplemental Indenture and the rights hereby granted shall cease and terminate, otherwise this Second Supplemental Indenture to be and remain in full force and effect.

ARTICLE I
DEFINITIONS

In this Second Supplemental Indenture capitalized terms used without definition shall have the meanings ascribed thereto in the Master Indenture and, in addition to certain terms defined in the recitals above, the following terms shall have the meanings specified below, unless otherwise expressly provided or unless the context otherwise requires:

"Acquisition Agreement" shall mean that certain Acquisition Agreement relating to the acquisition of the Assessment Area Two Project, by and between the Developer and the Issuer dated _____ __, 2025.

"Arbitrage Certificate" shall mean that certain Arbitrage Certificate, including arbitrage rebate covenants, of the Issuer, dated the date of delivery of the Assessment Area Two Bonds, relating to certain restrictions on arbitrage under the Code with respect to the Bonds.

"Assessment Area Two" shall mean a designated assessment area within the District representing Phase 1B of the Development and planned for 412 residential units. Such area shall be subject to the Assessment Area Two Special Assessments.

"Assessment Area Two Acquisition and Construction Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture.

"Assessment Area Two Bond Redemption Account" shall mean the Assessment Area Two Bond Redemption Account established as a separate Account within the Bond Redemption Fund pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Assessment Area Two Bonds" shall mean the $_____ aggregate principal amount of Terra Lago Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two), to be issued as fully registered Bonds in accordance with the provisions of the Master Indenture and this Second Supplemental Indenture, and secured and authorized by the Master Indenture and this Second Supplemental Indenture.

"Assessment Area Two Costs of Issuance Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture.

"Assessment Area Two General Redemption Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Assessment Area Two Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Assessment Area Two Interest Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(d) of this Second Supplemental Indenture.

"Assessment Area Two Optional Redemption Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Assessment Area Two Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Assessment Area Two Pledged Revenues" shall mean with respect to the Assessment Area Two Bonds (a) all revenues received by the Issuer from the Assessment Area Two Special Assessments levied and collected on the assessable lands within Assessment Area Two within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessment Area Two Special Assessments or from the issuance and sale of tax certificates with respect to such Assessment Area Two Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Assessment Area Two Bonds; provided, however, that Assessment Area Two Pledged Revenues shall not include (A) any moneys transferred to the Assessment Area Two Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Assessment Area Two Costs of Issuance Account of the Acquisition and Construction Fund, and (C) special assessments levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or "maintenance assessments" levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso).

"Assessment Area Two Prepayment Principal" shall mean the portion of a Prepayment corresponding to the principal amount of Assessment Area Two Special Assessments being prepaid pursuant to Section 4.05 of this Second Supplemental Indenture or as a result of an acceleration of the Assessment Area Two Special Assessments pursuant to Section 170.10, Florida Statutes, if such Assessment Area Two Special Assessments are being collected through a direct billing method.

"Assessment Area Two Prepayment Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Assessment Area Two Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Assessment Area Two Principal Account" shall mean the account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(c) of this Second Supplemental Indenture.

"Assessment Area Two Project" shall mean all of the public infrastructure deemed necessary for the development of 412 platted residential units within Assessment Area Two within the District generally described on Exhibit A attached hereto, a portion of which shall be financed with a portion of the Assessment Area Two Bonds.

"Assessment Area Two Rebate Fund" shall mean the Fund so designated, established pursuant to Section 4.01(j) of this Second Supplemental Indenture.

"Assessment Area Two Reserve Account" shall mean the Assessment Area Two Reserve Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 4.01(f) of this Second Supplemental Indenture.

"Assessment Area Two Reserve Requirement" or "Reserve Requirement" shall mean an amount initially equal to the maximum annual debt service with respect to the initial principal amount of the Assessment Area Two Bonds determined on the date of issue. Upon satisfaction of the Release Conditions #1, the Assessment Area Two Reserve Requirement shall be reduced to an amount equal to fifty percent (50%) of the maximum annual debt service with respect to the then Outstanding principal amount of the Assessment Area Two Bonds. Upon satisfaction of the Release Conditions #2, the Assessment Area Two Reserve Requirement shall be reduced to an amount equal to ten percent (10%) of the maximum annual debt service with respect to the then Outstanding principal amount of the Assessment Area Two Bonds. If a portion of the Assessment Area Two Bonds are redeemed pursuant to Section 3.01(b)(i) or Section 3.01(b)(iii), the Reserve Requirement shall be reduced to the maximum annual debt service of the Assessment Area Two Bonds after taking into account such extraordinary mandatory redemption (prior to satisfaction of the Release Conditions #1 or Release Conditions #2) or fifty percent (50%) after satisfaction of the Release Conditions #1 or ten percent (10%) after satisfaction of the Release Conditions #2 of the maximum annual debt service of the Assessment Area Two Bonds after taking into account such extraordinary mandatory redemption. Any amount in the Assessment Area Two Reserve Account may, upon final maturity or redemption of all Outstanding Assessment Area Two Bonds be used to pay principal of and interest on the Assessment Area Two Bonds at that time. The initial Assessment Area Two Reserve Requirement shall be equal to $_____.

"Assessment Area Two Revenue Account" shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 4.01(b) of this Second Supplemental Indenture.

"Assessment Area Two Sinking Fund Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(e) of this Second Supplemental Indenture.

"Assessment Area Two Special Assessments" shall mean the Special Assessments levied on the assessable lands within Assessment Area Two within the District as a result of the Issuer's acquisition and/or construction of the Assessment Area Two Project, corresponding in amount to the debt service on the Assessment Area Two Bonds and designated as such in the methodology report relating thereto.

"Assessment Resolutions" shall mean Resolution No. 2023-26, Resolution No. 2023-27, and Resolution No. 2025-__ of the Issuer adopted on March 13, 2023, March 13, 2023, and _____ __, 2025, respectively, as amended and supplemented from time to time.

"Authorized Denomination" shall mean, with respect to the Assessment Area Two Bonds, $5,000 or any integral multiple thereof; provided however, that the Assessment Area Two Bonds

shall be delivered to the initial purchasers thereof in minimum aggregate principal amounts of $100,000 and integral multiples of Authorized Denominations in excess of $100,000.

"Bonds" shall mean the Issuer's Special Assessment Bonds issued pursuant to the Master Indenture.

"Collateral Assignment" shall mean that certain Collateral Assignment Agreement executed by the Developer in favor of the Issuer whereby all of the documents relating to the Assessment Area Two Project and other material documents necessary to complete a portion of the Development (comprising all of the development planned for the Assessment Area Two Project), are collaterally assigned as security for the Developer's obligation to pay the Assessment Area Two Special Assessments imposed against lands within Assessment Area Two owned by the Developer.

"Consulting Engineer" shall mean Mock, Roos & Associates, Inc., and its successors.

"Continuing Disclosure Agreement" shall mean the Continuing Disclosure Agreement for the benefit of the owners of the Assessment Area Two Bonds, dated the date of delivery of the Assessment Area Two Bonds, by and among the Issuer, the dissemination agent named therein, the Developer and joined by the parties named therein, in connection with the issuance of the Assessment Area Two Bonds.

"District Manager" shall mean Wrathell Hunt & Associates, LLC, and its successors and assigns.

"Indenture" shall mean collectively, the Master Indenture and this Second Supplemental Indenture.

"Interest Payment Date" shall mean May 1 and November 1 of each year, commencing May 1, 2026 and any date principal on the Assessment Area Two Bonds is paid including any Quarterly Redemption Date.

"Majority Holders" means the beneficial owners of more than fifty percent (50%) of the Outstanding principal amount of the Assessment Area Two Bonds.

"Master Indenture" shall mean the Master Trust Indenture, dated as of March 1, 2025, by and between the Issuer and the Trustee, as supplemented and amended with respect to matters pertaining solely to the Master Indenture or the Assessment Area Two Bonds (as opposed to supplements or amendments relating to any Series of Bonds other than the Assessment Area Two Bonds as specifically defined in this Second Supplemental Indenture).

"Paying Agent" shall mean U.S. Bank Trust Company, National Association, and its successors and assigns as Paying Agent hereunder.

"Prepayment" shall mean the payment by any owner of property within Assessment Area Two within the District of the amount of the Assessment Area Two Special Assessments encumbering its property, in whole or in part, prior to its scheduled due date, including optional prepayments. The term "Prepayment" also means any proceeds received as a result of accelerating

and/or foreclosing the Assessment Area Two Special Assessments or as a result of a true-up payment. "Prepayments" shall include, without limitation, Assessment Area Two Prepayment Principal.

"Quarterly Redemption Dates" shall mean February 1, May 1, August 1, and November 1 of any year.

"Redemption Price" shall mean the principal amount of any Assessment Area Two Bond payable upon redemption thereof pursuant to this Second Supplemental Indenture.

"Registrar" shall mean U.S. Bank Trust Company, National Association and its successors and assigns as Registrar hereunder.

"Regular Record Date" shall mean the fifteenth (15th) day (whether or not a Business Day) of the calendar month next preceding an Interest Payment Date.

"Release Conditions #1" shall mean collectively (i) all lots in Assessment Area Two have been developed, platted and conveyed to homebuilders, and all of the Assessment Area Two Special Assessments are being collected pursuant to the Uniform Method, as certified by the District Manager in writing and upon which the Trustee may conclusively rely, and (ii) there shall be no Events of Default under the Master Indenture, all as certified by the District Manager in writing and upon which the Trustee may conclusively rely.

"Release Conditions #2" shall mean collectively (i) satisfaction of Release Conditions #1, (ii) all planned lots that are subject to the Assessment Area Two Special Assessments contain homes that have each received a certificate of occupancy and closed with homebuyers, (iii) all of the principal portion of the Assessment Area Two Special Assessments has been assigned to such homes, and (iv) there shall be no Events of Default under the Master Indenture, all as certified by the District Manager in writing and upon which the Trustee may conclusively rely.

"Resolution" shall mean, collectively, (i) Resolution No. 2023-28 of the Issuer adopted on March 13, 2023, pursuant to which the Issuer authorized the issuance of not exceeding $166,580,000 aggregate principal amount of its Bonds to finance the construction or acquisition of public infrastructure within the District, and (ii) Resolution No. 2026-__ of the Issuer adopted on October 13, 2025, pursuant to which the Issuer authorized, among other things, the issuance of the Assessment Area Two Bonds in an aggregate principal amount of not exceeding $10,000,000 to finance a portion of the acquisition of the Assessment Area Two Project, specifying the details of the Assessment Area Two Bonds and selling the Assessment Area Two Bonds to the Underwriter of the Assessment Area Two Bonds subject to the parameters set forth therein.

"Substantially Absorbed" means the date at least [90]% of the principal portion of the Assessment Area Two Special Assessments have been assigned to residential units within Assessment Area Two within the District that have received certificates of occupancy.

"Underwriter" shall mean MBS Capital Markets, LLC, the underwriter of the Assessment Area Two Bonds.

The words “hereof,” “herein,” “hereto,” “hereby,” and “hereunder” (except in the form of Assessment Area Two Bonds), refer to the entire Indenture.

Every “request,” “requisition,” “order,” “demand,” “application,” “notice,” “statement,” “certificate,” “consent,” or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Chairperson or Vice Chairperson and the Treasurer or Assistant Treasurer or the Secretary or Assistant Secretary or Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[END OF ARTICLE I]

ARTICLE II
THE ASSESSMENT AREA TWO BONDS

SECTION 2.01. Amounts and Terms of Assessment Area Two Bonds; Issue of Assessment Area Two Bonds. No Assessment Area Two Bonds may be issued under this Second Supplemental Indenture except in accordance with the provisions of this Article and Articles II and III of the Master Indenture.

(a) The total principal amount of Assessment Area Two Bonds that may be issued under this Second Supplemental Indenture is expressly limited to $_____. The Assessment Area Two Bonds shall be numbered consecutively from R-1 and upwards.

(b) Any and all Assessment Area Two Bonds shall be issued substantially in the form attached hereto as Exhibit B, with such appropriate variations, omissions and insertions as are permitted or required by the Indenture and with such additional changes as may be necessary or appropriate to conform to the provisions of the Resolution. The Issuer shall issue the Assessment Area Two Bonds upon execution of this Second Supplemental Indenture and satisfaction of the requirements of Section 3.01 of the Master Indenture; and the Trustee shall, at the Issuer's request, authenticate such Assessment Area Two Bonds and deliver them as specified in the request.

SECTION 2.02. Execution. The Assessment Area Two Bonds shall be executed by the Issuer as set forth in the Master Indenture.

SECTION 2.03. Authentication. The Assessment Area Two Bonds shall be authenticated as set forth in the Master Indenture. No Assessment Area Two Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, as provided in the Master Indenture.

SECTION 2.04. Purpose, Designation and Denominations of, and Interest Accruals on, the Assessment Area Two Bonds.

(a) The Assessment Area Two Bonds are being issued hereunder in order to provide funds (i) for the payment of the Costs of acquiring and/or constructing all or a portion of the Assessment Area Two Project, (ii) to fund the Assessment Area Two Reserve Account in an amount equal to the initial Assessment Area Two Reserve Requirement; (iii) funding interest on the Assessment Area Two Bonds through at least [November 1, 202X], and (iv) to pay the costs of issuance of the Assessment Area Two Bonds. The Assessment Area Two Bonds shall be designated "Terra Lago Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two)," and shall be issued as fully registered bonds without coupons in Authorized Denominations.

(b) The Assessment Area Two Bonds shall be dated as of the date of initial delivery. Regularly scheduled interest on the Assessment Area Two Bonds shall be payable on each Interest Payment Date to maturity or prior redemption. Interest on the Assessment Area Two Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has been paid, unless the date of authentication thereof is a May 1 or November 1 to which interest has been paid, in which case from such date of authentication, or unless the date of authentication thereof is prior to May 1, 2026, in which case

from the date of initial delivery or unless the date of authentication thereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date.

(c) Except as otherwise provided in Section 2.07 of this Second Supplemental Indenture in connection with a book entry only system of registration of the Assessment Area Two Bonds, the principal or Redemption Price of the Assessment Area Two Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Paying Agent upon presentation of such Assessment Area Two Bonds. Except as otherwise provided in Section 2.07 of this Second Supplemental Indenture in connection with a book entry only system of registration of the Assessment Area Two Bonds, the payment of interest on the Assessment Area Two Bonds shall be made on each Interest Payment Date to the Owners of the Assessment Area Two Bonds by check or draft drawn on the Paying Agent and mailed on the applicable Interest Payment Date to each Owner as such Owner appears on the Bond Register maintained by the Registrar as of the close of business on the Regular Record Date, at his address as it appears on the Bond Register. Any interest on any Assessment Area Two Bond which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called "Defaulted Interest") shall be paid to the Owner in whose name the Assessment Area Two Bond is registered at the close of business on a Special Record Date to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class, postage-prepaid, to each Owner of record as of the fifth (5th) day prior to such mailing, at his address as it appears in the Bond Register not less than ten (10) days prior to such Special Record Date. The foregoing notwithstanding, any Owner of Assessment Area Two Bonds in an aggregate principal amount of at least $1,000,000 shall be entitled to have interest paid by wire transfer to such Owner to the bank account number on file with the Paying Agent, upon requesting the same in a writing received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date, which writing shall specify the bank, which shall be a bank within the continental United States, and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed, in a writing delivered by the Owner to the Paying Agent, and any such rescission or change of wire transfer instructions must be received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date.

SECTION 2.05. Details of the Assessment Area Two Bonds.

(a) The Assessment Area Two Bonds will mature on May 1 in the years and in the principal amounts, and bear interest at the rates all as set forth below, subject to the right of prior redemption in accordance with their terms.

Year	**Amount**	**Interest Rate**

*Term Bonds

(b) Interest on the Assessment Area Two Bonds will be computed in all cases on the basis of a 360 day year of twelve 30 day months. Interest on overdue principal and, to the extent lawful, on overdue interest will be payable at the numerical rate of interest borne by the Assessment Area Two Bonds on the day before the default occurred.

SECTION 2.06. Disposition of Assessment Area Two Bond Proceeds. From the net proceeds of the Assessment Area Two Bonds received by the Trustee in the amount of $_____.

(a) $_____ derived from the net proceeds of the Assessment Area Two Bonds shall be deposited in the Assessment Area Two Interest Account;

(b) $_____ derived from the net proceeds of the Assessment Area Two Bonds (which is an amount equal to the initial Assessment Area Two Reserve Requirement) shall be deposited in the Assessment Area Two Reserve Account of the Debt Service Reserve Fund;

(c) $_____ derived from the net proceeds of the Assessment Area Two Bonds shall be deposited into the Assessment Area Two Costs of Issuance Account of the Acquisition and Construction Fund for payment of the costs of issuing the Assessment Area Two Bonds; and

(d) $_____ representing the balance of the net proceeds of the Assessment Area Two Bonds shall be deposited in the Assessment Area Two Acquisition and Construction Account of the Acquisition and Construction Fund which the Issuer shall cause to be applied in accordance with Article V of the Master Indenture, Section 4.01(a) of this Second Supplemental Indenture and the terms of the Acquisition Agreement.

SECTION 2.07. Book-Entry Form of Assessment Area Two Bonds. The Assessment Area Two Bonds shall be issued as one fully registered bond for each maturity of Assessment Area Two Bonds and deposited with The Depository Trust Company ("DTC"), which is responsible for establishing and maintaining records of ownership for its participants.

As long as the Assessment Area Two Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes hereof and in the Master Indenture. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants ("Direct Participants") and other institutions that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The Direct Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Assessment Area Two Bonds ("Beneficial Owners").

Principal and interest on the Assessment Area Two Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursal of such amounts to Direct Participants shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Trustee or the Issuer.

Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Assessment Area Two Bonds, through Direct Participants and Indirect Participants.

During the period for which Cede & Co. is registered owner of the Assessment Area Two Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to Direct Participants and Direct Participants shall be responsible for notices to Indirect Participants, and Direct Participants and Indirect Participants shall be responsible for notices to Beneficial Owners.

The Issuer and the Trustee, if appropriate, shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the Issuer in accordance with the procedures of DTC. In the event of such termination, the Issuer shall select another securities depository and in that event, all references herein to DTC or Cede & Co., shall be deemed to be for reference to such successor. If the Issuer does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Assessment Area Two Bonds in the form of fully registered Assessment Area Two Bonds in accordance with the instructions from Cede & Co.

In the event DTC, any successor of DTC or the Issuer, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver bond certificates in accordance with the instructions from DTC or its successor and after such time Assessment Area Two Bonds may be exchanged for an equal aggregate principal amount of Assessment Area Two Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee.

SECTION 2.08. Appointment of Registrar and Paying Agent. The Issuer shall keep, at the designated corporate trust office of the Registrar, books (the "Bond Register") for the registration, transfer and exchange of the Assessment Area Two Bonds, and hereby appoints U.S. Bank Trust Company, National Association, as its Registrar to keep such books and make such registrations, transfers, and exchanges as required hereby. U.S. Bank Trust Company, National Association hereby accepts its appointment as Registrar and its duties and responsibilities as Registrar hereunder. Registrations, transfers and exchanges shall be without charge to the Bondholder requesting such registration, transfer or exchange, but such Bondholder shall pay any taxes or other governmental charges on all registrations, transfers and exchanges.

The Issuer hereby appoints U.S. Bank Trust Company, National Association as Paying Agent for the Assessment Area Two Bonds. U.S. Bank Trust Company, National Association hereby accepts its appointment as Paying Agent and its duties and responsibilities as Paying Agent hereunder.

SECTION 2.09. Conditions Precedent to Issuance of the Assessment Area Two Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Assessment Area Two Bonds, all the Assessment Area Two Bonds shall be executed by the Issuer for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the Issuer or upon its order, but only upon the further receipt by the Trustee of:

(a) Certified copies of the Assessment Resolutions;

(b) Executed originals of the Master Indenture and this Second Supplemental Indenture;

(c) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Assessment Area Two Bonds, the Issuer will not be in default in the performance of the terms and provisions of the Master Indenture or this Second Supplemental Indenture; and

(d) An executed copy of the Collateral Assignment.

Receipt by the Trustee of the net proceeds from the initial sale of the Assessment Area Two Bonds shall constitute conclusive evidence of the fulfillment of the conditions precedent for the issuance of the Assessment Area Two Bonds set forth in this Section 2.09 to the satisfaction of the Issuer and the Underwriter.

[END OF ARTICLE II]

ARTICLE III
REDEMPTION OF ASSESSMENT AREA TWO BONDS

SECTION 3.01. Redemption Dates and Prices. The Assessment Area Two Bonds shall be subject to redemption at the times and in the manner provided in Article VIII of the Master Indenture and in this Article III. All payments of the Redemption Price of the Assessment Area Two Bonds shall be made on the dates hereinafter required. Except as otherwise provided in this Section 3.01, if less than all the Assessment Area Two Bonds are to be redeemed pursuant to an extraordinary mandatory redemption, the Trustee shall select the Assessment Area Two Bonds or portions of the Assessment Area Two Bonds to be redeemed pursuant to Section 8.04 of the Master Indenture. Partial redemptions of Assessment Area Two Bonds shall be made in such a manner that the remaining Assessment Area Two Bonds held by each Bondholder shall be in Authorized Denominations, except for the last remaining Assessment Area Two Bond.

The Assessment Area Two Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the Redemption Price of the Assessment Area Two Bonds shall be made on the dates specified below.

(a) Optional Redemption. The Assessment Area Two Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after May 1, 203__ (less than all Assessment Area Two Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Assessment Area Two Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Assessment Area Two Optional Redemption Subaccount of the Assessment Area Two Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Assessment Area Two Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Assessment Area Two Bonds is substantially level.

(b) Extraordinary Mandatory Redemption in Whole or in Part. The Assessment Area Two Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below which extraordinary mandatory redemption in part must occur on an Quarterly Redemption Date), at a Redemption Price equal to 100% of the principal amount of the Assessment Area Two Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) from Assessment Area Two Prepayment Principal deposited into the Assessment Area Two Prepayment Subaccount of the Assessment Area Two Bond Redemption Account (taking into account the credit from the Assessment Area Two Reserve Account pursuant to Section 4.05 hereof) following a Prepayment in whole or in part of the Assessment Area Two Special Assessments on any assessable property within Assessment Area Two within the District in accordance with the provisions of Section 4.05 of this Second Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Assessment Area Two Funds, Accounts and Subaccounts in the Funds and Accounts (other than the Assessment Area Two Rebate Fund, the Assessment Area Two Costs of Issuance Account and the Assessment Area Two

Acquisition and Construction Account) sufficient to pay and redeem all Outstanding Assessment Area Two Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

(iii) from any funds remaining on deposit in the Assessment Area Two Acquisition and Construction Account not otherwise reserved to complete the Assessment Area Two Project (including any amounts transferred from the Assessment Area Two Reserve Account) all of which have been transferred to the Assessment Area Two General Redemption Subaccount of the Assessment Area Two Bond Redemption Account.

(c) Mandatory Sinking Fund Redemption. The Assessment Area Two Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Two Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	**Mandatory Sinking Fund Redemption Amount**

_____

*Maturity

The Assessment Area Two Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Two Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	**Mandatory Sinking Fund Redemption Amount**

Year	Mandatory Sinking Fund Redemption Amount

_____
*Maturity

The Assessment Area Two Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Two Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	Mandatory Sinking Fund Redemption Amount

_____
*Maturity

Upon any redemption of Assessment Area Two Bonds other than in accordance with scheduled mandatory sinking fund redemptions, the District shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Assessment Area Two Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Two Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Assessment Area Two Bonds in any year. In the event of a redemption occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

SECTION 3.02. Notice of Redemption. When required to redeem Assessment Area Two Bonds under any provision of this Second Supplemental Indenture or directed to redeem Assessment Area Two Bonds by the Issuer, the Trustee shall give or cause to be given to Owners of the Assessment Area Two Bonds to be redeemed, notice of the redemption, as set forth in Article VIII of the Master Indenture.

[END OF ARTICLE III]

ARTICLE IV
ESTABLISHMENT OF CERTAIN FUNDS AND ACCOUNTS; ADDITIONAL COVENANTS OF THE ISSUER; PREPAYMENTS; REMOVAL OF SPECIAL ASSESSMENT LIENS

SECTION 4.01. Establishment of Certain Funds and Accounts.

(a) The Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the "Assessment Area Two Acquisition and Construction Account." Net proceeds of the Assessment Area Two Bonds shall be deposited into the Assessment Area Two Acquisition and Construction Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture, together with any other moneys that may be transferred to the Assessment Area Two Acquisition and Construction Account as provided for herein. Such moneys in the Assessment Area Two Acquisition and Construction Account shall be disbursed by the Trustee as set forth in Section 5.01 of the Master Indenture and this Section 4.01(a), and upon disbursement, the Issuer shall apply such moneys as provided for herein and in the Acquisition Agreement. Subject to the provisions of Section 4.01(f) hereof, any moneys remaining in the Assessment Area Two Acquisition and Construction Account after the Completion Date and after the expenditure of all moneys remaining therein that have not been requisitioned after satisfaction of the Release Conditions #1 and Release Conditions #2 upon notice of the same given by the Developer to the Trustee and District Manager, except for any moneys reserved therein for the payment of any costs of the Assessment Area Two Project owed but not yet requisitioned, as evidenced in a certificate from the District Manager to the Trustee and the Issuer, upon which the Trustee may conclusively rely, and the adoption of a resolution by the Issuer accepting the Assessment Area Two Project, a copy of which shall be delivered to the Trustee, upon which the Trustee may conclusively rely, shall be transferred by the Trustee to the Assessment Area Two General Redemption Subaccount of the Assessment Area Two Bond Redemption Account. Subject to the provisions of Section 4.01(f) hereof, the Assessment Area Two Acquisition and Construction Account shall be closed upon the expenditure or transfer of all funds therein including moneys deposited therein as a result of satisfaction of the Release Conditions #1 and Release Conditions #2. Upon presentment by the District Manager or the Issuer to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Assessment Area Two Acquisition and Construction Account and make payment to the Person or Persons so designated in such requisition. Pursuant to the Master Indenture, the Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the "Assessment Area Two Costs of Issuance Account." Net proceeds of the Assessment Area Two Bonds shall be deposited into the Assessment Area Two Costs of Issuance Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture. Upon presentment by the District Manager or the Issuer to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Assessment Area Two Costs of Issuance Account to pay the costs of issuing the Assessment Area Two Bonds. Six months after the issuance of the Assessment Area Two Bonds, any moneys remaining in the Assessment Area Two Costs of Issuance Account in excess of the amounts requested to be disbursed by the Issuer shall be deposited into the Assessment Area Two Acquisition and Construction Account. Any deficiency in the amount allocated to pay the cost of issuing the Assessment Area Two Bonds shall be paid from excess Assessment Area Two Pledged Revenues on deposit in the Assessment Area Two Revenue Account in accordance with Section

4.02 SEVENTH. When there are no further moneys therein, the Assessment Area Two Costs of Issuance Account shall be closed.

(b) Pursuant to Section 6.03 of the Master Indenture, the Trustee shall establish a separate Account within the Revenue Fund designated as the "Assessment Area Two Revenue Account." Assessment Area Two Special Assessments (except for Prepayments of Assessment Area Two Special Assessments which shall be identified as such by the Issuer to the Trustee and deposited in the Assessment Area Two Prepayment Subaccount) shall be deposited by the Trustee into the Assessment Area Two Revenue Account which shall be applied as set forth in Section 6.03 of the Master Indenture and **Error! Reference source not found.** of this Second Supplemental Indenture.

(c) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the "Assessment Area Two Principal Account." Moneys shall be deposited into the Assessment Area Two Principal Account as provided in Section 6.04 of the Master Indenture and **Error! Reference source not found.** of this Second Supplemental Indenture, and applied for the purposes provided therein.

(d) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the "Assessment Area Two Interest Account." Moneys deposited into the Assessment Area Two Interest Account pursuant to Section 6.04 of the Master Indenture and Sections 2.06 and 4.02 of this Second Supplemental Indenture, shall be applied for the purposes provided therein.

(e) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish another separate Account within the Debt Service Fund designated as the "Assessment Area Two Sinking Fund Account." Moneys shall be deposited into the Assessment Area Two Sinking Fund Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture and applied for the purposes provided therein and in Section 3.01(c) of this Second Supplemental Indenture.

(f) Pursuant to Section 6.05 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Reserve Fund designated as the "Assessment Area Two Reserve Account." Proceeds of the Assessment Area Two Bonds shall be deposited into the Assessment Area Two Reserve Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture, and such moneys, together with any other moneys deposited into the Assessment Area Two Reserve Account pursuant to Section 4.02 of this Second Supplemental Indenture shall be applied for the purposes provided therein and in this Section 4.01(f) of this Second Supplemental Indenture.

On each March 15 and September 15 (or, if such date is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Assessment Area Two Reserve Account and transfer any excess therein above the Reserve Requirement for the Assessment Area Two Bonds caused by investment earnings prior to the Completion Date to the Assessment Area Two Acquisition and Construction Account and after the Completion Date to the Assessment Area Two Revenue Account.

Notwithstanding any of the foregoing, amounts on deposit in the Assessment Area Two Reserve Account shall be transferred by the Trustee, in the amounts directed in writing by the Majority Holders of the Assessment Area Two Bonds to the Assessment Area Two General Redemption Subaccount of the Assessment Area Two Bond Redemption Account, if as a result of the application of Article X of the Master Indenture, the proceeds received from lands sold subject to the Assessment Area Two Special Assessments and applied to redeem a portion of the Assessment Area Two Bonds is less than the principal amount of Assessment Area Two Bonds indebtedness attributable to such lands.

Subject to the provisions of Section 4.05 hereof, on any date the Issuer or the District Manager, on behalf of the Issuer, receives notice that a landowner wishes to prepay its Assessment Area Two Special Assessments relating to the benefited property of such landowner within Assessment Area Two within the District, or as a result of any mandatory true-up payment (as a result of any replatting), the Issuer shall, or cause the District Manager, on behalf of the Issuer, to calculate the principal amount of such Prepayment taking into account a credit against the amount of the Assessment Area Two Prepayment Principal due by the amount of money in the Assessment Area Two Reserve Account that will be in excess of the applicable Reserve Requirement, taking into account the proposed Prepayment. Such excess in the Assessment Area Two Reserve Account shall be transferred by the Trustee to the Assessment Area Two Prepayment Subaccount of the Assessment Area Two Bond Redemption Account, as a result of such Prepayment. The District Manager, on behalf of the Issuer, shall make such calculation within ten (10) Business Days after receiving notice of such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Assessment Area Two Reserve Account to the Assessment Area Two Prepayment Subaccount of the Assessment Area Two Bond Redemption Account to be used for the extraordinary mandatory redemption of the Assessment Area Two Bonds in accordance with Section 3.01(b)(i) hereof. The Trustee is authorized to make such transfers and has no duty to verify such calculations. Notwithstanding the foregoing, and as further described in the next succeeding paragraph, upon satisfaction of the Release Conditions #1 or Release Conditions #2, as the case may be, the Trustee shall deposit such excess on deposit in the Assessment Area Two Reserve Account to the Assessment Area Two Acquisition and Construction Account and pay such amount deposited in the Assessment Area Two Acquisition and Construction Account to the Person or Persons designated in a requisition in the form attached hereto as Exhibit "C" submitted to the Issuer by the Developer which requisition shall be executed by the Issuer and the Consulting Engineer or the Person or Persons designated in a previously submitted properly executed requisition, all or a portion of which remains unfunded. Such payment is authorized notwithstanding that the Completion Date might have been declared provided that there are Costs of the Assessment Area Two Project that were not paid from moneys initially deposited in the Assessment Area Two Acquisition and Construction Account and the Trustee has on file one or more properly executed unfunded requisitions. In the event there are multiple unfunded requisitions on file with the Trustee, the Trustee shall fund such requisitions in the order the Trustee has received them (from oldest to newest). In the event that there are no unfunded requisitions on file with the Trustee, such excess moneys transferred from the Assessment Area Two Reserve Account to the Assessment Area Two Acquisition and Construction Account shall be deposited into the Assessment Area Two General Redemption Subaccount of the Assessment Area Two Bond Redemption Account.

Upon satisfaction of the Release Conditions #1 or Release Conditions #2 as evidenced by a written certificate of the District Manager delivered to the Issuer and the Trustee, stating that the Release Conditions #1 or Release Conditions #2 have been satisfied and setting forth the amount of the new Assessment Area Two Reserve Requirement, the Trustee shall without further direction reduce the Assessment Area Two Reserve Requirement to either fifty percent (50%) of the maximum annual debt service of the then Outstanding principal amount of the Assessment Area Two Bonds, as calculated by the District Manager, upon satisfaction of Release Conditions #1 or ten percent (10%) upon satisfaction of Release Conditions #2 of the maximum annual debt service of the then Outstanding principal amount of the Assessment Area Two Bonds as calculated by the District Manager. The excess amount in the Assessment Area Two Reserve Account as a result of satisfaction of Release Conditions #1 or Release Conditions #2 shall be transferred to the Assessment Area Two Acquisition and Construction Account. The Trustee may conclusively rely on such written certificate of the District Manager.

In addition, in the event of an extraordinary mandatory redemption pursuant to Section 3.01(b)(iii), the District Manager on behalf of the Issuer shall calculate the applicable Reserve Requirement and communicate the same to the Trustee and the Trustee shall apply any excess in the Assessment Area Two Reserve Account toward such extraordinary mandatory redemption.

(g) Pursuant to Section 6.06 of the Master Indenture, the Trustee shall establish a separate Series Bond Redemption Account within the Bond Redemption Fund designated as the "Assessment Area Two Bond Redemption Account" and within such Account, a "Assessment Area Two General Redemption Subaccount," a "Assessment Area Two Optional Redemption Subaccount," and a "Assessment Area Two Prepayment Subaccount." Except as otherwise provided in this Second Supplemental Indenture regarding Prepayments or in connection with the optional redemption of the Assessment Area Two Bonds, moneys to be deposited into the Assessment Area Two Bond Redemption Account as provided in Section 6.06 of the Master Indenture, shall be deposited to the Assessment Area Two General Redemption Subaccount of the Assessment Area Two Bond Redemption Account.

(h) Moneys that are deposited into the Assessment Area Two General Redemption Subaccount of the Assessment Area Two Bond Redemption Account (including all earnings on investments held therein) shall be used to call Assessment Area Two Bonds for the extraordinary mandatory redemption in whole, pursuant to Section 3.01(b)(ii) hereof or in part pursuant to Section 3.01(b)(iii) hereof.

(i) Moneys in the Assessment Area Two Prepayment Subaccount of the Assessment Area Two Bond Redemption Account (including all earnings on investments held in such Assessment Area Two Prepayment Subaccount of the Assessment Area Two Bond Redemption Account) shall be accumulated therein to be used to call for redemption pursuant to Section 3.01(b)(i) hereof an amount of Assessment Area Two Bonds equal to the amount of money transferred to the Assessment Area Two Prepayment Subaccount of the Assessment Area Two Bond Redemption Account for the purpose of such extraordinary mandatory redemption on the dates and at the price provided in such Section 3.01(b)(i) hereof.

(j) The Issuer hereby directs the Trustee to establish an Assessment Area Two Rebate Fund designated as the "Assessment Area Two Rebate Fund." Moneys shall be deposited

into the Assessment Area Two Rebate Fund, as provided in the Arbitrage Certificate and applied for the purposes provided therein.

(k) Any moneys on deposit in the Assessment Area Two Optional Redemption Subaccount shall be used to optionally redeem all or a portion of the Assessment Area Two Bonds pursuant to Section 3.01(a) hereof.

SECTION 4.02. Assessment Area Two Revenue Account. The Trustee shall transfer from amounts on deposit in the Assessment Area Two Revenue Account to the Funds and Accounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, upon receipt but no later than the Business Day next preceding each May 1 commencing May 1, 2026, to the Assessment Area Two Interest Account of the Debt Service Fund, an amount equal to the interest on the Assessment Area Two Bonds becoming due on the next succeeding May 1, less any amounts on deposit in the Assessment Area Two Interest Account not previously credited;

SECOND, upon receipt but no later than the Business Day next preceding each November 1 commencing November 1, 2026, to the Assessment Area Two Interest Account of the Debt Service Fund, an amount equal to the interest on the Assessment Area Two Bonds becoming due on the next succeeding November 1, less any amounts on deposit in the Assessment Area Two Interest Account not previously credited;

THIRD, no later than the Business Day next preceding each May 1, commencing May 1, 2027, to the Assessment Area Two Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Assessment Area Two Bonds subject to sinking fund redemption on such May 1, less any amount on deposit in the Assessment Area Two Sinking Fund Account not previously credited;

FOURTH, no later than the Business Day next preceding each May 1, which is a principal payment date for any Assessment Area Two Bonds, to the Assessment Area Two Principal Account of the Debt Service Fund, an amount equal to the principal amount of Assessment Area Two Bonds Outstanding maturing on such May 1, less any amounts on deposit in the Assessment Area Two Principal Account not previously credited;

FIFTH, notwithstanding the foregoing, at any time the Assessment Area Two Bonds are subject to redemption on a date which is not a May 1 or November 1 Interest Payment Date, the Trustee shall be authorized to transfer from the Assessment Area Two Revenue Account to the Assessment Area Two Interest Account, the amount necessary to pay interest on the Assessment Area Two Bonds subject to redemption on such date;

SIXTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Assessment Area Two Bonds remain Outstanding, to the Assessment Area Two Reserve Account, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Reserve Requirement for the Assessment Area Two Bonds; and

SEVENTH, subject to the foregoing paragraphs, the balance of any moneys remaining after making the foregoing deposits shall be deposited into the Assessment Area Two Costs of Issuance Account to cover any deficiencies in the amount allocated to pay the cost of issuing the Assessment Area Two Bonds and next, any balance in the Assessment Area Two Revenue Account shall remain on deposit in such Assessment Area Two Revenue Account, unless pursuant to the Arbitrage Certificate, it is necessary to make a deposit into the Assessment Area Two Rebate Fund, in which case, the Issuer shall direct the Trustee to make such deposit thereto.

SECTION 4.03. Power to Issue Assessment Area Two Bonds and Create Lien. The Issuer is duly authorized under the Act and all applicable laws of the State to issue the Assessment Area Two Bonds, to execute and deliver the Indenture and to pledge the Assessment Area Two Pledged Revenues for the benefit of the Assessment Area Two Bonds to the extent set forth herein. The Assessment Area Two Pledged Revenues are not and shall not be subject to any other lien senior to or on a parity with the lien created in favor of the Assessment Area Two Bonds, except as otherwise permitted under the Master Indenture. The Assessment Area Two Bonds and the provisions of the Indenture are and will be valid and legally enforceable obligations of the Issuer in accordance with their respective terms. The Issuer shall, at all times, to the extent permitted by law, defend, preserve and protect the pledge created by the Indenture and all the rights of the Owners of the Assessment Area Two Bonds under the Indenture against all claims and demands of all persons whomsoever.

SECTION 4.04. Assessment Area Two Project to Conform to Consulting Engineers Report. Upon the issuance of the Assessment Area Two Bonds, the Issuer will promptly proceed to construct or acquire the Assessment Area Two Project, as described in Exhibit A hereto and in the Consulting Engineer's Report relating thereto, all pursuant to the terms and provisions of the Acquisition Agreement.

SECTION 4.05. Prepayments; Removal of the Assessment Area Two Special Assessment Liens.

(a) At any time any owner of property subject to the Assessment Area Two Special Assessments may, at its option, or as a result of acceleration of the Assessment Area Two Special Assessments because of non-payment thereof or as a result of true-up payment, require the Issuer to reduce or release and extinguish the lien upon its property by virtue of the levy of the Assessment Area Two Special Assessments by paying or causing there to be paid, to the Issuer all or a portion of the Assessment Area Two Special Assessment, which shall constitute Assessment Area Two Prepayment Principal, plus accrued interest to the next succeeding Quarterly Redemption Date (or the next succeeding Quarterly Redemption Date if such Prepayment is made within forty-five (45) calendar days before a Quarterly Redemption Date), attributable to the property subject to the Assessment Area Two Special Assessment owned by such owner. In connection with such Prepayments, in the event the amount in the Assessment Area Two Reserve Account will exceed the Reserve Requirement for the Assessment Area Two Bonds as a result of a Prepayment in accordance with this Section 4.05(a) and Section 4.01(f) of this Second Supplemental Indenture and the resulting redemption of the Assessment Area Two Bonds in accordance with Section 3.01(b)(i) of this Second Supplemental Indenture, the excess amount shall be transferred from the Assessment Area Two Reserve Account to the Assessment Area Two Prepayment Subaccount of the Assessment Area Two Bond Redemption Account as a credit

against the Assessment Area Two Prepayment Principal otherwise required to be paid by the owner of such lot or parcel, upon written instructions to the Trustee of the District Manager upon which the Trustee may conclusively rely, on behalf of the Issuer, together with a certification stating that, after giving effect to such transfers sufficient moneys will be on deposit in the Assessment Area Two Reserve Account to equal or exceed the then Reserve Requirement for the Assessment Area Two Bonds and which certificate of the District Manager will further state that, after giving effect to the proposed redemption of Assessment Area Two Bonds, there will be sufficient Assessment Area Two Pledged Revenues to pay the principal and interest, when due, on all Assessment Area Two Bonds that will remain Outstanding.

(b) Upon receipt of Assessment Area Two Prepayment Principal as described in paragraph (a) above, subject to satisfaction of the conditions set forth therein, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official records of the Issuer that the Assessment Area Two Special Assessment has been paid in whole or in part and that such Assessment Area Two Special Assessment lien is thereby reduced, or released and extinguished, as the case may be.

(c) The Trustee may conclusively rely on the Issuer's determination of what moneys constitute Assessment Area Two Prepayment Principal. The Trustee shall calculate the amount available for extraordinary mandatory redemption of the Assessment Area Two Bonds pursuant to Section 3.01(b)(i) hereof forty-five (45) days before each Quarterly Redemption Date and will withdraw money from the Assessment Area Two Reserve Account as a credit against the amount of Prepayment that is owed in an amount as directed by the Issuer or the District Manager on behalf of the Issuer in accordance with Section 4.01(f) hereof and Section 4.05(a) hereof. No credit shall be given if as a result the Reserve Requirement shall be less than is required after taking into account the proposed extraordinary mandatory redemption pursuant to Section 3.01(b)(i) hereof. At any time such Prepayment is not in an integral multiple of $5,000, the Trustee shall, upon authorization from the Issuer, withdraw moneys from the Assessment Area Two Revenue Account to round-up to an integral multiple of $5,000 and deposit such amount into the Assessment Area Two Prepayment Subaccount. Notwithstanding the foregoing, the Trustee shall not be authorized to withdraw any moneys from the Assessment Area Two Revenue Account unless all of the deposits required under Section 4.02 hereof have or can be made to the next succeeding Interest Payment Date.

[END OF ARTICLE IV]

ARTICLE V
COVENANTS AND DESIGNATIONS OF THE ISSUER

SECTION 5.01. Collection of Assessment Area Two Special Assessments. Pursuant to the terms and provisions of the Master Indenture and except as provided in the next succeeding sentence, the Issuer shall collect the Assessment Area Two Special Assessments relating to the acquisition and construction of the Assessment Area Two Project through the Uniform Method of Collection (the "Uniform Method") afforded by Chapter 197, Florida Statutes. Pursuant to the terms and provisions of the Master Indenture, the Issuer shall, pursuant to the provisions of the Assessment Resolutions, directly collect the Assessment Area Two Special Assessments levied in lieu of the Uniform Method with respect to any assessable lands which have not yet been platted, unless the Trustee at the direction of the Majority Holders directs the Issuer otherwise or the timing for using the Uniform Method will not yet allow for using such method. In addition, and not in limitation of, the covenants contained elsewhere in this Second Supplemental Indenture and in the Master Indenture, the Issuer covenants to comply with the terms of the proceedings heretofore adopted with respect to the Assessment Area Two Special Assessments, and to levy the Assessment Area Two Special Assessments in such manner as will generate funds sufficient to pay debt service on the Assessment Area Two Bonds when due. All Assessment Area Two Special Assessments that are collected directly by the Issuer shall be due and payable by the landowner not later than thirty (30) days prior to each Interest Payment Date.

SECTION 5.02. Continuing Disclosure. Contemporaneously with the execution and delivery hereof, the Issuer has executed and delivered a Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934. The Issuer covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement applicable to it; however, as set forth therein, failure to so comply shall not constitute and Event of Default hereunder, but shall instead be enforceable by mandamus or any other means of specific performance.

SECTION 5.03. Investment of Funds and Accounts. The provisions of Section 7.02 of the Master Indenture shall apply to the investment and reinvestment of moneys in the Assessment Area Two Accounts and subaccounts therein created hereunder.

SECTION 5.04. Additional Obligations. The Issuer covenants not to issue any other Bonds or other debt obligations secured by the Assessment Area Two Special Assessments. Such covenant shall not prohibit the Issuer from issuing refunding Bonds. In addition, the Issuer covenants not to issue any other Bonds or debt obligations for capital projects, secured by special assessments on the land within the District which secure the Assessment Area Two Special Assessments, until the Assessment Area Two Special Assessments are Substantially Absorbed. The Issuer's covenants described above shall not preclude the imposition of Special Assessments or other non-ad valorem assessments on such lands in connection with other capital projects that are necessary for health, safety or welfare reasons or to remediate a natural disaster. The Issuer shall provide the Trustee with a certification that the Assessment Area Two Special Assessments are Substantially Absorbed and the Trustee may conclusively rely upon such certification and shall have no duty to verify if the Assessment Area Two Special Assessments are Substantially Absorbed. Notwithstanding any provision in the Indenture to the contrary, the Issuer may issue other Bonds or debt obligations secured by Special Assessments levied on the same lands subject

to the Assessment Area Two Special Assessments, at any time upon the written consent of the Majority Holders.

SECTION 5.05. Acknowledgement Regarding Assessment Area Two Acquisition and Construction Account Moneys Following an Event of Default. In accordance with the provisions of the Indenture, the Assessment Area Two Bonds are payable solely from the Assessment Area Two Pledged Revenues. Anything in the Indenture to the contrary notwithstanding, the Issuer hereby acknowledges that the Assessment Area Two Pledged Revenues include, without limitation, all amounts on deposit in the Assessment Area Two Acquisition and Construction Account of the Acquisition and Construction Fund then held by the Trustee, and upon the occurrence of an Event of Default with respect to the Assessment Area Two Bonds, (i) the Assessment Area Two Pledged Revenues may not be used by the Issuer (whether to pay costs of the Assessment Area Two Project or otherwise) without the consent of the Majority Holders, and (ii) the Assessment Area Two Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Holders, to pay the reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The Issuer covenants not to enter into any contract regarding the Assessment Area Two Project from and after the occurrence of an Event of Default without the written direction of the Majority Holders.

SECTION 5.06. Assignment of Issuer's Rights Under Collateral Assignment. Subject to the terms of the Collateral Assignment and without intending to alter the same, the Issuer hereby assigns its rights under the Collateral Assignment to the Trustee for the benefit of the Bondholders, from time to time, of the Assessment Area Two Bonds. The Trustee shall not be deemed to have accepted any obligation under the Collateral Assignment by virtue of such assignment.

[END OF ARTICLE V]

ARTICLE VI
THE TRUSTEE; THE PAYING AGENT AND REGISTRAR

SECTION 6.01. Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created and agrees to perform such trusts upon the terms and conditions set forth in the Indenture. The Trustee agrees to act as Paying Agent and Registrar for the Assessment Area Two Bonds.

SECTION 6.02. Trustee's Duties. The Trustee shall not be responsible in any manner for the due execution of this Second Supplemental Indenture by the Issuer or for the recitals contained herein (except for the certificate of authentication on the Assessment Area Two Bonds), all of which are made solely by the Issuer. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlement inuring to the Trustee under the Master Indenture.

SECTION 6.03. Brokerage Confirmations. The Issuer acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Issuer the right to receive individual confirmations of security transactions at no additional cost, as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Issuer periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

[END OF ARTICLE VI]

ARTICLE VII
MISCELLANEOUS PROVISIONS

SECTION 7.01. Interpretation of Second Supplemental Indenture. This Second Supplemental Indenture amends and supplements the Master Indenture with respect to the Assessment Area Two Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this Second Supplemental Indenture by reference. To the maximum extent possible, the Master Indenture and the Second Supplemental Indenture shall be read and construed as one document.

SECTION 7.02. Amendments. Any amendments to this Second Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

SECTION 7.03. Counterparts and Electronically Signed and/or Transmitted Signatures. This Second Supplemental Indenture may be executed in counterparts, and all counterparts together shall be construed as one document. Executed counterparts of this Second Supplemental Indenture with signatures sent by electronic mail (i.e., in PDF format) or signed electronically via DocuSign or other electronic means may be used in the place of original signatures on this Second Supplemental Indenture. The parties intend to be bound by the signatures of the electronically mailed or signed signatures and the delivery of the same shall be effective as delivery of an original executed counterpart of this Second Supplemental Indenture. Subject to the provisions of Section 11.08 of the Master Indenture applicable to the Trustee, the parties to this Second Supplemental Indenture hereby waive any defenses to the enforcement of the terms of this Second Supplemental Indenture based on the form of the signature, and hereby agree that such electronically mailed or signed signatures shall be conclusive proof, admissible in judicial proceedings, of the parties' execution of this Second Supplemental Indenture.

SECTION 7.04. Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Second Supplemental Indenture are hereby incorporated herein and made a part of this Second Supplemental Indenture for all purposes.

SECTION 7.05. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Assessment Area Two Bonds or the date fixed for the redemption of any Assessment Area Two Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 7.06. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Assessment Area Two Bonds.

SECTION 7.07. Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust or other legal

entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Terra Lago Community Development District has caused this Second Supplemental Trust Indenture to be executed by the Chairperson or Vice Chairperson of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by the Secretary or an Assistant Secretary of its Board of Supervisors and U.S. Bank Trust Company, National Association has caused this Second Supplemental Trust Indenture to be executed by one of its authorized signatories, all as of the day and year above written.

TERRA LAGO COMMUNITY
DEVELOPMENT DISTRICT

[SEAL]

Attest:

By: _____
Name: Thomas G. Kenny III
Title: Vice Chairperson
Board of Supervisors

By: _____
Name: Andrew Kantarzhi
Title: Assistant Secretary
Board of Supervisors

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, as Trustee,
Paying Agent and Registrar

By: _____
Name: Amanda Kumar
Title: Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ❑ physical presence or ❑ online notarization, this _____ day of _____, 2025, by Thomas G. Kenny III, Vice Chairperson of Terra Lago Community Development District (the "Issuer"), who acknowledged that he did so sign the foregoing instrument as such officer for and on behalf of said Issuer; that the same is his free act and deed as such officer, and the free act and deed of said Issuer; and that the seal affixed to said instrument is the seal of said Issuer; that he appeared before me this day in person and severally acknowledged that he, being thereunto duly authorized, signed, sealed with the seal of said Issuer, for the uses and purposes therein set forth. He is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires _____

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ❑ physical presence or ❑ online notarization, this _____ day of _____, 2025, by Andrew Kantarzhi, Assistant Secretary of Terra Lago Community Development District (the "Issuer"), who acknowledged that he did so sign the foregoing instrument as such officer for and on behalf of said Issuer; that the same is his free act and deed as such officer, and the free act and deed of said Issuer; and that the seal affixed to said instrument is the seal of said Issuer; that he appeared before me this day in person and severally acknowledged that he, being thereunto duly authorized, signed, sealed with the seal of said Issuer, for the uses and purposes therein set forth. He is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires _____

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ❑ physical presence or ❑ online notarization, this _____ day of _____, 2025, by Amanda Kumar, a Vice President of U.S. Bank Trust Company, National Association, as Trustee (the "Trustee"), who acknowledged that she did so sign said instrument as such officer for and on behalf of the Trustee; that the same is her free act and deed as such officer, and the free act and deed of the Trustee; that she appeared before me on this day in person and acknowledged that she, being thereunto duly authorized, signed, for the uses and purposes therein set forth. She is personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

EXHIBIT A

DESCRIPTION OF ASSESSMENT AREA TWO PROJECT

The Assessment Area Two Project includes, but is not limited to, the following improvements:

[Stormwater management and control facilities;
Related earthwork and acquisition of certain lands thereto;
Water, sewer and reclaimed water facilities;
Public roadway improvements including acquisition of certain public rights of way, public parks, walking trails and common areas;
Acquisition of lands relating thereto;
Landscaping, hardscaping and irrigation in public rights of way;
Differential cost of undergrounding electric utilities; and
All related soft and incidental costs.]
[NTD – may need to be revised.]

EXHIBIT B

[FORM OF ASSESSMENT AREA TWO BOND]

R-1 **$_____**

UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF MARTIN
VILLAGE OF INDIANTOWN
TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND, SERIES 2025
(ASSESSMENT AREA TWO)

Interest Rate	Maturity Date	Date of Original Issuance	CUSIP
_____%	May 1, _____	_____ __, 2025	88104D

Registered Owner:----------Cede & Co.----------

Principal Amount:--

KNOW ALL PERSONS BY THESE PRESENTS that the Terra Lago Community Development District (the "Issuer"), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein defined Assessment Area Two Bonds are in book-entry only form such presentation shall not be required), at the designated corporate trust office of U.S. Bank Trust Company, National Association, as paying agent (said U.S. Bank Trust Company, National Association and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent"), the Principal Amount set forth above (with interest thereon at the Interest Rate per annum set forth above, computed on a 360-day year of twelve 30-day months), said principal payable on the Maturity Date stated above. Principal of this Bond is payable at the designated corporate trust office of U.S. Bank Trust Company, National Association, located in Fort Lauderdale, Florida, in lawful money of the United States of America. Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each May 1 and November 1, commencing May 1, 2026 to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by U.S. Bank Trust Company, National Association, as registrar (said U.S. Bank Trust Company, National Association and any successor registrar being herein called the "Registrar") at the close of business on the fifteenth (15^{th}) day (whether or not a Business Day) of the calendar month next preceding an interest payment date (the "Record Date"). Such interest shall be payable from the most recent interest payment date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a May 1 or November 1 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to May 1, 2026, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding interest payment date, in which case from such interest payment date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be

payable to the registered owner on such Record Date and may be paid to the person in whose name this Bond is registered at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by U.S. Bank Trust Company, National Association, as Trustee (said U.S. Bank Trust Company, National Association and any successor trustee being herein called the "Trustee"), notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY FROM THE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, THE VILLAGE OF INDIANTOWN, FLORIDA (THE "VILLAGE"), MARTIN COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, THE ASSESSMENT AREA TWO SPECIAL ASSESSMENTS (AS DEFINED IN THE INDENTURE) TO SECURE AND PAY THE BONDS. THE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE VILLAGE, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee of the certificate of authentication endorsed hereon.

This Bond is one of an authorized issue of Bonds of the Terra Lago Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act") and Ordinance No. 12-2022 of the Village of Indiantown, Florida enacted on October 13, 2022, designated as "Terra Lago Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two)" (the "Bonds" or the "Assessment Area Two Bonds"), in the aggregate principal amount of _____ AND 00/100 DOLLARS ($_____) of like date, tenor and effect, except as to number, denomination, interest rate and maturity date. The Assessment Area Two Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to pay the costs of constructing and/or acquiring a portion of the Assessment Area Two Project (as defined in the herein referred to Indenture). The Assessment Area Two Bonds shall be issued as fully registered bonds in authorized denominations, as set forth in the Indenture. The Bonds are issued under and secured by a Master Trust Indenture dated as of March 1, 2025 (the "Master Indenture"), as amended by a Second Supplemental Trust Indenture dated as of _____ 1, 2025 (the "Second Supplemental Indenture" and together with the Master Indenture, the "Indenture"), each by and between the Issuer and the Trustee, executed counterparts of which are on file at the designated corporate trust office of the Trustee in Fort Lauderdale, Florida.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Assessment Area Two Bonds issued under the Indenture, the operation and application of the Debt Service Fund, the Assessment Area Two Reserve Account within the Debt Service Reserve Fund and other Funds and Accounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Assessment Area Two Bonds, the levy and the evidencing and certifying for collection, of the Assessment Area Two Special Assessments, the nature and extent of the security for the Bonds, the terms and conditions on which the Assessment Area Two Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Assessment Area Two Bonds, the conditions under which such Indenture may be amended with the consent of the Majority Holders of the Assessment Area Two Bonds outstanding, and as to other rights and remedies of the registered owners of the Assessment Area Two Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the Village, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the Village, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for the Assessment Area Two Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Assessment Area Two Pledged Revenues, as such term is defined in the Indenture, all in the manner provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of the Assessment Area Two Special Assessments to secure and pay the Bonds.

The Assessment Area Two Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Assessment Area Two Bonds shall be made on the dates specified below. Upon any redemption of Assessment Area Two Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Assessment Area Two Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Two Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Assessment Area Two Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on

which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Assessment Area Two Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after May 1, 203__ (less than all Assessment Area Two Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Assessment Area Two Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Assessment Area Two Optional Redemption Subaccount of the Assessment Area Two Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Assessment Area Two Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Assessment Area Two Bonds is substantially level.

Mandatory Sinking Fund Redemption

The Assessment Area Two Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Two Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Assessment Area Two Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

Year	**Mandatory Sinking Fund Redemption Amount**

*Maturity

The Assessment Area Two Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Two Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal

amount of any Assessment Area Two Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

Year	Mandatory Sinking Fund Redemption Amount

_____

*Maturity

The Assessment Area Two Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Two Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Assessment Area Two Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

Year	Mandatory Sinking Fund Redemption Amount

_____

*Maturity

Extraordinary Mandatory Redemption in Whole or in Part

The Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part on any date (other than in the case of clause (i) below which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Bonds to be redeemed, plus interest accrued to the redemption date.

(i) from Assessment Area Two Prepayment Principal deposited into the Assessment Area Two Prepayment Subaccount of the Assessment Area Two Bond Redemption Account (taking into account the credit from the Assessment Area Two Reserve Account pursuant to Section 4.05 of the Second Supplemental Indenture) following the Prepayment in whole or in part of Assessment Area Two Special Assessments on any assessable property within Assessment Area Two within the District in accordance with the provisions of Section 4.05 of the Second Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Assessment Area Two Funds, Accounts and Subaccounts in the Funds and Accounts (other than the Assessment Area Two Rebate Fund, the Assessment Area Two Costs of Issuance Account and the Assessment Area Two Acquisition and Construction Account) sufficient to pay and redeem all Outstanding Assessment Area Two Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

(iii) from any funds remaining on deposit in the Assessment Area Two Acquisition and Construction Account not otherwise reserved to complete the Assessment Area Two Project (including any amounts transferred from the Assessment Area Two Reserve Account) all of which have been transferred to the Assessment Area Two General Redemption Subaccount of the Assessment Area Two Bond Redemption Account.

Except as otherwise provided in the Indenture, if less than all of the Bonds subject to redemption shall be called for redemption, the particular such Bonds or portions of such Bonds to be redeemed shall be selected randomly by the Trustee, as provided in the Indenture.

Notice of each redemption of the Bonds is required to be mailed by the Trustee by first-class mail, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Trustee or the Paying Agent, all as provided in the Indenture, the Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Bonds or such portions thereof on such date, interest on such Bonds or such portions thereof so called for redemption shall cease to accrue, such Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Trustee or the Paying Agent. Further notice of redemption shall be given by the Trustee to certain registered securities depositories and information services

as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. Notwithstanding the foregoing, the Trustee is authorized to give conditional notice of redemption as provided in the Master Indenture.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for three (3) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Bonds as to the trust estate with respect to such Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Bonds at the designated corporate trust office of the Registrar in Fort Lauderdale, Florida. Subject to the restrictions contained in the Indenture, the Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in connection with the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, Terra Lago Community Development District has caused this Bond to be signed by the manual signature of the Chairperson or Vice Chairperson of its Board of Supervisors and its seal to be imprinted hereon, and attested by the manual signature of an Assistant Secretary of its Board of Supervisors, all as of the date hereof.

TERRA LAGO COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson/Vice Chairperson
Board of Supervisors

(SEAL)

Attest:

By:_____
Assistant Secretary
Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By: _____
Vice President

STATEMENT OF VALIDATION

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Nineteenth Judicial Circuit of Florida, in and for Martin County, Florida, rendered on the 9th day of June, 2023.

TERRA LAGO COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson/Vice Chairperson
Board of Supervisors

(SEAL)

Attest:

By: _____
Assistant Secretary
Board of Supervisors

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entireties
JT TEN	-	as joint tenants with rights of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) (Minor)

Under Uniform Transfer to Minors Act_____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

_____

(please print or typewrite name and address of assignee)

_____

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

_____

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

_____

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

_____

Please insert social security or other identifying number of Assignee.

_____

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

EXHIBIT C

FORMS OF REQUISITIONS

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(ASSESSMENT AREA TWO)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Terra Lago Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee, dated as of March 1, 2025, as supplemented by that certain Second Supplemental Trust Indenture dated as of _____ 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

(D) Amount Payable:

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Assessment Area Two Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Assessment Area Two Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and

4. each disbursement represents a Cost of Assessment Area Two Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

TERRA LAGO COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date:_____

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the Assessment Area Two Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the Assessment Area Two Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the Assessment Area Two Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the Assessment Area Two Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the Assessment Area Two Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the Assessment Area Two Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

_____
Consulting Engineer

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(ASSESSMENT AREA TWO)

(Costs of Issuance)

The undersigned, a Responsible Officer of the Terra Lago Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee, dated as of March 1, 2025, as supplemented by that certain Second Supplemental Trust Indenture dated as of _____ 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

(B) Amount Payable:

(C) Purpose for which paid or incurred: Costs of Issuance

(D) Fund or Account and subaccount, if any, from which disbursement to be made:

Assessment Area Two Costs of Issuance Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. this requisition is for costs of issuance payable from the Assessment Area Two Costs of Issuance Account that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Assessment Area Two Costs of Issuance Account;
3. each disbursement set forth above was incurred in connection with the issuance of the Assessment Area Two Bonds; and
4. each disbursement represents a cost of issuance which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

714326279v4

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4D

COMPLETION AGREEMENT
(SERIES 2025 BONDS – ASSESSMENT AREA TWO)

THIS COMPLETION AGREEMENT (SERIES 2025 BONDS – ASSESSMENT AREA TWO) ("**Agreement**") is made and entered into, by and between:

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

TERRA LAGO, LLC, a Delaware limited liability company, the owner and primary developer of lands within the boundary of the District, and whose mailing address is 3333-24 Virginia Beach Blvd., Virginia Beach, Virginia 23452 ("**Developer**").

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, and acquiring certain public infrastructure, including but not limited to roadways, stormwater management, utilities, offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the Developer is the developer of certain lands within the boundaries of the District; and

WHEREAS, the District presently intends to undertake the planning, design, acquisition, construction, and installation of certain public infrastructure improvements for a portion the District's capital improvement plan known as the "**AA2 Project**" as described in that certain *Second Supplemental Engineer's Report,* dated [October 13, 2025] ("**Engineer's Report**"), which is attached to this Agreement as **Exhibit A**; and

WHEREAS, the District intends to finance a portion of the AA2 Project through the use of proceeds from the anticipated sale of its Special Assessment Bonds, Series 2025 (Assessment Area Two) ("**Assessment Area Two 2025 Bonds**"); and

WHEREAS, the District intends to pay for a portion of the AA2 Project through the use of funds provided by the Village of Indiantown, Florida, to the District pursuant to that certain *First Amended and Restated Interlocal Agreement Relating to the Construction of Water Distribution and Wastewater Collection and Treatment System Project* dated August 10, 2023 ("**Village Funding**"); and

WHEREAS, the Developer and the District hereby agree that the District will be obligated to only issue the Assessment Area Two 2025 Bonds to fund a portion of the AA2 Project and, subject to the terms and conditions of this Agreement, the Developer will make provision for any additional funds that may be

needed in the future for the completion of the AA2 Project not funded by the net proceeds of the Assessment Area Two 2025 Bonds and the Village Funding.

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

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **COMPLETION OF AA2 PROJECT.** The Developer and District agree and acknowledge that the District's Assessment Area Two 2025 Bonds and the Village Funding will provide only a portion of the funds necessary to complete the AA2 Project. Therefore, the Developer hereby agrees to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the improvements in the AA2 Project which remain unfunded after factoring in funding from the Assessment Area Two 2025 Bonds and the Village Funding, including, but not limited to, all administrative, legal, warranty, engineering, permitting or other related work product and soft costs (together, "**Remaining Improvements**") whether pursuant to existing contracts, including change orders thereto, or future contracts. The District and Developer hereby acknowledge and agree that the District's execution of this Agreement constitutes the manner and means by which the District has elected to provide any and all portions of the Remaining Improvements.

a. ***Subject to Existing Contract -*** When the completion of all or any portion of the Remaining Improvements are the subject of an existing District contract, the Developer shall provide funds or cause funds to be provided directly to the District in an amount sufficient to complete the Remaining Improvements pursuant to such contract, including change orders thereto.

b. ***Not Subject to Existing Contract –*** When completion of any portion of the Remaining Improvements is <u>not</u> the subject of an existing District contract, the Developer may choose to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those Remaining Improvements.

c. ***Future Bonds –*** Subject to the terms of the *Acquisition Agreement,* dated August 14, 2023 ("**Acquisition Agreement**") entered into by the parties, the parties agree that any funds provided by Developer to fund the Remaining Improvements may be later payable to Developer from, and the District's acquisition of the Remaining Improvements may be payable to Developer from, the proceeds of a future issuance of bonds by the District (i.e., other than the Assessment Area Two 2025 Bonds). Within forty-five (45) days of receipt of sufficient funds by the District for the District's improvements and facilities and from the issuance of such future bonds, the District shall reimburse Developer to the extent that there are proceeds available from such future bonds, exclusive of interest, for the funds and/or improvements provided pursuant to this Agreement; provided, however, that no such obligation shall exist where the Developer is in default on the payment of any debt service assessments due on any property within the District owned by the Developer. In the event the District's bond counsel determines that any such monies

advanced or expenses incurred are not properly reimbursable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to reimburse to Developer such monies advanced or expenses incurred. Nothing herein shall cause or be construed to require the District to issue additional bonds or indebtedness – other than the Assessment Area Two 2025 Bonds – to provide funds for any portion of the Remaining Improvements. The Developer shall be required to meet its obligations hereunder and complete the AA2 Project regardless of whether the District issues any future bonds (other than the Assessment Area Two 2025 Bonds) or otherwise pays or reimburses the Developer for any of the Remaining Improvements. Interest shall not accrue on any amounts owed hereunder.

3. OTHER CONDITIONS AND ACKNOWLEDGMENTS

a. ***Material Changes to AA2 Project –*** The District and the Developer agree and acknowledge that the exact location, size, configuration and composition of the AA2 Project may change from that described in the Engineer's Report, depending upon final design of the development, permitting or other regulatory requirements over time, or other factors. Material changes to the AA2 Project shall be made by a written amendment to the Engineer's Report, which shall include an estimate of the cost of the changes, and shall require the consent of the Developer and the District, as well as the Trustee to the extent required by Section 9. Such consent is not necessary and the Developer must meet the completion obligations, or cause them to be met, when the scope, configuration, size and/or composition of the AA2 Project is materially changed prior to completion and conveyance to the District in response to a requirement imposed by a regulatory agency.

b. ***Conveyances –*** The District and Developer agree and acknowledge that any and all portions of the Remaining Improvements which are constructed, or caused to be constructed, by the Developer shall be conveyed to the District or such other appropriate unit of local government as is designated in the Engineer's Report or required by governmental regulation or development approval. All conveyances to another governmental entity shall be in accordance with and in the same manner as provided in any agreement between the District and the appropriate unit of local government. Further, all such conveyances shall be done in a manner consistent with the Acquisition Agreement and, without intending to limit the same, shall include all necessary real property interests for the District or other appropriate unit of local government to own, operate and maintain the Remaining Improvements. Further, and in addition to any requirements under the Acquisition Agreement, such conveyances shall also include all right, title, interest, and benefit of the Developer, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, insurance rights, indemnification, defense and hold harmless rights, enforcement rights, claims, lien waivers, and other rights of any kind, with respect to the creation of the Remaining Improvements.

4. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. Any default under the applicable trust indenture for the Assessment Area Two 2025 Bonds caused by the Developer and/or its affiliates shall be a default hereunder, and the District shall have no obligation to fund the AA2 Project with the proceeds of the Assessment Area Two 2025 Bonds in the event of such a default. Prior to commencing any action for a default hereunder, the party

seeking to commence such action shall first provide written notice to the defaulting party of the default and an opportunity to cure such default within 30 days.

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

6. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

7. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. **If to District:**
Terra Lago Community
Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: Cindy Cerbone

With a copy to:
Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: Ryan J. Dugan

B. **If to Landowner:**
Terra Lago, LLC
3333-24 Virginia Beach Blvd.
Virginia Beach, Virginia 23452
Attn: Andrea M. Kilmer and Adam M. Carroll
akilmer@growgarcia.com
acarroll@growgarcia.com

With a copy to:
Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401
Attn.: Phillip C. Gildan, Esq.
E-mail: phillip.gildan@gtlaw.com

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the addresses first set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for

giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

8. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

9. **THIRD PARTY BENEFICIARIES.** Except as set forth below, this Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person, other than the parties hereto, any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors, and assigns. Notwithstanding the foregoing, the Trustee, acting at the direction of the majority owners of the Assessment Area Two 2025 Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. This Agreement may not be assigned or materially amended, and the AA2 Project may not be materially amended, without the written consent of the Trustee, acting at the direction of the majority owners of the Assessment Area Two 2025 Bonds, which consent shall not be unreasonably withheld.

10. **ASSIGNMENT.** The District and the Developer may only assign this Agreement or any monies to become due hereunder with the prior written approval of the other, and only after satisfaction of the conditions set forth in Section 9 above.

11. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer, and only after satisfaction of the conditions set forth in Section 9 above.

12. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in Martin County, Florida, and the parties consent to such exclusive jurisdiction.

13. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

IF DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO DEVELPOER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT MANAGER, WHO IS THE OWNER'S CUSTODIAN OF PUBLIC RECORDS, AT:

Terra Lago Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

14. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

15. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the 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, and 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 by sovereign immunity or by other operation of law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS; ELECTRONIC SIGNATURES**. This Agreement may be executed in one or more counterparts which, when taken together, shall constitute one and the same instrument. The parties agree that this Agreement may be electronically signed. The parties agree that any electronic signatures appearing on this Agreement are the same as handwritten signatures for the purposes of validity, enforceability and admissibility. Any PDF or facsimile transmittal of electronically signed versions of this Agreement shall be considered to have the same legal effect as execution and delivery of the original document and shall be treated in all manner and respects as the original document..

[CONTINUED ON NEXT PAGE]

WHEREFORE, the parties below execute the *Completion Agreement* to be effective as of the date of closing on the Assessment Area Two 2025 Bonds.

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

_____
By: _____
Its: Chairperson / Vice Chairperson

TERRA LAGO, LLC

_____
By: _____
Its: _____

Exhibit A: *Second Supplemental Engineer's Report,* dated [October 13, 2025]

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4E

This instrument was prepared by and
upon recording should be returned to:

Ryan J. Dugan
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AND CONTRACT RIGHTS (Series 2025 Bonds – Assessment Area Two)

This **COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AND CONTRACT RIGHTS (Series 2025 Bonds – Assessment Area Two)** (herein, the "**Assignment**") is made on [CLOSING DATE], by **TERRA LAGO, LLC**, a Delaware limited liability company, together with its successors and assigns (the "**Developer**" or "**Assignor**") in favor of the **TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the Village of Indiantown, Florida, together with its successors and assigns (the "**District**" or "**Assignee**").

RECITALS

WHEREAS, the District proposes to issue its Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "**Assessment Area Two Bonds**") to finance certain public infrastructure which will provide special benefit to certain developable lands within the District within a designated assessment area within the District referred to as "Assessment Area Two" (the "**Lands**"), as described in **Exhibit A** attached hereto, in the project commonly referred to as Terra Lago (the "**AA2 Project**"), which is located within the geographical boundaries of the District; and

WHEREAS, the security for the repayment of the Assessment Area Two Bonds are the special assessments levied against the Lands (the "**AA2 Assessments**"); and

WHEREAS, the purchasers of the Assessment Area Two Bonds anticipate that the Lands will be developed by Developer in accordance with the *Master Capital Improvement Plan,* dated February 2023, as supplemented by the *Second Supplemental Engineer's Report*, dated [October 13, 2025] (together, the "**Engineer's Report**") and the *Master Special Assessment Methodology Report* dated March 13, 2023, as supplemented by the *Final Second Supplemental Special Assessment Methodology Report*, dated [PRICING DATE], 2025 (together, the "**AA2 Assessment Report**"), which Lands are intended to ultimately be platted into Lots and sold to homebuyers within the District; and

WHEREAS, the Lands are presently planned to include certain planned product types and units[1] (as used herein with respect to the planned units and/or the undeveloped lands within the Lands that may be developed into the planned units and that will fully secure the Assessments, "**Lots**"); and

WHEREAS, "**Development Completion**" will occur when the District's AA2 Project is complete, all Lots within the Land have been platted and developed, and all other infrastructure work necessary to support the Lots has been completed; and

WHEREAS, the failure to achieve Development Completion may increase the likelihood that the purchasers of the Assessment Area Two Bonds will not receive the full benefit of their investment in the Assessment Area Two Bonds; and

WHEREAS, during the period in which the Lands are being developed and the AA2 Project has yet to reach Development Completion, there is an increased likelihood that adverse changes to local or national economic conditions may result in a default in the payment of the AA2 Assessments securing the Assessment Area Two Bonds; and

WHEREAS, in the event of default in the payment of the AA2 Assessments securing the Assessment Area Two Bonds, the District has certain remedies with respect to the lien of the AA2 Assessments as more particularly set forth herein; and

WHEREAS, if the AA2 Assessments are directly billed, the sole remedy available to the District for non-payment of the AA2 Assessments would be an action in foreclosure; and if the AA2 Assessments are collected pursuant to Florida's uniform method of collection, the sole remedy available to the District for non-payment of the AA2 Assessments would be the sale of tax certificates (collectively, the "**Remedial Rights**"); and

WHEREAS, in the event the District exercises its Remedial Rights, the District may require the assignment of certain Development & Contract Rights (defined below), to complete development of the Lands to the extent that such Development & Contract Rights have not been previously assigned, transferred, or otherwise conveyed to a homebuilder or homebuyer resulting from the sale of certain Lands in the ordinary course of business, the Village of Indiantown, Martin County, the District, any applicable homeowner's association or other governing entity or association for the benefit of the AA2 Project (a "**Prior Transfer**"); and

WHEREAS, this Assignment is not intended to impair or interfere with the development of the AA2 Project and shall only be inchoate until becoming an absolute assignment and assumption of the Development & Contract Rights upon failure of the Developer to pay the AA2 Assessments levied against the Lands owned by the Developer; provided, however, that such assignment shall only be absolute to the extent that this Assignment has not been terminated earlier pursuant to the terms of

[1] The number and type of Lots may vary based on final development of the Lands. Ultimately, and subject to true-up determinations, the Developer is obligated to develop sufficient Lots that would absorb the full allocation of AA2 Assessments securing the Assessment Area Two Bonds and related to the Lands, where such Assessments are based on the assessment levels for each product type established in the *AA2 Assessment Report***.**

this Assignment or to the extent that a Prior Transfer has not already occurred with respect to all or a portion of the Development & Contract Rights; and

WHEREAS, in the event of a transfer, conveyance or sale of any portion of the Lands (excluding the conveyance of any portion of the Lands to a homebuilder or homebuyer), any and all affiliated entities or successors-in-interest to the Developer's Lands shall be subject to this Assignment, which shall be recorded in the Official Records of Martin County, Florida; and

WHEREAS, the rights assigned to the District hereunder shall be exercised in a manner which will not materially affect the intended development of the AA2 Project; and

WHEREAS, absent this Assignment becoming absolute, it shall automatically terminate upon the earliest to occur of the following: (i) payment of the Assessment Area Two Bonds in full; (ii) Development Completion; or (iii) occurrence of a Prior Transfer, but only as to such portion of the Land or Development & Contract Rights so assigned, transferred or otherwise conveyed, from time to time (herein, the "**Term**").

NOW, THEREFORE, in consideration of the above recitals which the parties hereby agree are true and correct and are hereby incorporated by reference and other good and valuable consideration, the sufficiency of which is acknowledged, Assignor and Assignee agree as follows:

1. **Collateral Assignment**. Assignor hereby collaterally assigns to Assignee, to the extent assignable and to the extent that they are solely owned or controlled by Assignor at execution of this Assignment or acquired in the future, all of Assignor's development rights and contract rights relating to development of the AA2 Project (herein the "**Development & Contract Rights**") as security for Developer's payment and performance and discharge of its obligation to pay the AA2 Assessments levied against the Lands owned by the Developer. This Assignment shall become absolute upon failure of the Developer to pay the AA2 Assessments levied against the Lands owned by the Developer. The Development & Contract Rights shall include the following as they pertain to the AA2 Project, but shall specifically exclude any such portion of the Development & Contract Rights which are subject to a Prior Transfer:

(a) Any declaration of covenants of a homeowner's association governing the Lands, as recorded in the Official Records of Martin County, Florida, and as the same may be amended and restated from time to time, including, without limitation, all of the right, title, interest, powers, privileges, benefits and options of the "Developer" or "Declarant" thereunder.

(b) Engineering and construction plans and specifications for grading, roadways, site drainage, stormwater drainage, signage, water distribution, wastewater collection, and other improvements.

(c) Preliminary and final site plans.

(d) Architectural plans and specifications for public buildings and other improvements to the Lands within the District, but solely to the extent construction of such buildings and improvements has commenced.

(e) Permits, approvals, resolutions, variances, licenses, impact fees and franchises granted by governmental authorities, or any of their respective agencies, for or affecting the Series 2025 Project and construction of improvements thereon including, but not limited to, the following:

(i) Any and all approvals, extensions, amendments, rezoning and development orders rendered by governmental authorities, including the Village of Indiantown and/or Martin County relating to the Series 2025 Project.

(ii) Any and all service agreements relating to utilities, water and/or wastewater, together with all warranties, guaranties and indemnities of any kind or nature associated therewith.

(iii) Permits, more particularly described in the Engineer's Report.

(f) Permit fees, impact fees, deposits and other assessments and impositions paid by Assignor to any governmental authority or utility and capacity reservations, impact fee credits and other credits due to Assignor from any governmental authority or utility provider, including credit for any dedication or contribution of Lands by Assignor in connection with the development of the Lands or the construction of improvements thereon.

(g) Contracts with engineers, architects, land planners, landscape architects, consultants, contractors, and suppliers for or relating to the construction of the AA2 Project or the construction of improvements thereon, together with all warranties, guaranties and indemnities of any kind or nature associated therewith.

(h) Notwithstanding anything contained herein to the contrary, contracts and agreements with private utility providers to provide utility services to the AA2 Project, including the lots.

(i) All future creations, changes, extensions, revisions, modifications, substitutions, and replacements of any of the foregoing and any guarantees of performance of obligations to Assignor arising thereunder by any means, including, but not limited to, pursuant to governmental requirements, administrative or formal action by third parties, or written agreement with governmental authorities or third parties.

2. **Warranties by Assignor**. Assignor represents and warrants to Assignee that:

(a) Other than in connection with Prior Transfers, Assignor has made no assignment of the Development & Contract Rights to any person other than Assignee.

(b) To the actual knowledge of Assignor, Assignor has not done any act or omitted to do any act which will prevent Assignee from, or limit Assignee in, acting under any of the provisions hereof.

(c) To the actual knowledge of Assignor, there is no material default under the terms of the existing contracts, agreements, and other documents relating to the Development & Contract Rights, which now or hereafter affect the Lands and the AA2 Project (collectively, the "**Contract Documents**"), subject to any notice and cure periods, and all such Contract Documents remain in full force and effect.

(d) Any transfer, conveyance or sale of the Lands (excluding conveyance of a portion of the Lands to a homebuilder or homebuyer), shall subject any and all affiliated entities or successors-in-interest of the Developers to this Assignment.

(e) Assignor is not prohibited under agreement with any other person or under any judgment or decree from the execution and delivery of this Assignment.

(f) No action has been brought or threatened which would in any way interfere with the right of Assignor to execute this Assignment and perform all of Assignor's obligations herein contained.

3. **Covenants**. Assignor covenants with Assignee that during the Term (as defined above):

(a) Assignor will use reasonable, good faith efforts to fulfill, perform, and observe each and every material condition and covenant of Assignor relating to the Development & Contract Rights. Upon an Event of Default by Assignor, Assignor will use reasonable, good faith efforts to give notice to Assignee of any claim of default relating to the Development & Contract Rights given to or by Assignor, together with a complete copy of any such claim.

(b) The Development & Contract Rights include all of Assignor's right to modify the Development & Contract Rights, to terminate the Development & Contract Rights, and to waive or release the performance or observance of any obligation or condition of the Development & Contract Rights; provided that no such modification, termination, waiver or release affects any of the Development & Contract Rights which pertain to lands outside of the Lands not relating to development of the Lands. Upon an Event of Default, the rights as outlined within this Section 3(b) shall be included as part of the Development & Contract Rights assigned to Assignee.

(c) In the event of the institution of any involuntary bankruptcy, reorganization or insolvency proceedings against the Assignor or the appointment of a receiver or a similar official with respect to all or a substantial part of the properties of the Assignor, Assignor shall endeavor in good faith to have such proceedings dismissed or such appointment vacated within a period of one hundred twenty (120) days.

4. **Assignee Obligations**. Nothing herein shall be construed as an obligation on the part of the Assignee to accept any liability for all or any portion of the Development & Contract Rights unless it

chooses to do so in its sole discretion. Nor shall any provision hereunder be construed to place any liability or obligation on Assignee for compliance with the terms and provisions of all or any portion of the Development & Contract Rights.

5. **Events of Default**. Any breach of the Assignor's warranties contained in Section 2 hereof or breach of covenants contained in Section 3 hereof will, after the giving of notice and an opportunity to cure (which cure period shall be at least sixty (60) days) shall constitute an Event of Default under this Assignment. An Event of Default shall also include the transfer of title to lots owned by the Developer pursuant to a judgment of foreclosure entered by a court of competent jurisdiction in favor of the District (or its designee) or a deed in lieu of foreclosure to the District (or its designee), or the acquisition of title to such lots thorough the sale of tax certificates.

6. **Remedies Upon Event of Default**. Upon an Event of Default, Assignee or its designee may, as Assignee's sole and exclusive remedies, take any or all of the following actions, at Assignee's option:

(a) Perform any and all obligations of Assignor relating to the Development & Contract Rights and exercise any and all rights of Assignor therein as fully as Assignor could.

(b) Initiate, appear in, or defend any action arising out of or affecting the Development & Contract Rights.

7. **Authorization**. Upon the occurrence and during the continuation of an Event of Default, Assignor does hereby authorize and shall direct any party to any agreement relating to the Development & Contract Rights to tender performance thereunder to Assignee or its designee upon written notice and request from Assignee. Any such performance in favor of Assignee shall constitute a full release and discharge to the extent of such performance as fully as though made directly to Assignor.

8. **Amendments.** This Assignment may only be amended with the consent of all of the parties hereto and the consent of the trustee of the Assessment Area Two Bonds (the "**Trustee**") acting at the direction of the majority owners of the outstanding Assessment Area Two Bonds.

9. **Assignment.** This Assignment shall constitute a covenant running with title to the Lands, binding upon the Developer and its successors and assigns as to the Lands or portions thereof. Any transferee shall take title subject to the terms of this Assignment and with respect to the portion of the Lands so transferred, provided however that this Assignment shall not apply to any portion of the Land that is the subject of a Prior Transfer. No party may assign its rights, duties or obligations under this Assignment or any monies to become due hereunder without the prior written consent of each other party and the consent of the Trustee acting at the direction of the majority owners of the outstanding Assessment Area Two Bonds, which consent shall not be unreasonably withheld.

10. **Miscellaneous**. Unless the context requires otherwise, whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders. The terms "person" and "party" shall include individuals, firms, associations, joint

ventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, and all other groups and combinations. Titles of paragraphs contained herein are inserted only as a matter of convenience and for reference and in no way define, limit, extend, or describe the scope of this Assignment or the intent of any provisions hereunder. This Assignment shall be construed under Florida law.

10. **Third-Party Beneficiaries**. Except as set forth below, nothing in this Assignment expressed or implied is intended or shall be construed to confer upon any person, other than the parties hereto, any right, remedy, or claim under or by reason of this Assignment or any of the provisions or conditions of this Assignment; and all of the provisions, representations, covenants, and conditions contained in this Assignment shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors, and assigns.

Notwithstanding the foregoing, this Assignment is solely for the benefit of the parties hereto and the Trustee as set forth in this Section, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any other third party. The Trustee, acting at the direction of the majority owners of the Assessment Area Two Bonds, shall have the right to directly enforce the provisions of this Assignment and shall be entitled to cause the District to enforce the Assignor's obligations hereunder. In the event that the District does not promptly take Trustee's written direction under this Assignment, or the District is otherwise in default under the indenture relating to the Assessment Area Two Bonds, the Trustee shall have the right to enforce the District's rights hereunder directly. The Trustee shall not be deemed to have assumed any obligations under this Assignment. The AA2 Project may not be materially amended without the written consent of the Trustee acting at the direction of the majority owners of the Assessment Area Two Bonds, which consent shall not be unreasonably withheld.

11. **NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:**

A. If to District: Terra Lago Community
Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: Cindy Cerbone

With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: Ryan J. Dugan

B. If to Landowner: Terra Lago, LLC
3333-24 Virginia Beach Blvd.

Virginia Beach, Virginia 23452
Attn: Andrea M. Kilmer and Adam M. Carroll
akilmer@growgarcia.com
acarroll@growgarcia.com

With a copy to: Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401
Attn.: Phillip C. Gildan, Esq.
E-mail: phillip.gildan@gtlaw.com

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the addresses first set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed and delivered on the day and year first written above.

WITNESS:

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Address: _____

ASSIGNOR:

TERRA LAGO, LLC,
a Delaware limited liability company

By: _____
Name: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2025, by _____ as _____ of Terra Lago, LLC. He/She is ☐ personally known to me or ☐ has produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

WITNESS:

ASSIGNEE:

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

_____
Name: _____
Address: _____

_____
Name:_____
Chair / Vice Chair, Board of Supervisors

_____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2025, by _____, Chair / Vice Chair of the Terra Lago Community Development District. He is ☐ personally known to me or ☐ has produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A
LEGAL DESCRIPTION

[Lots 225-636, inclusive, as shown on the plat known as "Terra Lago – Phase 1B – Plat No. 2" as recorded at Plat Book __, Page __, of the Official Records of Martin County, Florida.]

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4F

This instrument was prepared by and
upon recording should be returned to:

Ryan J. Dugan
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

TRI-PARTY AGREEMENT RELATING TO ACKNOWLEDGMENT OF JURISDICTION, IMPOSITION OF SPECIAL ASSESSMENTS, AND ACKNOWLEDGMENT OF SUBORDINATION

THIS AGREEMENT ("**Agreement**") is made and entered into this [CLOSING DATE] day of [_____] 2025 by and between:

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the Village of Indiantown, Florida (the "**District**");

TERRA LAGO, LLC, a Delaware limited liability company, together with its successors and assigns (the "**Landowner**"); and

METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation (the "**Mortgagee**").

RECITALS

WHEREAS, the District was established by ordinance enacted by the Village of Indiantown, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain public infrastructure, including roadways, stormwater management, utilities, offsite improvements, landscaping/lighting and other infrastructure within or without the boundaries of the District; and

WHEREAS, the District intends to issue its Terra Lago Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two) in an estimated par of amount of $[PAR AMOUNT] (the "**Assessment Area Two Bonds**"), to finance certain public infrastructure, which will provide special benefit to certain property within the District; and

WHEREAS, the Assessment Area Two Bonds are being issued pursuant to the Act and a Master Trust Indenture dated as of February 1, 2025 (the "**Master Indenture**") by and between the District and U.S. Bank Trust Company, National Association, as trustee ("**Trustee**") as supplemented by a Second Supplemental Trust Indenture dated as of [_____] 1, 2025 (the "**Supplemental Indenture**" together with the Master Indenture, the "**Indenture**"); and

WHEREAS, the Assessment Area Two Bonds will be secured by the special assessments levied by the District against a portion of the lands within the District (the "**AA2 Assessments**"), specifically the land described in **Exhibit A** attached hereto and owned by the Landowner (the "**Property**"); and

WHEREAS, the Mortgagee is owner and holder of that certain Mortgage, Assignment of Rents, Security Agreement, Spreader agreement, and Fixture Filing dated June 3, 2022, and recorded at Plat Book 3317, Page 1227 of the Official Records of Martin County, Florida, as modified by that certain Mortgage Modification and Notice of Future Advance dated November 29, 2022, as further modified by that certain Partial Release of Mortgage dated April 8, 2025 and recorded in Official Records Book 3493, Page 399, Public Records of Martin County, Florida (the "**Mortgage**"); and

WHEREAS, in the event of default in the payment of AA2 Assessments securing the Assessment Area Two Bonds, the District has certain legal rights and remedies with respect to the lien of the AA2 Assessments, including, without limitation, certain foreclosure rights provided by statute ("**Remedial Rights**"); and

WHEREAS, in connection with the issuance by the District of the Assessment Area Two Bonds, the Landowner will execute that certain Collateral Assignment and Assumption of Development and Contract Rights (Series 2025 Bonds – Assessment Area Two) (the "**Collateral Assignment**") in favor of the District, collaterally assigning to the District all of Landowner's development and contract rights more particularly and completely defined in the Collateral Assignment upon the District's exercise of its Remedial Rights (the "**Development and Contract Rights**"); and

WHEREAS, the District and the Landowner wish to reflect their respective acknowledgements and obligations with respect to the Assessment Area Two Bonds and AA2 Assessments; and

WHEREAS, the District and the Mortgagee wish to reflect their respective priorities with respect to the lien and Mortgagee's license of the Development and Contract Rights associated with the Property, as needed.

NOW THEREFORE, in consideration of the benefits that will accrue to each party arising out of the execution of this Agreement, the sufficiency whereof is hereby acknowledged, the parties do hereby agree as follows:

1. **RECITALS**. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **COVENANTS BY THE MORTGAGEE.** The Mortgagee makes the following acknowledgments and agreements to and for the benefit of the District and its successors and the Landowner and its successors:

a. The Mortgagee acknowledges that the AA2 Assessments will impose a statutory lien on the Property, superior to the lien of the Mortgage.

b. The Mortgagee agrees that it will not assert against the District, the Trustee or the holders of the Assessment Area Two Bonds, that the lien or payment of the AA2 Assessments will violate any provision of the Mortgage, or any other agreement made by the Landowner with or for the benefit of Mortgagee, in connection with the Mortgage or any indebtedness secured thereby.

c. The Mortgagee further agrees that it will not in any way contest the legality or the validity of the AA2 Assessments or contest or challenge the future levy or imposition of the AA2 Assessments or any of the proceedings to be conducted in connection therewith.

d. If the Mortgagee becomes the fee simple owner of any portion of the Property, whether by judicial foreclosure, deed-in-lieu of foreclosure or otherwise, the Mortgagee recognizes that its title to such portion of the Property will be subject to all unpaid AA2 Assessments that encumber the Property.

3. **REPRESENTATIONS, WARRANTIES AND COVENANTS – LANDOWNER.** Landowner represents, warrants, and covenants that:

a. Landowner is the sole owner of the Property.

b. To the best of its knowledge, as of the date hereof, there is no other lien or encumbrance on the Property except as set forth herein or appearing of record.

4. **MORTGAGE NOT AFFECTED**. This Agreement is made by Mortgagee solely for the benefit of the District and the current and future holders of the Assessment Area Two Bonds. Except as set forth herein, this Agreement shall not affect the Mortgage or limit Mortgagee's rights or Landowner's obligations under the Mortgage. Without limiting the generality of the foregoing, nothing herein shall limit Mortgagee's right or ability to declare a default under the Mortgage in the event of a violation of the terms of the Mortgage.

5. **MORTGAGEE WAIVERS**. By execution of this Agreement, the Mortgagee hereby waives any default under the Mortgage, or other documents entered into in connection therewith, arising solely from the issuance of the Assessment Area Two Bonds and the imposition of the AA2 Assessments. No other waiver is given or implied.

6. **SUBORDINATION**. The Mortgagee and the Landowner hereby acknowledge that the lien of the Mortgage is now and shall forever hereafter be subordinate and inferior to the lien of the AA2 Assessments.

7. **NOTIFICATION.** The District shall, within thirty (30) days, provide notice in the manner provided herein to the other parties of any of the following which may come to the attention of the District with respect to this Agreement:

a. Delinquent payment of the AA2 Assessments or other assessments owed to the District on property then encumbered by the Mortgage;

b. Acceleration of the AA2 Assessments; and

c. Event of Default under the Indenture or the Collateral Assignment.

8. **LICENSE OF DEVELOPMENT AND CONTRACT RIGHTS.** To the extent that the rights of the District in and to the Development and Contract Rights set forth in the Collateral Assignment are subject in whole or in part to a prior assignment of rights to Mortgagee in connection with the Mortgage, Mortgagee agrees that upon the District's exercise of its Remedial Rights pursuant to the Collateral Assignment, Mortgagee shall license to the District the right to rely upon and utilize those Development and Contract Rights necessary for the District to continue or complete development of all or a portion of the Property ("**License**"). Mortgagee agrees to grant such License should the District or its designee in its sole discretion elect to continue or complete such development or otherwise determine that such License is necessary to comply with the terms of the Indenture. Mortgagee further acknowledges and agrees that such License shall be irrevocable, provided, however, that the District's use of such License shall not be in a manner inconsistent with the continued rights of Mortgagee.

9. **OPPORTUNITY TO CURE.** To the extent not inconsistent with the Indenture, the parties agree that the Landowner shall have ninety (90) days from the receipt of notice provided per Section 7 of this Agreement to cure any delinquent payment of the AA2 Assessments or other assessments owed to the District prior to acceleration or Event of Default under the Indenture, or exercise by the District or Trustee of any rights or remedies under the Indenture, the Collateral Assignment or otherwise at law or in equity.

10. **REPRESENTATIONS, WARRANTIES AND COVENANTS – MORTGAGEE.** Mortgagee represents, warrants, and covenants that:

a. Mortgagee is the sole owner and current mortgagee under the Mortgage.

b. To the best of its knowledge, as of the date hereof, there is no default or event which, by notice or the passage of time, would constitute an event of default under the Mortgage.

11. **ENFORCEMENT OF AGREEMENT.** In the event that a party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the defaulting party all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by each of the parties. This Agreement may not be materially amended without the prior written consent of the Trustee and the owners of a majority of the aggregate principal amount of the Assessment Area Two Bonds then outstanding.

13. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of each party, each party has complied with all the requirements of law, and each party has the full power and authority to comply with the terms and provisions of this instrument.

14. **NOTICES.** All notices, requests, consents and other communications under this Agreement (herein generally, "notice(s)") shall be in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A.	If to the District:	Terra Lago Community Development District c/o Wrathell, Hunt & Associates, LLC 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32031 Attn: District Counsel

B. If to the Landowner: Terra Lago, LLC
3333-24 Virginia Beach Blvd.
Virginia Beach, Virginia 23452
Attn: Adam M. Carroll

With a copy to: Greenberg Traurig
777 S. Flagler Drive, Suite 300 East
West Palm Beach, Florida 33401
Attn: Chuck Abrams, Esq.

C. If to the Mortgagee: MetLife Investment Management, LLC – Agricultural Finance
10801 Mastin Blvd., Ste 700
Overland Park, Kansas 66210
Attn: LMG Director

Except as otherwise provided in this Agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for each party may deliver notice on behalf of the respective party he/she represents. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which notices shall be sent by providing the same on at least five (5) days written notice to the parties and addressees set forth herein.

15. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully by and between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are all deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party as the drafter of that language.

16. **THIRD PARTY BENEFICIARIES.** Except as set forth below, this Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person, other than the parties hereto, any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors, and assigns. Notwithstanding the foregoing, the Trustee, acting at the direction of

the majority owners of the Assessment Area Two Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. This Agreement may not be assigned or materially amended, and the AA2 Project may not be materially amended, without the written consent of the Trustee, acting at the direction of the majority owners of the Assessment Area Two Bonds, which consent shall not be unreasonably withheld.

17. **ASSIGNMENT.** None of the parties may assign this Agreement or any monies to become due hereunder without the prior written approval of the others, which approval shall not be unreasonably withheld.

18. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Martin County, Florida.

19. **EFFECTIVE DATE.** This Agreement shall be effective after execution by all of the parties hereto.

20. **PUBLIC RECORDS.** The parties understand and agree that all documents of any kind provided to the District may be public records and treated as such in accordance with Florida law.

21. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

22. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the 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 statute, and 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.

23. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

24. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature pages and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document physically to form one document.

25. **FURTHER ASSURANCES.** So long as the AA2 Assessments encumber any of the Property and the Collateral Assignment and/or the Mortgage encumber any of the collateral, Mortgagee will execute, acknowledge and deliver, in recordable form and upon demand, any subordinations or other instruments the District reasonably requires in order to carry out the express provisions of this Agreement.

26. **EFFECT OF AGREEMENT.** The declarations, acknowledgments, and agreements contained herein shall run with title to the Property, except those portions of the Property as partially released from the lien of the Mortgage from time to time, and shall be binding on such Property and on all persons (including corporations, associations, trusts, and other legal entities) taking title to all or any part of the Property while still subject to the lien of the Mortgage, and its successors in interest, whether or not the Property is platted at such time. By taking such title, such persons shall be deemed to have consented and agreed to the provisions of this Agreement to the same extent as if they had executed it, and by taking such title such persons shall be estopped from contesting, in court or otherwise, the validity, legality, and enforceability of this Agreement or of any of the ordinances, resolutions, agreements, documents, and other matters dealt with herein.

[*Signatures on following pages.*]

Attest:

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair / Vice Chair, Board of Supervisors

Witness:

_____
Print Name: _____
Address: _____
_____

_____
Print Name: _____
Address: _____
_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____ 2025, by _____, as Chair / Vice Chair of the Board of Supervisors of Terra Lago Community Development District, for and on behalf of the District. He ☐ is personally known to me or ☐ produced _____ as identification.

_____
Print Name:_____
Notary Public, State of Florida

LANDOWNER:

Witnesses:

TERRA LAGO, LLC, a Delaware limited liability company

_____
Printed Name:_____
Address: _____
_____

By: _____
Name: _____
Its: _____

_____
Printed Name:_____
Address: _____
_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____ 2025, by _____, as _____ of Terra Lago, LLC, on its behalf. He/She ☐ is personally known to me or ☐ produced _____ as identification.

_____
Print Name:_____
Notary Public, State of Florida

MORTGAGEE:

Witnesses:

METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation

BY: MetLife Investment Management, LLC, a Delaware limited liability company, its investment manager

_____
Printed Name:_____
Address: _____
_____

By: _____
Name: _____
Its: _____

_____
Printed Name:_____
Address: _____
_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____ 2025, by _____, as _____ of Metropolitan Life Insurance Company, on its behalf. He/She ☐ is personally known to me or ☐ produced _____ as identification.

_____
Print Name:_____
Notary Public, State of Florida

Exhibit A

[Lots 225-636, inclusive, as shown on the plat known as “Terra Lago – Phase 1B – Plat No. 2” as recorded at Plat Book __, Page __, of the Official Records of Martin County, Florida.]

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4G

MBS CAPITAL MARKETS, LLC

SUPPLEMENT TO INVESTMENT BANKING AGREEMENT
DATED NOVEMBER 14, 2022
REGARDING BOND ISSUANCES BY
TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

October 13, 2025

Board of Supervisors
Terra Lago Community Development District

Dear Supervisors:

MBS Capital Markets, LLC ("Underwriter") and the Board of Supervisors of the Terra Lago Community Development District ("District") entered into an Investment Banking Agreement effective November 14, 2022 ("Agreement") wherein the District engaged the Underwriter to provide investment banking services for the District. The purpose of this letter is to supplement the Agreement by specifying the particular planned transaction currently being contemplated by the District for which such investment banking services are to be provided by the Underwriter.

The District is considering the issuance of its Special Assessment Bonds, Series 2025 (Assessment Area Two) for the purpose of acquiring/constructing public infrastructure improvements for the second phase of development. It is the District's intent to engage the Underwriter to provide investment banking services for this transaction.

The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.

- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

All other terms of the Agreement shall remain in effect, including specifically the Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17 which is again being provided in Exhibit A hereto. By execution of this supplement to the Agreement you are acknowledging receipt of the same.

This supplement to the Agreement shall be effective upon your acceptance and shall remain in effect until such time as the financing described herein has been completed or the Agreement is terminated as provided in Section 3 of the Agreement.

Sincerely,
MBS Capital Markets, LLC

Brett Sealy
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____

EXHIBIT A

Disclosures Concerning the Underwriter's Role

(i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.

(ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.

(iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.

(iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.

(v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

5

AIA® Document G741™ – 2015

Change Order for a Design-Build Project

PROJECT *(Name and address)*:
The development of a new wastewater treatment plant ("WWTP") and associated buildings and related site work to replace the existing plant of the Village of Indiantown, Florida (the "Village"), as set forth in more detail in the Contract
.

CHANGE ORDER NUMBER: 5
DATE: _____, 2025

OWNER: ☒
DESIGN-BUILDER: ☐
ARCHITECT: ☐
FIELD: ☐
OTHER: ☐

TO DESIGN-BUILDER *(Name and address):*
Florida Design Drilling, LLC, a Florida limited liability company, 7733 Hooper Road, West Palm Beach, Florida 33411

OWNER'S PROJECT NUMBER: GMP-C
DESIGN-BUILD CONTRACT DATE: January 2, 2024
DESIGN-BUILD CONTRACT FOR: The Terra Lago Community Development District, as owner of the Project and Owner for purposes of the Contract, and the Village of Indiantown, Florida, as owner of Project site.

THE DESIGN-BUILD CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)
Removal of Beaver EcoWorks Treatment Unit from contract as a result of Village decision to directly purchase the equipment. Effect of this change order is to rescind Change Orders #3 and #4.

The original Contract Sum was	$	1,026,314.76
The net change by previously authorized Change Orders	$	-366,569.29
The Contract Sum prior to this Change Order was	$	659,745.47
The Contract Sum will be decreased by this Change Order in the amount of	$	73,184.96
The new Contract Sum including this Change Order will be	$	586,560.51

The Contract Time will be unchanged by zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is 270 calendar days after execution of GMP-C

NOTE: This Change Order does not include changes in the Design-Builder's compensation, Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Change Directive until the cost and time have been agreed upon by both the Owner and Design-Builder, in which case a Change Order is executed to supersede the Change Directive.

When executing this Change Order, the Design-Builder represents that all changes to Project design implemented by this Change Order have been reviewed and approved in writing by the Architect or other licensed design professional(s) of record for the Project.

NOT VALID UNTIL SIGNED BY THE DESIGN-BUILDER AND OWNER.

Florida Design Drilling LLC	
DESIGN-BUILDER *(Firm name)*	**OWNER** *(Firm name)*
7733 Hooper Road, West Palm Beach, FL 33411	
ADDRESS	**ADDRESS**
Brandon Holst	
BY *(Signature)*	**BY** *(Signature)*
Brandon Holst	
(Typed name)	*(Typed name)*
10/6/25	
DATE	**DATE**

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User Notes: (3B9ADA4D)

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS A

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS AI

LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this 1 day of July 2025, by and between:

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Village of Indiantown, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "**District**"), and

HEMCO LANDSCAPE SERVICES OF FLORIDA, INC., a Florida corporation, with an address of 17736 103rd Terrace North, Jupiter, Florida 33478 ("**Contractor**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **CONTRACTOR OBLIGATIONS.**

A. ***Scope of Services.*** Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** ("**Work**") in accordance with the terms of this Agreement, for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B** ("**Landscape Maintenance Area**"), both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work. Should any work and/or services be required which are not specified in this Agreement or any amendments, addenda, or change orders but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

B. ***Acceptance of Site.*** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the

Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

C. ***Manner of Contractor's Performance.*** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with all applicable industry standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

D. ***Discipline, Employment, Uniforms.*** Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. ***Rain Days.*** In the event that time is lost due to heavy rains ("**Rain Days**"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

F. ***Protection of Property.*** Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. ***District Representative; Reporting.*** The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions,

receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates Stefanie Nicholson with Folio Association Management or his/her designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than weekly, upon request of the representative, to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. ***Deficiencies.*** Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars ($100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. ***Compliance with Laws.*** The Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

J. ***Safety.*** Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor

shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. ***Environmental Activities.*** The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. ***Payment of Taxes; Procurement of Licenses and Permits.*** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. ***Subcontractors.*** Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. ***Independent Contractor Status.*** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. COMPENSATION; TERM.

A. ***Term.*** The term of this Agreement shall be from July 1, 2025, to September 30, 2026, unless terminated earlier in accordance with the terms of this Agreement. Thereafter, this Agreement may be renewed in additional, one (1) year terms commencing October 1 of each year for so long as the total compensation under each year and corresponding agreement, including any applicable work authorizations, amendments and change orders thereto, do not exceed the bidding threshold for CATEGORY FOUR pursuant to Sections 190.033 and 297.017, *Florida Statutes*, and the District's Rules of Procedure. Renewal must be agreed to by the parties, in writing, including any increases in price for the renewal year; any renewal or increase in price without such written agreement by the parties shall be null and void.

B. ***Compensation***. As compensation for the Work, the District agrees to pay Contractor one thousand five hundred dollars per visit with forty-two visits per year for an annual amount not-to-exceed **Sixty-Three Thousand Dollars ($63,000)**.

C. ***Additional Work.*** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit C**. The Contractor shall be compensated for such agreed additional work and/or services based upon reasonable prices negotiated in good faith between the Parties. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. ***Payments by the District.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. ***Payments by Contractor***. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether

any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. On a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. INSURANCE.

A. ***Insurance Required.*** Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. ***Types of Insurance Coverage Required.*** Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than $2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing

coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least $1,000,000 per occurrence and $1,000,000 on aggregate.

C. ***Additional Insured.*** All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. ***Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. ***Failure to Provide Insurance.*** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. **INDEMNIFICATION.**

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. ***Default and Protection Against Third-party Interference.*** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

B. ***Custom and Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

C. ***Successors.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

D. ***Assignment.*** Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment without such written approval shall be void.

E. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. ***Attorneys' Fees.*** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

G. ***Agreement.*** This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

H. ***Amendments.*** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

I. ***Authorization.*** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

J. ***Notices.*** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A.	**If to the District:**	Terra Lago Community Development District 2300 Glades Road, Suite 410W Boca Raton, FL 33431 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	**If to Contractor:**	HEMCO Landscape Services of Florida, Inc. 17736 103rd Terrace North Jupiter, FL 33478 Attn: Mario Mazza

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of

delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

K. ***Third Party Beneficiaries.*** This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective Representative, successors, and assigns.

L. ***Controlling Law; Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Martin County, Florida.

M. ***Public Records.*** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes.* Contractor acknowledges that the designated public records custodian for the District is **Craig Wrathell** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, AT (561) 571-0010, OR BY EMAIL AT WRATHELLC@WHHASSOCIATES.COM, OR BY REGULAR MAIL AT 2300 Glades Road, Suite 410W, BOCA RATON, FLORIDA 33431

N. ***Severability.*** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

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

P. ***Counterparts.*** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Q. ***Statement Regarding Chapter 287 Requirements.*** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
c. Section 287.135, Florida Statutes, titled *Prohibition against contracting with scrutinized companies*;
d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
e. Section 287.138, Florida Statutes, titled *Contracting with entities of foreign countries of concern prohibited.*

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

R. ***E-Verify***. The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

S. ***Compliance with section 20.055, Florida Statutes.*** The Contractor agrees to comply with section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes.*

[*Remainder of this page intentionally left blank*]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

By: _____
☐ Secretary
☐ Assistant Secretary

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

By: Joshua Kellam
☑ Chairperson
☐ Vice Chairperson

WITNESS:

By: DELANI BREWER
Its: OFFICE MANAGER

HEMCO LANDSCAPE SERVICES OF FLORIDA, INC.

By: MARIO MAZZA
Its: PRESIDENT

Exhibit A: Scope of Services
Exhibit B: Landscape Maintenance Map
Exhibit C: Form of Work Authorization

Exhibit A: Scope of Services

TERRA LAGO CDD LANDSCAPE MAINTENANCE SERVICE CONTRACT

THIS AGREEMENT ("Contract") is made and entered into this 1st day of September, 2025 (the **"Effective Date"**) between **HEMCO Landscape Services of Florida, Inc.,** and **The Terra Lago Community Development District** (the **"District"**) with administrative offices located at 2300 Glades Road, Suite 410W, Boca Raton, FL. 33431and collectively referred to as the **"Parties"** with services to commence under this Contract on the 1st day of September 2025 (the **"Service Date"**).

1. GENERAL CONDITIONS

(a) This Contract includes, and is intended to comply with all aspects of the Terra Lago Community Development District.

(b) This landscape maintenance contract shall be completed by HEMCO Landscape Services of Florida, Inc. and/or its sub-contractors as per all applicable national, state, county and municipal statues, codes, ordinances and regulations.

(c) All employees will be dressed in a company logged high-visibility safety uniform and will be equipped with all necessary personal protective equipment (PPE).

(d) An English speaking supervisor will be on site (grey shirt) during each service being performed.

(e) A detailed schedule of services to be performed each month will be provided to the District prior to the beginning of each month of service.

(f) A monthly walk-thru shall be performed with a designated representative of the District and HEMCO Landscape Services of Florida, Inc. to assess and evaluate any on-going performance issues and ensure customer satisfaction.

2. LAWN CARE / TURF MAINTENANCE

(a) All turf areas of the property will receive 42 cuts per year (turf is mowed bi weekly from November 1 to April 1)

(b) Additional cuts may be requested at any time and billed separately on a per-cut basis.

(c) All grass turf areas will be cut with a commercial rotary mower.

(d) Turf will be cut at a height of 3-4 inches to promote proper growth. Turf cutting heights shall be adjusted to seasonal climate conditions.

(e) Edging will be performed on concrete, beds, sidewalks, roadways, patios and driveways in conjunction with every grass mowing service.

(f) Grass clippings and debris will be blown from all plant beds, sidewalks and drives each visit.

3. TRIMMING OF PLANTS, HEDGES, ORNAMENTALS AND LEAF REMOVAL

(a) Plants, hedges and appropriate ornamental material shall be trimmed in a uniform fashion throughout the homes 12 times per year.

(b) Both hand and mechanical trimming methods will be utilized and tailored to seasonal growing conditions, type of plant material, plant blooming cycle and consideration for plant health and aesthetically appearance.

(c) All plant debris and dead leaves will be removed from the property during each visit.

4. TREES

(a) All Palm trees, with exception of self-defoliating palms, will be trimmed 12 times per year up to a height of 12 feet to remove dead fronds.

(b) All hardwood and/or landscape trees shall be trimmed 12 times per year up to a height of 8 feet to remove all dead, damaged and/or low hanging branches/suckers.

5. WEED CONTROL IN BEDS, DRIVEWAYS, SIDEWALKS AND PATIOS

(a) Weeds in beds, driveways and sidewalks will be chemically sprayed and/or removed manually

(b) Any and all herbicide applications will be used in accordance with existing E.P.A. regulations.

6. FERTILIZATION

(a) All turf areas will be fertilized 4 times per year with a custom blended, slow-release granular fertilizer blend which includes micro-nutrients designed specifically to maximize overall plant health throughout the year. Fertilizer shall be 8-0-16 70% sulfur coated urea and 4% magnesium which half shall be slow release and applied at a rate of 9lbs per 1,000 square feet.

(b) All shrubs and ornamentals shall be fertilized 4 times per with a custom blended, slow-release granular fertilizer blend which includes micro-nutrients designed specifically to maximize overall plant health throughout the year.

(c) Palm trees will be fertilized 2 times per year at the University of Florida recommended rate of 5 lbs. per application with a custom blended 8-0-16 with micronutrients granular fertilizer blend in a 100% slow-release formulation as per University of Florida recommendations unless instructed otherwise by the District .

7. SEASONAL FLOWERS

(a) Seasonal flowers may be installed and billed separately per 4" standard variety flower that is best suited to the seasonal and environmental conditions plus top soil and fertilizer at the request of the District .

(b) Seasonal flower selection to be approved by the District prior to planting.

(c) The price for this service is not included in this annual contract amount and is based upon the current market price as of the Service Date and may be adjusted at the time services are rendered based upon the then current market prices in the event this contract automatically renews for successive terms.

8. ANNUAL MULCH APPLICATION

(a) Annual mulch (dark brown) may be installed at a thickness of 2 inches and billed separately at a per bag rate.

(b) The price for this service is not included in this annual contract amount and is based upon the current market price as of the Service Date and may be adjusted at the time services are rendered based upon the then current market prices in the event this contract automatically renews for successive terms.

9. BILLING

(a) HEMCO Landscape Services of Florida, Inc. shall submit an invoice for services rendered in accordance with this Contract on the 1st day of the month for the month of Service. Payment is due on the 30th day of the month of service. Payments not received by the due date are subject to a late fee of 1.5% per month.

(b) Any additional labor charges, work orders or services provided will be invoiced upon the completion of the services rendered, unless a pre-paid deposit is required, and will be due and payable upon receipt.

(c) Should the account not be paid in full by the due date, the client assumes all cost of collection including, but not limited to, collection fees, court costs, interest and reasonable legal fees in accordance with this Contract.

(d) If District fails to pay for work or services performed in accordance with this Contract, within ten (10) days of the due date, then HEMCO Landscape Services of Florida, Inc. may discontinue all services provided to District under this Contract and

HEMCO Landscape Services of Florida, Inc. shall have no further obligations to District under this Contract or a Law, unless and until District pays HEMCO Landscape Services of Florida, Inc. in full for all services performed hereunder. In no way shall this paragraph be regarded as a waiver of any rights or remedies available to HEMCO Landscape Services of Florida, Inc. with respect to the District 's failure to pay.

10. ADDITIONAL HURRICANE LABOR CHARGES

(a) Any non-proposal or additional labor charges not specifically identified or provided for in this Contract will be charged at the rate of $40.00 per man-hour, or the then current labor rate, plus any associated materials equipment and/or disposal fees.

(b) Any and all additional labor charges must be approved in advance by the District and will be billed as a separate charge.

11. CONTRACT TERM:

(a) The term of this Contract shall be for three (3) years commencing on the Service Date.

(b) This Contract shall automatically renew for an additional one (1) year upon each 12-month anniversary date from the Service Date. Should an increase to this agreement become necessary, a formal price increase request shall be submitted.

(c) Either party may cancel this Contract at any time and without cause by giving the other party thirty (30) days advanced written notice via Return Receipt Requested Certified Mail. In the event of termination by the District , HEMCO Landscape Services of Florida, Inc. shall be entitled to payment for work and services performed up until the effective date of termination, which shall be thirty (30) days from the date of receipt of written notice of such termination.

(d) The District may terminate this Contract for cause including, without limitation, in the event of non-performance or other breach or default of or by HEMCO Landscape Services of Florida, Inc. (or its subcontractor(s)), upon providing thirty (30) days advanced written notice via Return Receipt Requested Certified Mail. In the event of termination for cause, shall have fifteen (15) working days from the receipt of notice of termination sent by the District to HEMCO Landscape Services of Florida, Inc. to cure the default.

In the event of failure to cure the default, the Contract shall be deemed terminated on the 30th day after receipt of the notice of termination (hereinafter referred to as the "Effective Date of Termination"). In such event, HEMCO Landscape Services of Florida, Inc. shall only be entitled to payment for Work performed in accordance with the provisions of the Contract up to the Effective Date of Termination and such payment shall not be regarded as a waiver of any rights or remedies available to the District with respect to HEMCO Landscape Services of Florida, Inc.'s non-performance, breach or default.

12. INSURANCE

(a) HEMCO Landscape Services of Florida, Inc. agrees to maintain Worker's Compensation Insurance as require by law and the following liability insurance coverage: General Liability Insurance with coverage limits of at least $1,000,000 per occurrence and $2,000,000 aggregate, Automobile Liability Insurance with coverage limits of $1,000,000. at least $100,000 per person

(b) The District shall be included as an additional insured on the foregoing liability insurance policies with the exception of Worker's Compensation Insurance.

13. DISCLAIMER

(a) Except for the negligence or willful misconduct of District , its agents, employees or invitees, HEMCO Landscape Services of Florida, Inc. shall indemnify and hold the District and any of its affiliates, associates, members or employees harmless for any damage or injury caused by HEMCO Landscape Services of Florida, Inc.

(b) In connection with any dispute arising out of or related to the Contract, the prevailing party shall be entitled to recover from the other party said prevailing party's reasonable attorney's fees and costs, for any pretrial, trial, appellate and/or bankruptcy proceedings. The Contract shall be construed in accordance with the laws of the State of Florida and venue for the resolution of any dispute shall be Palm Beach County, Florida, to the exclusion of all other venues.

(c) HEMCO Landscape Services of Florida, Inc. is not liable for any damage caused or associated with acts of god or drought, flooding, freeze, storm damage, weather conditions, terrorism, nuisance wild life, or any other natural causes.

14. NOTICES

Notices to the parties as provided in the Contract herein shall be by certified mail with return receipt provided to the other party as follows:

HEMCO Landscape Services of Florida, Inc. % Mario Mazza CEO
17736 103rd Terrace N Jupiter, Florida 33478

Terra Lago Community Development District % Garcia Companies
2300 Glades Road, Suite 410W, Boca Raton, FL. 33431

15. HEMCO Landscape Services of Florida Inc. Service Summary Per Homesite:

42	Turf Cuts Per Year
12	Trimming of Plants, Hedges & Ornamentals Per Year
12	Weed Control Applications Per Year in Beds, Drives, Sidewalks
4	Turf Fertilizer Applications Per Year
4	Shrubs & Ornamentals Fertilizer Applications Per Year
2	Palm Tree Fertilizer Application Per Year

16. IN PROGRESS PRICING STRUCTURE

Pricing per month shall be reflective and based upon the amount of turf and plant material(s) currently installed/planted at the time of service. As of September 1, 2025 the current weekly rate to maintain the current turf and plants materials of the CDD totals $1,500 per visit. The pricing structure shall increase after and based upon the additional turf and plantings being installed.

17. COMMUNICATION OF ADDITIONAL ON GOING SERVICES PROVIDED

Upon the completion and installation of additional plantings and/or turf, a HEMCO representative shall inform The Terra Lago Community Development District of said completion and include the additional labor and hours necessary to fulfill proper maintenance/fertilization of the newly installed materials.

The Terra Lago Community Development District, Inc. hereby agrees to pay HEMCO Landscape Services of Florida, Inc. the above pricing structure, monthly, upon the start and completion of landscape maintenance services performed and based upon the property's sized lot.

X Joshua Kellam
Signature of Authorized Terra Lago Community Development District

Date: 9/22/25

X Joshua Kellam
Printed Name of Authorized Property Officer

X
Signature of HEMCO Landscape Services of Florida Officer

Date: 9-9-25

X MARIO MAZZA, PRESIDENT
Printed Name of HEMCO Landscape Services of Florida Officer

Exhibit B: Landscape Area Map

EXHIBIT "B"
AREA MAINTAINED AS OF OCTOBER 1, 2025

- 800 +/- Acres
- 300 Apartments
- 174 Townhomes
- 2,014 Single Family Homes
- Assisted Living Facility
- 100,000 SF Commercial Retail
- 12-Acre Recreation Center
- 5000+/- SF Clubhouse
- Community Pool
- Pocket Parks
- Walking Trails
- Natural Preserves
- Multiple Lakes

Exhibit C: Form of Work Authorization

WORK AUTHORIZATION NUMBER _____
FOR ADDITIONAL SERVICES

THIS WORK AUTHORIZATION ("Work Authorization"), dated _____, ____ 202__, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective _____, 2025 (the "**Agreement**"), by and between:

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Village of Indiantown, Florida (the "**District**"), and

HEMCO LANDSCAPE SERVICES OF FLORIDA, INC., a Florida corporation, with an address of of 17736 103rd Terrace North, Jupiter, Florida 33478 ("**Contractor**").

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "**Additional Services**"). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars ($_____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

_____
By: _____
☐ Secretary
☐ Assistant Secretary

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

_____
By: _____
☐ Chairperson
☐ Vice Chairperson

HEMCO LANDSCAPE SERVICES OF FLORIDA, INC.

_____
By: _____
Its: _____

Exhibit A Proposal for Additional Services

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

HEMCO LANDSCAPE SERVICES OF FLORIDA, INC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☑ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

17736 103RD TER N

Requester's name and address (optional)

6 City, state, and ZIP code

JUPITER, FL. 33478

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

4	7	–	3	0	2	3	5	6	3

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** | **Date** 9-11-25

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/11/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

State Farm

Robert LaPeter
9304 Forest Hill Blvd
Wellington FL 334116577

CONTACT NAME: Robert LaPeter
PHONE (A/C, No, Ext): 561-293-3927 **FAX (A/C, No):**
E-MAIL ADDRESS: robert.lapeter.vabuk7@statefarm.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Mutual Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

HEMCO LANDSCAPE SERVICES OF FLORIDA INC
17736 103RD TER N
JUPITER FL 334784702

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	[ ] CLAIMS-MADE [ ] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	[ ] POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$
	[ ] OTHER:							$
A	AUTOMOBILE LIABILITY	Y	Y	L33 3514-C17-59B	03/17/2025	03/17/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[X] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	DED [ ] RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						[ ] PER STATUTE [ ] OTH-ER	$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Terra Lago CDD, its officers, supervisors, agents, managers, counsel, engineers, staff and representatives are included as Additional Insureds on the above-listed policies. Such insurance shall be considered primary and non-contributory with respect to the Additional Insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds, and a 30 Day Notice of Cancellation applies in favor of the Additional Insureds.

CERTIFICATE HOLDER

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY) 9/11/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Jupiter Insurance Agency
126 center st #b2
jupiter fl 33458

CONTACT NAME: Taylor Hopkins
PHONE (A/C, No, Ext): 561-747-0566 FAX (A/C, No): (561)747-7976
E-MAIL ADDRESS: tayhop@bellsouth.net

INSURER(S) AFFORDING COVERAGE	NAIC#
INSURER A: HISCOX INSURANCE CO	
INSURER B: TECHNOLOGY INS CO	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
HEMCO LANDSCAPE SERVICES
OF FLORIDA INC
PO BOX 7885
JUPITER FL 33468

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			UDC2386159CGL21	10/14/24	10/14/25	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			TWC4154847	10/08/24	10/08/25	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 100,000 $ 100,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Terra Lago CDD, its officers, supervisors, agents, managers, counsel, engineers, staff and representatives are included as Additional Insureds on the above-listed policies. Such insurance shall be considered primary and non-contributory with respect to the Additional Insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.

CERTIFICATE HOLDER
TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Taylor Hopkins, Pres.

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TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS B

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS BI

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (the "**Agreement**") is made and entered into this ____ day of _____ 2025, by and between:

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the Village of Indiantown, Florida, with a mailing address c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "**District**"); and

MOCK, ROOS & ASSOCIATES, INC., a Florida corporation, with a mailing address of 5720 Corporate Way, West Palm Beach, Florida 33407 (the "**Engineer**" and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, on September 8, 2025, the District's Board of Supervisors (the "**Board**") ranked Engineer as the most qualified firm to provide professional engineering services for the District on a continuing basis and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes;* and

WHEREAS, the District intends to employ Engineer to perform engineering, surveying, planning, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization(s); and

WHEREAS, the Engineer shall serve as District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

ARTICLE 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference herein as a material part of this Agreement.

ARTICLE 2. SCOPE OF SERVICES.

A. The Engineer will provide general engineering services for the District, including:

1. Preparation of any necessary reports and attendance at meetings of the Board.
2. Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.
3. Providing professional engineering services, including but not limited to, review and execution of documents under the District's Trust Indentures and monitoring of District projects.
4. Any other items requested by the Board.

B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects, including but not limited to:

1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
2. Processing of contractors' pay estimates.
3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel, and the Board.
4. Final inspection and requested certificates for construction, including the final certificate of construction.
5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
6. Any other activity related to construction as authorized by the Board.

C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

ARTICLE 3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("**Work Authorization**"). Authorization of services or projects under this Agreement shall be at the sole option of the District.

ARTICLE 4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

A. **Lump Sum Amount** – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the

work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.

B. **Hourly Personnel Rates** – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the rates outlined in **Exhibit A**, attached hereto and incorporated by this reference, shall apply. The District and Engineer may agree to a "not to exceed" amount when utilizing hourly personnel rates for a specific work authorization.

ARTICLE 5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

A. Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District's travel policy.

B. Expense of reproduction, postage and handling of drawings and specifications.

ARTICLE 6. TERM OF AGREEMENT. It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties hereto until terminated in accordance with its terms.

ARTICLE 7. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

ARTICLE 8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida law. The District, or its authorized representative, shall have the right to audit such books and records at reasonable times upon prior notice to Engineer.

ARTICLE 9. OWNERSHIP OF DOCUMENTS.

A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible

work product originally developed by Engineer pursuant to this Agreement (the "**Work Product**") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

B. The Engineer shall deliver all Work Product to the District upon completion thereof, unless it is necessary for the Engineer in the District's sole discretion to retain possession for a longer period of time. Upon early termination of the Engineer's services hereunder, the Engineer shall deliver to the District all such Work Product, whether complete or not, upon payment of all outstanding balances due Engineer for Work Product. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District. If said Work Product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.

ARTICLE 10. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

ARTICLE 11. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer's opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent Engineer's best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its

own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

ARTICLE 12. INSURANCE.

A. Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Agreement the following insurance:

1. Workers' Compensation Insurance in accordance with the laws of the State of Florida.

2. Commercial General Liability Insurance, including but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents ($1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents ($2,000,000.00) in the aggregate covering all work performed under this Agreement.

3. Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars and No Cents ($1,000,000.00) combined single limit covering all work performed under this Agreement.

4. Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents ($1,000,000.00).

B. All insurance policies secured by Engineer pursuant to the terms of this Agreement shall be written on an "occurrence" basis to the extent permitted by law, except with respect to the Professional Liability Insurance which shall be on a claims-made basis.

C. The District and the District's officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance and Professionally Liability Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

D. If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required

insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

ARTICLE 13. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 14. AUDIT. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement for a period of four (4) years or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure of all funds under this Agreement, or (c) the public record retention period established by the District's records retention policy, whichever comes later.

ARTICLE 15. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

ARTICLE 16. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by Engineer, shall maintain the standard of care, skill, diligence, and professional competency for such work and/or services ordinarily used by members of the Engineer's profession practicing under similar circumstances at the same time and in the same locality. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

ARTICLE 17. INDEMNIFICATION.

A. The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless the District, its officers, supervisors, agents, staff, and representatives from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative

dispute resolution, or appellate proceedings, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct or errors or omissions of the Engineer and persons employed or utilized by the Engineer in the performance of this Agreement.

B. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other applicable law. The District agrees, to the extent permitted by Section 768.28, *Florida Statutes*, and other applicable law, to indemnify and hold the Engineer harmless from any damage, liability or cost to the extent caused by the District's negligence, recklessness, or intentionally wrongful conduct of the District and persons employed or utilized by the District in the performance of this Agreement.

C. The following shall apply only to the extent a limitation on liability is required by Section 725.06, *Florida Statutes*, or other applicable law: liability under this section shall in no event exceed the sum of Two Million Dollars ($2,000,000). Engineer shall carry, at its own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Agreement.

D. Disclaimer of Consequential Damages - Notwithstanding anything to the contrary in this Agreement, the Parties shall have no liability to each other for indirect, consequential, or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, costs of shutdown or startup.

E. UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT OF ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

F. In the event that any indemnification, defense, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, defense, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.

ARTICLE 18. EMPLOYMENT VERIFICATION; E-VERIFY. The Engineer agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, *Florida Statutes*.

ARTICLE 19. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

ARTICLE 20. CONTROLLING LAW. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Agreement shall be the County in which the District is located.

ARTICLE 21. NOTICE. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Engineer:	Mock, Roos & Associates, Inc. 5720 Corporate Way West Palm Beach, Florida 33407 Attn: Garry Gruber, P.E.
B. If to District:	Terra Lago Community Development District 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Attn: District Manager
With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) day's written notice to the parties and addressees set forth herein.

ARTICLE 22. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly,

Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is Craig Wrathell ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431, (561) 571-0010, AND E-MAIL WRATHELLC@WHHASSOCIATES.COM.

ARTICLE 23. NO THIRD-PARTY BENEFITS. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

ARTICLE 25. ASSIGNMENT. Except as provided otherwise in this Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Agreement.

ARTICLE 26. CONSTRUCTION DEFECTS. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

ARTICLE 27. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Engineer.

ARTICLE 28. ARM'S LENGTH TRANSACTION. This Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

ARTICLE 29. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services, unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

ARTICLE 30. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

ARTICLE 31. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Engineer is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees, paralegal fees, expert witness fees, and costs at all judicial levels.

ARTICLE 32. ACCEPTANCE. Acceptance of this Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

ARTICLE 33. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

ARTICLE 34. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Engineer agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

ARTICLE 35. CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS (SLFRF) AGREEMENTS. The Engineer shall comply with the provisions for Coronavirus State and Local Fiscal Recovery Funds (SLFRF) Agreements, as set forth in **Exhibit B**, attached hereto and incorporated by reference herein.

(Signatures on Following Page)

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

Attest:

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

Assistant Secretary/Secretary

Chairperson / Vice Chairperson, Board of Supervisors

MOCK, ROOS & ASSOCIATES, INC.
a Florida corporation

Witness

9/29/25

By: Garry Gruber, P.E.
Its: Sr. Vice President

EXHIBIT A: Schedule of Rates

Exhibit A
Schedule of Rates

9/29/2025

MOCK • ROOS
CONSULTING ENGINEERS

Mock, Roos & Associates, Inc.
Terra Lago Community Development District
Hourly Rates
October 2025

	Hourly Rates
Principal Engineer	$ 330.00
Senior Project Manager	$ 315.00
Senior Professional Engineer	$ 300.00
Professional Engineer	$ 275.00
Project Engineer III	$ 250.00
Project Engineer II	$ 225.00
Project Engineer I	$ 175.00
Designer/CADD Technician	$ 125.00
Senior Field Representative	$ 175.00
Field Representative	$ 125.00
Project Coordinator	$ 95.00

Hourly Rates may be subject to annual increases based on Consumer Price Index for escalation. Reimbursables will be invoiced on a cost basis.

Exhibit B

Contract Provisions for Coronavirus State and Local Fiscal Recovery Funds (SLFRF) Agreements

ATTACHMENT 8
Contract Provisions for Coronavirus State and Local Fiscal Recovery Funds (SLFRF) Agreements

The Department, as a Non-Federal Entity as defined by 2 CFR §200.69, shall comply with the following provisions, where applicable. For purposes of this Grant Agreement between the Department and the Grantee, the term "Recipient" shall mean "Grantee."

Further, the Department, as a pass-through entity, also requires the Grantee to pass on these requirements to all lower tier subrecipients/contractors, and to comply with the provisions of the award, the SLFRF implementing regulation, including applicable provisions of the OMB Uniform Guidance (2 CFR Part 200) and all associated terms and conditions. Therefore, Grantees must include these requirements in all related subcontracts and/or sub-awards. Grantees can include these requirements by incorporating this Attachment in the related subcontract and/or sub-awards, however for all such subcontracts and sub-awards, the Grantee shall assume the role of the Non-Federal Entity and the subrecipients shall assume the role of the Recipient.

2 CFR PART 200 APPENDIX 2 REQUIREMENTS

1. Administrative, Contractual, and Legal Remedies

The following provision is required if the Agreement is for more than $150,000. In addition to any of the remedies described elsewhere in the Agreement, if the Recipient materially fails to comply with the terms and conditions of this Contract, including any Federal or State statutes, rules, or regulations, applicable to this Contract, the Non-Federal Entity may take one or more of the following actions.

A. Temporarily withhold payments pending correction of the deficiency by the Recipient
B. Disallow (that is, deny both use of funds and any applicable matching credit for) all or part of the cost of the activity or action not in compliance.
C. Wholly or partly suspend or terminate this Contract.
D. Take other remedies that may be legally available.

The remedies identified above, do not preclude the Recipient from being subject to debarment and suspension under Presidential Executive Orders 12549 and 12689. The Non-Federal entity shall have the right to demand a refund, either in whole or part, of the funds provided to the Recipient for noncompliance with the terms of this Agreement.

2. Termination for Cause and Convenience

Termination for Cause and Convenience are addressed elsewhere in the Agreement.

3. Equal Opportunity Clause

The following provision applies if the agreement meets the definition of "federally assisted construction contract" as defined by 41 CFR Part 60-1.3:

During the performance of this Agreement, the Recipient agrees as follows:

A. The Recipient will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Recipient will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:
   i. Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Recipient agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
B. The Recipient will, in all solicitations or advertisements for employees placed by or on behalf of the Recipient, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
C. The Recipient will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's

essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the Recipient's legal duty to furnish information.

D. The Recipient will send to each labor union or representative of workers with which he has a collective bargaining agreement or other Agreement or understanding, a notice to be provided advising the said labor union or workers' representatives of the Recipient's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

E. The Recipient will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

F. The Recipient will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

G. In the event of the Recipient's noncompliance with the nondiscrimination clauses of this Agreement or with any of the said rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part and the Recipient may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

H. The Recipient will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Recipient will take such action with respect to any subcontractor purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance.

4. Contract Work Hours and Safety Standards Act

Where applicable, if the Agreement is in excess of $100,000 and involves the employment of mechanics or laborers, the Recipient must comply with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each Recipient must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

5. Rights to Inventions Made Under Agreement

If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the Non- Federal Entity or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the Non-Federal Entity or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

6. Clean air Act (42 U.S. C. 7401-7671q.), the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), and EPA Regulations

If the Agreement is in excess of $100,000, the Recipient shall comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control

Act as amended (33 U.S.C. 1251-1387), and by the EPA (40 CFR Part 15). Violations must be reported to the Federal Awarding Agency and the Regional Office of the Environmental Protection Agency (EPA).

i. The Grantee shall include these requirements for the Clean Air Act and the Federal Water Pollution Act in each subcontract exceeding $100,000 financed in whole or in part with SLFRF funds.

7. Debarment and Suspension (Executive Orders 12549 and 12689)

The Recipient certifies that it is not listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 and 2 CF 1200 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension."

8. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)

The Recipient certifies that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. If applicable, the Recipient shall disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award, using form SF-LLL, available at:
https://apply07.grants.gov/apply/forms/sample/SFLLL_1_2_P-V1.2.pdf.

i. Grantees who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier, up to the recipient.

9. Procurement of Recovered Materials

The Recipient must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act as described in 2 CFR part 200.322.

10. Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment

The Recipients and subrecipients are prohibited from obligating or expending loan or grant funds to procure or obtain; extend or renew a contract to procure or obtain; or enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. See Section 889 of Public Law 115-232 (National Defense Authorization Act 2019). Also, see 2 CFR 200.216 and 200.471.

11. Domestic Preferences for Procurement

The Recipients and subrecipients must, to the greatest extent practical, give preference to the purchase, acquisition, or use of goods, products, or materials produced in the United States in accordance with 2 CFR 200.322.

ADMINISTRATIVE

1. General Federal Regulations

Recipients shall comply with the regulations listed in 2 CFR 200, 48 CFR 31, and 40 U.S.C. 1101 *et seq.*

2. Rights to Patents and Inventions Made Under a Contract or Agreement

Rights to inventions made under this assistance agreement are subject to federal patent and licensing regulations, which are codified at Title 37 CFR Part 401 and Title 35 U.S.C. 200 through 212.

3. Compliance with the Trafficking Victims Protection Act of 2000 (2 CFR Part 175)

Recipients, their employees, subrecipients under this award, and subrecipients' employees may not:

A. Engage in severe forms of trafficking in persons during the period of time that the award is in effect;
B. Procure a commercial sex act during the period of time that the award is in effect; or
C. Use forced labor in the performance of the award or subawards under the award.

4. Whistleblower Protection

Recipients shall comply with U.S.C. §4712, Enhancement of Recipient and Subrecipient Employee Whistleblower Protection. This requirement applies to all awards issued after July 1, 2013 and effective December 14, 2016 has been permanently extended (Public Law (P.L.) 114-261)

A. This award, related subawards, and related contracts over the simplified acquisition threshold and all employees working on this award, related subawards, and related contracts over the simplified acquisition threshold are subject to the whistleblower rights and remedies in the pilot program on award recipient employee whistleblower protections established at 41 U.S.C. 4712 by section 828 of the National Defense Authorization Act for Fiscal Year 2013 (P.L. 112-239).

B. Recipients, their subrecipients, and their contractors awarded contracts over the simplified acquisition threshold related to this award, shall inform their employees in writing, in the predominant language of the workforce, of the employee whistleblower rights and protections under 41 U.S.C. 4712.

C. The Recipient shall insert this clause, including this paragraph C, in all subawards and in contracts over the simplified acquisition threshold related to this award; best efforts should be made to include this clause, including this paragraph C in any subawards and contracts awarded prior to the effective date of this provision.

5. Notification of Termination (2 CFR § 200.340)

In accordance with 2 CFR § 200.340, in the event that the Agreement is terminated prior to the end of the period of performance due to the Recipient's or subcontractor's material failure to comply with Federal statutes, regulations or the terms and conditions of this Agreement or the Federal award, the termination shall be reported to the Office of Management and Budget (OMB)-designated integrity and performance system, accessible through System for Award Management (SAM) currently the Federal Awardee Performance and Integrity Information System (FAPIIS). The Non-Federal Entity will notify the Recipient of the termination and the Federal requirement to report the termination in FAPIIS. See 2 CFR § 200.340 for the requirements of the notice and the Recipient's rights upon termination and following termination.

6. Additional Lobbying Requirements

A. The Recipient certifies that no funds provided under this Agreement have been used or will be used to engage in the lobbying of the Federal Government or in litigation against the United States unless authorized under existing law.

B. The Lobbying Disclosure Act of 1995, as amended (2 U.S.C. §1601 et seq.), prohibits any organization described in Section 501(c)(4) of the Internal Revenue Code, from receiving federal funds through an award, grant (and/or subgrant) or loan unless such organization warrants that it does not, and will not engage in lobbying activities prohibited by the Act as a special condition of such an award, grant (and/or subgrant), or loan. This restriction does not apply to loans made pursuant to approved revolving loan programs or to contracts awarded using proper procurement procedures.

C. Pursuant to 2 CFR §200.450 and 2 CFR §200.454(e), the Recipient is hereby prohibited from using funds provided by this Agreement for membership dues to any entity or organization engaged in lobbying activities.

7. Increasing Seat Belt Use in the United States

Pursuant to Executive Order 13043, 62 FR 19217 (Apr. 18, 1997), Grantee is encouraged to adopt and enforce on-the-job seat belt policies and programs for its employees when operating company-owned, rented or personally owned vehicles.

8. Reducing Text Messaging While Driving

Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), Grantee is encouraged to adopt and enforce policies that ban text messaging while driving and establish workplace safety policies to decrease accidents caused by distracted drivers.

9. Uniform Relocation Assistance and Real Property Acquisitions Act of 1970

Where applicable, 42 U.S.C. §§ 4601-4655 and implementing regulations apply to this Agreement.

COMPLIANCE WITH ASSURANCES

1. Assurances

Recipients shall comply with all applicable assurances made by the Department or the Recipient to the Federal Government during the Grant application process.

FEDERAL REPORTING REQUIREMENTS

1. FFATA

Grant Recipients awarded a new Federal grant greater than or equal to $30,000 awarded on or after October1, 2015, are subject to the FFATA the Federal Funding Accountability and Transparency Act ("FFATA") of 2006. The FFATA legislation requires that information on federal awards (federal financial assistance and expenditures) be made available to the public via a single, searchable website, which is www.USASpending.gov.

The Grantee agrees to provide the information necessary, within one (1) month of execution, for the Department to comply with this requirement.

DEPARTMENT OF TREASURY-SPECIFIC

1. Civil Rights Compliance

Recipients of Federal financial assistance from the Treasury are required to meet legal requirements relating to nondiscrimination and nondiscriminatory use of Federal funds. These requirements include ensuring that entities receiving Federal financial assistance from the Treasury do not deny benefits or services or otherwise discriminate on the basis of race, color, national origin, (including limited English proficiency), disability, age, or sex (including sexual orientation and gender identity), in accordance with the following: Title VI of Civil Rights Acts of 1973 (Section 504), Public Law 93-112, as amended by Public Law 93-516, 29 U.S.C. 794; Title IX of the Education Amendments of 1972 (Title IX), 20 U.S.C. 1681 et seq., and the Department's implementing regulations, 31 CFR 28; Age Discrimination Act of 1975, Public Law 94-135, 42 U.S.C. 6101 et seq., and the Department of Treasury implementing regulations at 31 CFR part 23.

The Department of Treasury will request information on recipients' compliance with Title VI of the Civil Rights Act of 1964, as applicable, on an annual basis. This information may include a narrative describing the recipient's compliance with Title VI, along with other questions and assurances.

SLFRF-SPECIFIC

1. Period of Performance

The Department must obligate all funds from SLFRF by December 31, 2024, and all such obligated funds must be expended by December 31, 2026. As such, the Contractor must submit all invoices by September 30, 2026, unless approved in writing by the Department.

2. Equipment and Real Property Management

Any purchase of equipment or real property with SLFRF funds must be consistent with the Uniform Guidance at 2 CFR Part 200, Subpart D. Equipment and real property acquired under this program must be used for the originally authorized purpose. Consistent with 2 CFR 200.311 and 2 CFR 200.313, any equipment or real property acquired using SLFRF funds shall vest in the non-Federal entity. Any acquisition and maintenance of equipment or real property must also be in compliance with relevant laws and regulations.

SLFRF INFRASTRUCTURE PROJECTS

For all infrastructure projects, the Grantee shall provide the following project information on a quarterly basis to the Department:

i. Projected/actual construction start date (month/year)
ii. Projected/actual initiation of operation date (month/year)
iii. Location details

SLFRF INFRASTRUCTURE PROJECTS OVER $10 MILLION

For infrastructure projects over $10 million, the following provisions apply:

1. Wage Certification

Grantees may provide a certification that all laborers and mechanics employed by Grantee in the performance of such project are paid wages at the rates not less than those prevailing, as determined by the U.S. Secretary of Labor in accordance with the Davis-Bacon Act, for the corresponding classes of laborers and mechanics employed projected of a character similar to the contract work in the civil subdivision of Florida in which the work is to be performed. If the Grantee does not provide such certification, the Grantee must provide a project employment and local impact report detailing:

i. The number of employees of contractors and sub-contractors working on the project;
ii. The number of employees on the project hired directly and hired through a third party;
iii. The wages and benefits of workers on the project by classification; and
iv. Whether those wages are at rates less than those prevailing.

Grantee must maintain sufficient records to substantiate this information upon request.

2. Project Labor Agreements

Grantees may provide a certification that the project includes a project labor agreement, meaning a pre-hire

collective bargaining agreement consistent with the section 8(f) of the National Labor Relations Act (29 U.S.C. 158(f)). If the Grantee does not provide such certification, the Grantee must provide a project workforce continuity plan, detailing:

i. How the Grantee will ensure the project has ready access to a sufficient supply of appropriately skilled and unskilled labor to ensure high-quality construction throughout the life of the project;

ii. How the Grantee will minimize risks of labor disputes and disruptions that would jeopardize timeliness and cost-effectiveness of the project;

iii. How the Grantee will provide a safe and healthy workplace that avoids delays and costs associatedwith workplace illnesses, injuries, and fatalities;

iv. Whether workers on the project will receive wages and benefits that will secure and appropriately skilled workforce in the context of the local or regional labor market; and

v. Whether the project has completed a labor agreement.

3. Other Reporting Requirements

Grantees must report whether the project prioritizes local hires and whether the project has Community Benefit Agreement, with a description of any such agreement, if applicable.

SLFRF WATER & SEWER PROJECTS

For water and sewer projects, Grantees shall provide the following information to the Department once the project starts, as applicable:

i. National Pollutant Discharge Elimination System (NPDES) Permit Number, for projects aligned with the Clean Water State Revolving Fund

ii. Public Water System (PWS) ID number, for projects aligned with the Drinking Water State Revolving Fund.

ANTI-HUMAN T A I IN A IDAVIT
(SE TION 787.06, *FLORID ST TUTES*)

1. I am over eighteen years of age. The following information is given from my own personal knowledge.

2. I am an officer or representative with Mock, Roos & Associates, Inc. (the "Nongovernmental Entity"). I am authorized to provide this affidavit on behalf of the Nongovernmental Entity.

3. The Nongovernmental Entity does not use coercion for labor or services as defined in section 787.06, *Florida Statutes*.

4. This declaration is made pursuant to section 92.525(1)(c), *Florida Statutes*. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

U THE A IANT SAYETH NOT.

October 2, 2025

Printed Name: Garry Gruber, PE
Company Name: Mock, Roos & Associates, Inc.
Title: Sr. Vice President

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS BII

Work Authorization

_____, 2025

Board of Supervisors
Terra Lago Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Subject: **Work Authorization Number 1**

Terra Lago Community Development District

Dear Chairman, Board of Supervisors:

Mock, Roos & Associates, Inc. (the "Engineer") is pleased to submit this work authorization to provide engineering services for the Terra Lago Community Development District (the "District"). We will provide these services pursuant to our current agreement dated _____, 2025 (the "Engineering Agreement") as follows:

I. Scope of Work

The Engineer will provide the following services:

1. Processing of contractors' pay applications for District construction contracts and periodic visits to the site for purposes of same.
2. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel, and the Board.
3. Final inspection and requested certificates for construction, including the final certificate of construction.
4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
5. Serve as Purchasing Agent for the District with respect to the direct purchase of construction materials in accordance with the procurement procedures adopted by the Board of Supervisors.

II. Compensation

The Engineer will be compensated for this work at the hourly rates established pursuant to the Engineering Agreement.

III. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This work authorization, together with the Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced services and supersedes any previously executed proposal or agreement related to the provision of such services. If you wish to accept this work authorization, please sign where indicated and return to our office. Thank you for the opportunity to be of service.

[*Signature page follows*]

APPROVED AND ACCEPTED

By: _____
Authorized Representative of District
Date: _____

Sincerely,

Mock, Roos & Associates, Inc.

By: _____ 9/29/25
Garry Gruber, PE, Sr. Vice President

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS BIII

Work Authorization

_____, 2025

Board of Supervisors
Terra Lago Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Subject: **Work Authorization Number 2**

Terra Lago Community Development District

Dear Chairman, Board of Supervisors:

Mock, Roos & Associates, Inc. (the "Engineer") is pleased to submit this work authorization to provide engineering services for the Terra Lago Community Development District (the "District"). We will provide these services pursuant to our current agreement dated _____, 2025 (the "Engineering Agreement") as follows:

I. Scope of Work

The District will engage Engineer to perform general District Engineering Services, including but not limited to attendance at Board of Supervisors meetings and preparation of reports and other activities, as directed by the Board of Supervisors.

II. Compensation

The Engineer will be compensated for this work at the hourly rates established pursuant to the Engineering Agreement.

III. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This work authorization, together with the Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced services and supersedes any previously executed proposal or agreement related to the provision of such services. If you wish to accept this work authorization, please sign where indicated and return to our office. Thank you for the opportunity to be of service.

[*Signature page follows*]

APPROVED AND ACCEPTED

By: _____
Authorized Representative of District
Date: _____

Sincerely,

Mock, Roos & Associates, Inc.

By: _____
Garry Gruber, PE
Sr. Vice President

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS BIV

Work Authorization

_____, 2025

Board of Supervisors
Terra Lago Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Subject: **Work Authorization Number 3**

Terra Lago Community Development District

Dear Chairman, Board of Supervisors:

Mock, Roos & Associates, Inc. (the "Engineer") is pleased to submit this work authorization to provide engineering services for the Terra Lago Community Development District (the "District"). We will provide these services pursuant to our current agreement dated _____, 2025 (the "Engineering Agreement") as follows:

I. Scope of Work

The District will engage Engineer to perform those services, as well as such tasks, as are necessary to help facilitate the issuance of District bonds, notes, or other indebtedness including but not limited to, preparation of capital improvement plan reports, coordination with financing consultants, and attendance at bond validation proceedings.

II. Compensation

The Engineer will be compensated for this work at the hourly rates established pursuant to the Engineering Agreement.

III. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This work authorization, together with the Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced services and supersedes any previously executed proposal or agreement related to the provision of such services. If you wish to accept this work authorization, please sign where indicated and return to our office. Thank you for the opportunity to be of service.

[*Signature page follows*]

APPROVED AND ACCEPTED

By: _____

Authorized Representative of District

Date: _____

Sincerely,

Mock, Roos & Associates, Inc.

By: _____

Garry Gruber, PE

Sr. Vice President

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS C

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS CI

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 4

Date of Issuance:	June 25, 2025	Effective Date:	
Owner:	Terra Lago Community Development District	Owner's Contract No.:	N/A
Contractor:	MJC Land Development, LLC	Contractor's Project No.:	N/A
Engineer:	Meridian Consulting Engineers, LLC	Engineer's Project No.:	N/A
Project:	Wastewater System Improvements	Contract Name:	Same as Project

This Change Order modifies the Contract as follows: Terra Lago Phase 1B CO -1/9/24 To 3/3/2025 Changes

CHANGE IN CONTRACT PRICE	**CHANGE IN CONTRACT TIMES** *[note changes in Milestones if applicable]*
Original Contract Price: $14,798,467.00	Original Contract Times: 787 calendar days to Substantial Completion Substantial Completion: October 13, 2026 Ready for Final Payment: Thirty days after Owner's delivery of final certificate of Substantial Completion
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 3: $890,167.77	[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: Substantial Completion: n/a Ready for Final Payment: n/a
Contract Price prior to this Change Order: $15,688,634.77	Contract Times prior to this Change Order: Substantial Completion: unchanged Ready for Final Payment: unchanged
Decrease of this Change Order: $-201,939.60	[Increase] [Decrease] of this Change Order: Substantial Completion: unchanged Ready for Final Payment: unchanged
Contract Price incorporating this Change Order: $15,486,695.17	Contract Times with all approved Change Orders: Substantial Completion: : unchanged Ready for Final Payment: : unchanged

RECOMMENDED:	**RECOMMENDED:**	**ACCEPTED:**
By: _____	By: n/a	By: _____
Engineer		Contractor
Title: Sr. Vice President	Title:	Title: VP
Date: 10/10/2025	Date:	Date: 06/25/2025

APPROVED BY OWNER:

By: _____ 03/17/2025

Title: Chair, Board of Supervisors

Date: _____

MJC Land Development
1127 Royal Palm Beach Blvd. #340
Royal Palm Beach, FL 33411
Office: (561) 688-5004 / Fax: (561) 688-6403

CHANGE ORDER #4

TITLE: Terra Lago Phase 1B CO -1/9/24 To 3/3/2025 Changes
PROJECT: Terra Lago Single Family Homes 1B Wastewater Contract

TO: Josh Kellam
Terra Lago Community Development District
4822 Northlake Blvd Suite A
Palm Beach Gardens FL 33418
Phone: (XXX-XXX-XXXX)

Date: 6/25/2025
Proposal/Contract No.:
Contract Date: 8/1/2024
Contract Start Date:
Contract Completion Date:
Change Order Required Date:

DESCRIPTION

Terra Lago Phase 1B CO -1/9/24 To 3/3/2025 Changes

Item #	Description*	Qty	Unit	Rate	Total
	Phase 1B TH: Pond 5A Excavation & Drainage Changes:				
	Excavate , Place & Compact (Contract Price)	(8400.00)	CY	$2.85	($23,940.00)
	Pond 5A Bahia Sod Lake Banks (TOB - EOW Only) (Pond Switched	(5800.00)	SF	$0.38	($2,204.00)
	from Lake To Dry Retention) (Contract Price)				**($26,144.00)**
	Phase 1B SF Pond:8 & 9 Excavation & Drainage Changes:	(51800.00)	CY	$2.85	($147,630.00)
	Excavate , Place & Compact (Conctract Price)	(11000.00)	SF	$0.38	($4,180.00)
	Pond 5A Bahia Sod Lake Banks (TOB - EOW Only) (Pond Switched				**($151,810.00)**
	from Lake To Dry Retention) (Contract Price)				
	Phase 1B -SF Reclaimed WM Changes:				
	4" PVC DR18 Pipe (New Item)	8400.00	LF	$26.00	$218,400.00
	6" PVC DR18 Pipe (Contract Price)	(8400.00)	LF	$32.00	($268,800.00)
	8" PVC DR18 Pipe (Conctract Price)	480.00	LF	$42.00	$20,160.00
	12" PVC DR18 Pipe (Conctract Price)	9.00	LF	$71.00	$639.00
	4" Gate Valve Contract Price)	24.00	LF	$1,800.00	$43,200.00
	6" Gate Valve Contract Price)	(24.00)	LF	$1,950.00	($46,800.00)
	8" Gate Valve Contract Price)	3.00	LF	$2,750.00	$8,250.00
	Connect to Existing 6" RWM (Conctract Price)	2.00	LF	$4,400.00	$8,800.00
	Connect to Existing 12" RWM (New Item)	1.00	EA	$5,300.00	$5,300.00
	Fittings (New Contract Price)	(1.00)	LS	$49,500.00	($49,500.00)
	Fittings (New Item)	1.00	LS	$41,000.00	$41,000.00
	RCWM Pipe (5' Bury Additional 2' For Swer Service) (If Required	3120.00	LF	$15.00	$46,800.00
	Dewatering Or Handpan Excavatons Is Not Included) Phase 1B				**$27,449.00**
	Contract Price)				
	Phase 1B TH: Reclaim WM Changes:				
	4" PVC DR18 Pipe (New Item)	3100.00	LF	$26.00	$80,600.00
	6" PVC DR18 Pipe (Contract Price)	(3100.00)	LF	$32.00	($99,200.00)
	4" PVC DR18 Pipe (Concract Price)	12.00	EA	$1,800.00	$21,600.00
	6" PVC DR18 Pipe (Contract Price)	(12.00)	EA	$1,950.00	($23,400.00)
	Connect to Existing 6" RWM (Conctract Price)	3.00	EA	$4,400.00	$13,200.00
	Single RWM 1" (Ends At Presure Test Limits, No Meter Or Box)	60.00	EA	$1,325.00	$79,500.00
	Double RWM Services1"(Ends At Presure Test Limits,	(85.00)	EA	$1,525.00	($129,625.00)
	No Meter Or Box)	(1.00)	LS	$27,000.00	($27,000.00)
	Fittings (New Contract Price)	1.00	LS	$22,500.00	$22,500.00
	Fittings (New Item)	900.00	LF	$15.00	$13,500.00
	RCWM Pipe (5' Bury Additional 2' For Swer Service) (If Required				**($48,325.00)**
	Dewatering Or Handpan Excavatons Is Not Included) Phase 1B				
	Contract Price)				
	Phase 1B - Amenity Reclaim: WM Changes:				
	4" PVC DR18 Pipe (New Item)	1200.00	LF	$26.00	$31,200.00
	6" PVC DR18 Pipe (Contract Price)	(1200.00)	LF	$32.00	($38,400.00)
	4" PVC DR18 Pipe (Concract Price)	5.00	EA	$1,800.00	$9,000.00
	6" PVC DR18 Pipe (Contract Price)	(5.00)	EA	$1,950.00	($9,750.00)
	Connect to Existing 6" RWM (Conctract Price)	1.00	EA	$4,400.00	$4,400.00
	Temporary To Blowoff (Plug, Curb Stop,Pipe Stub ONLY)(Contract Price)	2.00	LS	$2,900.00	$5,800.00
	Fittings (New Contract Price)	(1.00)	LS	$10,000.00	($10,000.00)
	Fittings (New Item)	1.00	LS	$8,600.00	$8,600.00
					$850.00
				Change Order Subtotal:	($197,980.00)
				Bond (% or If Applicable) 2.00%	($3,959.60)

1127 Royal Palm Beach Blvd. #340
Royal Palm Beach, FL 33411
Office: (561) 688-5004 / Fax: (561) 688-6403

CHANGE ORDER #4

TITLE:	Terra Lago Phase 1B CO -1/9/24 To 3/3/2025 Changes	**Date:**	6/25/2025
PROJECT:	Terra Lago Single Family Homes 1B Wastewater Contract	**Proposal/Contract No.:**	
		Contract Date:	8/1/2024
TO:	Josh Kellam	**Contract Start Date:**	
	Terra Lago Community Development District	**Contract Completion Date:**	
	4822 Northlake Blvd Suite A	**Change Order Required Date:**	
	Palm Beach Gardens FL 33418		
	Phone: (XXX-XXX-XXXX)		

Change Order Total:	**($201,939.60)**

* - Additional description, details, notes for items found on following page(s)

ORIGINAL CONTRACT AMOUNT:	$14,798,467.00
NET CHANGE FROM PREVIOUSLY EXECUTED CHANGE ORDER(S):	$890,167.77
CURRENT CONTRACT AMOUNT PRIOR TO CURRENT CHANGE ORDER:	$15,688,634.77
CONTRACT AMOUNT TO DECREASE WITH CURRENT CHANGE ORDER:	($201,939.60)
REVISED CONTRACT AMOUNT WITH CURRENT CHANGE ORDER:	$15,486,695.17
ADDITIONAL CONTRACT TIME (DAYS) AS A RESULT OF CHANGE ORDER:	0
REVISED SUBSTANTIAL COMPLETION DATE AFTER EXECUTED CHANGE ORDER:	

ACCEPTED

Grow Garica Companies

By: _____

Date: _____

MJC Land Development, LLC.

By: _____

Date: 06/25/2025

Signee has reviewed all contents of this change order, including the notes in the following page.

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Royal Palm Beach, FL 33411
Office: (561) 688-5004 / Fax: (561) 688-6403

CHANGE ORDER #4

TITLE: Terra Lago Phase 1B CO -1/9/24 To 3/3/2025 Changes
PROJECT: Terra Lago Single Family Homes 1B Wastewater Contract

TO: Josh Kellam
Terra Lago Community Development District
4822 Northlake Blvd Suite A
Palm Beach Gardens FL 33418
Phone: (XXX-XXX-XXXX)

Date: 6/25/2025
Proposal/Contract No.:
Contract Date: 8/1/2024
Contract Start Date:
Contract Completion Date:
Change Order Required Date:

Item #	Notes
General Notes	The person signing this proposal on behalf of the owner represents & warrants that he/she is authorized to sign this proposal on behalf of the owner.
	No engineering, as-builts, bond fees, permits, permit fees, MOT/MOT Devices.
	No sprinklers, landscaping, sod or unmarked utilities.
	Testing to be the responsibility of owner. Any failures will be responsibility of the contractor.
	No trash clean up from other contractors (garbage, building material, construction material etc.)
	No removal, excavation or replacement of muck, rock, dense limestone or unsuitable/unforeseen materials.
	No disconnection/removal existing utilities
	All notes from original proposal number apply to this change order.
	This change order is applied to contract number
	In all other respects, the contract remains in full force & effect without change or modification.
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TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS CII

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 5

Date of Issuance: August 7, 2025		Effective Date:	
Owner:	Terra Lago Community Development District	Owner's Contract No.:	N/A
Contractor:	MJC Land Development, LLC	Contractor's Project No.:	N/A
Engineer:	Meridian Consulting Engineers, LLC	Engineer's Project No.:	N/A
Project:	Wastewater System Improvements	Contract Name:	Same as Project

This Change Order modifies the Contract as follows: Wastewater 1B Fitting and Pipe Deflection

CHANGE IN CONTRACT PRICE	**CHANGE IN CONTRACT TIMES** *[note changes in Milestones if applicable]*
Original Contract Price: $14,798,467.00	Original Contract Times: 787 calendar days to Substantial Completion Substantial Completion: October 13, 2026 Ready for Final Payment: Thirty days after Owner's delivery of final certificate of Substantial Completion
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 4: $688,228.17	[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: Substantial Completion: n/a Ready for Final Payment: n/a
Contract Price prior to this Change Order: $15,486,695.17	Contract Times prior to this Change Order: Substantial Completion: unchanged Ready for Final Payment: unchanged
Decrease of this Change Order: $479,000.00	[Increase] [Decrease] of this Change Order: Substantial Completion: unchanged Ready for Final Payment: unchanged
Contract Price incorporating this Change Order: $15,965,695.17	Contract Times with all approved Change Orders: Substantial Completion: : unchanged Ready for Final Payment: : unchanged

RECOMMENDED:	**RECOMMENDED:**	**ACCEPTED:**
By:	By: n/a	By:
Engineer		Contractor
Title: Sr. Vice President	Title:	Title: VP
Date: 10/10/2025	Date:	Date: 06/25/2025

APPROVED BY OWNER:

By: 03/17/2025
Title: Chair, Board of Supervisors
Date:

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Royal Palm Beach, FL 33411
Office: (561) 688-5004 / Fax: (561) 688-6403

CHANGE ORDER Wasterwater #5

TITLE: Alternates and Quantity from Original Bid
PROJECT: Terra Lago Village Improvements - Wastewater Contract

TO: Josh Kellam
Terra Lago Community Development District
4822 Northlake Blvd Suite A
Palm Beach Gardens FL 33418

Date:	8/7/2025
Proposal/Contract No.:	2023-408
Contract Date:	8/1/2024
Contract Start Date:	3/4/2024
Contract Completion Date:	
Change Order Required Date:	

DESCRIPTION CDD/Grant Wastewater Improvements Contract

Fitting Deflections \ Pipe Deflections

Item #	Description*	Qty	Unit	Rate	Total
	Single Family 1B Reclaim:				
	Fitting Type Deflection 4" Reclaim **16A, 17A, 18A, 19A, 20A, 21A, 25A, 27A, 32A, 33A, 35A, 36A, 37A, 38A, 39A, 42A**	16	EA	$6,500.00	$104,000.00
	Fitting Type Deflection 6" Reclaim **4A, 7A, 9A, 11A, 12A, 13A, 28A, 41A, 45A**	9	EA	$7,100.00	$63,900.00
	Fitting Type Deflection 8" Reclaim **3A, 6A, 30A**	3	EA	$8,200.00	$24,600.00
	Fitting Type Deflection 12" Reclaim **1A**	1	EA	$13,000.00	$13,000.00
	Pipe Type Deflection 4" Reclaim **4B, 6B, 10B**	1,700	LF	$15.00	$25,500.00
	Pipe Type Deflection 6" Reclaim **1B, 8B, 12B**	1,420	LF	$15.00	$21,300.00
					$252,300.00
	Single Family 1B Force Main:				
	Fitting Type Deflection 8" Forcemain **1A, 2A,14A, A15, 16A, 17A, 22A, 25A , 26A, 29A, 30A, 31A, 33A**	13	EA	$10,400.00	$135,200.00
					$135,200.00
	Townhomes 1B Reclaim:				
	Fitting Type Deflection 4" Reclaim **47A, 48A, 50A, 51A, 52A, 53A, 55A, 57A**	8	EA	$6,500.00	$52,000.00
	Pipe Type Deflection 4" Reclaim **13B, 15B, 17B**	900	EA	$15.00	$13,500.00
					$65,500.00
	Amenity Center Reclaim:				
	Fitting Type Deflection 4" Rcwm **59A, 61A, 62A, 64A**	4	EA	$6,500.00	**$26,000.00**
				Change Order Total:	**$479,000.00**

ORIGINAL CONTRACT AMOUNT:	$14,798,474.00
NET CHANGE FROM PREVIOUSLY EXECUTED CHANGE ORDER(S):	$688,228.17
CURRENT CONTRACT AMOUNT PRIOR TO CURRENT CHANGE ORDER:	$15,486,695.17
'CONTRACT AMOUNT TO INCREASE WITH CURRENT CHANGE ORDER:'	$479,000.00
REVISED CONTRACT AMOUNT WITH CURRENT CHANGE ORDER:	$15,965,695.17
ADDITIONAL CONTRACT TIME (DAYS) AS A RESULT OF CHANGE ORDER:	0
REVISED SUBSTANTIAL COMPLETION DATE AFTER EXECUTED CHANGE ORDER:	

ACCEPTED

Terra Lago Community Development District

By: _____

Date: _____

MJC Land Development, LLC.

By: _____

Date: _____

1127 Royal Palm Beach Blvd. #340
Royal Palm Beach, FL 33411
Office: (561) 688-5004 / Fax: (561) 688-6403

CHANGE ORDER Wasterwater #5

TITLE:	Alternates and Quantity from Original Bid	**Date:**	8/7/2025
PROJECT:	Terra Lago Village Improvements - Wastewater Contract	**Proposal/Contract No.:**	2023-408
		Contract Date:	8/1/2024
TO:	Josh Kellam	**Contract Start Date:**	3/4/2024
	Terra Lago Community Development District	**Contract Completion Date:**	
	4822 Northlake Blvd Suite A	**Change Order Required Date:**	
	Palm Beach Gardens FL 33418		

Item #	Notes
General Notes	The person signing this proposal on behalf of the owner represents & warrants that he/she is authorized to sign this proposal on behalf of the owner.
	No sprinklers, landscaping, sod or unmarked utilities.
	Testing to be the responsibility of owner. Any failures will be responsibility of the contractor.
	No trash clean up from other contractors (garbage, building material, construction material etc.)
	No removal, excavation or replacement of muck, rock, dense limestone or unsuitable/unforeseen materials.
	No disconnection/removal existing utilities
	All notes from original proposal number apply to this change order.
	This change order is applied to contract number
	In all other respects, the contract remains in full force & effect without change or modification.
1	[Descriptions, Notes, Etc. related to the corresponding line item #]
2	[Descriptions, Notes, Etc. related to the corresponding line item #]
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TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025

TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025

	General Fund	Debt Service Fund Series 2025	Capital Projects Fund	Capital Projects Fund Series 2025	Total Governmental Funds
ASSETS					
Cash	$ 20,014	$ -	$ 2,890,651	$ -	$ 2,910,665
Investments					
Reserve	-	409,665	-	-	409,665
Construction	-	-	-	1,713	1,713
Cost of issuance	-	354	-	-	354
Interest	-	184,498	-	-	184,498
Due from Landowner	-	-	28,731	-	28,731
Due from general fund	-	5,600	-	-	5,600
Total assets	20,014	600,117	2,919,382	1,713	3,541,226
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	$ 15,737	$ 5,600	$ 234,733	$ -	$ 256,070
Retainage payable	-	-	1,055,150	-	1,055,150
Due to Landowner	1,880	12,993	600,964	-	615,837
Due to debt service fund	5,600	-	-	-	5,600
Landowner advance	6,000	-	5,000	-	11,000
Total liabilities	29,217	18,593	1,895,847	-	1,943,657
Fund balances:					
Restricted for:					
Debt service	-	581,524	-	-	581,524
Capital projects	-	-	1,023,535	1,713	1,025,248
Unassigned	(9,203)	-	-	-	(9,203)
Total fund balances	(9,203)	581,524	1,023,535	1,713	1,597,569
Total liabilities, deferred inflows of resources and fund balances	$ 20,014	$ 600,117	$ 2,919,382	$ 1,713	$ 3,541,226

TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	$ -	$ 65,827	$ 505,515	13%
Total revenues	-	65,827	505,515	13%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	4,000	32,000	48,000	67%
Legal	4,286	27,118	25,000	108%
Engineering	-	4,900	2,000	245%
Audit	-	-	3,725	0%
Arbitrage rebate calculation*	-	-	500	0%
Debt service fund accounting***	-	-	5,500	0%
Dissemination agent*	83	417	1,000	42%
Trustee*	-	-	5,000	0%
Telephone	17	183	200	92%
Postage	69	391	250	156%
Printing & binding	42	458	500	92%
Legal advertising	-	1,378	6,500	21%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies	135	1,213	750	162%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	210	210	100%
Total professional & administrative	8,632	74,348	105,515	70%
Field Operations				
Landscape Maintenance	-	-	300,000	0%
Misc. Field Operations	213	213	100,000	0%
Total field operations	213	213	400,000	0%
Total expenditures	8,845	74,561	505,515	15%
Excess/(deficiency) of revenues over/(under) expenditures	(8,845)	(8,734)	-	
Fund balances - beginning	(358)	(469)	-	
Fund balances - ending	$ (9,203)	$ (9,203)	$ -	

*These items will be realized when bonds are issued.
**WHA will charge a reduced management fee of $2,000 per month until bonds are issued.
***For 2nd bond issuance and for each subsequent bond issuance.

TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED AUGUST 31, 2025

	Current Month	Year To Date
REVENUES		
Interest	$ 2,166	$ 8,049
Total revenues	2,166	8,049
EXPENDITURES		
Cost of issuance	12,100	251,900
Underwriter's discount	-	115,500
Total debt service	12,100	367,400
Excess/(deficiency) of revenues over/(under) expenditures	(9,934)	(359,351)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	955,074
Original issue discount	-	(6,806)
Total other financing sources	-	948,268
Net change in fund balances	(9,934)	588,917
Fund balances - beginning	591,458	(7,393)
Fund balances - ending	$ 581,524	$ 581,524

TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED AUGUST 31, 2025

	Current Month	Year To Date
REVENUES		
Village of Indiantown - Interlocal agreement	$ -	$ 17,763,107
Village of Indiantown - DIW	-	7,360,403
Total revenues	-	25,123,510
EXPENDITURES		
Construction costs - Interlocal agreement	424,315	16,564,298
Construction costs - DIW	79,640	2,117,453
Total expenditures	503,955	18,681,751
Excess/(deficiency) of revenues over/(under) expenditures	(503,955)	6,441,759
Fund balances - beginning	1,527,490	(5,418,224)
Fund balances - ending	$ 1,023,535	$ 1,023,535

TERRA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED AUGUST 31, 2025

	Current Month	Year To Date
REVENUES		
Interest	$ 6	$ 1,713
Total revenues	6	1,713
EXPENDITURES		
Construction costs	-	4,819,926
Total expenditures	-	4,819,926
Excess/(deficiency) of revenues over/(under) expenditures	6	(4,818,213)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	4,819,926
Total other financing sources/(uses)	-	4,819,926
Net change in fund balances	6	1,713
Fund balances - beginning	1,707	-
Fund balances - ending	$ 1,713	$ 1,713

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

MINUTES OF MEETING
TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Terra Lago Community Development District held a Regular Meeting on September 8, 2025 at 1:00 p.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956.

Present:

Josh Kellam (via telephone)	Chair
Tom Kenny (via telephone)	Vice Chair
Kevin Powers	Assistant Secretary
Jason Dugan	Assistant Secretary
David Powers	Assistant Secretary

Also present:

Cindy Cerbone (via telephone)	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Ryan Dugan (via telephone)	District Counsel
Pat Nolan	Village of Indiantown
Taryn Kryzda	Village of Indiantown
Adam Carroll (via telephone)	Grow Garcia
Robert Higgins	Higgins Engineering and Surveying, LLC
Garry Gruber	Mock Roos

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 1:03 p.m. Supervisors Dugan, David Powers and Kevin Powers were present. Supervisors Kenny and Kellam attended via telephone.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

A. Affidavit of Publication

B. RFQ Package

These items were included for informational purposes.

C. Respondent(s)

Mr. Kantarzhi discussed the responses received from the respondents.

I. Higgins Engineering and Surveying, LLC

Mr. Robert Higgins discussed his firm's background, location, staffing, experience working with CDDs and qualifications.

Mr. Kellam noted that he worked with Mr. Higgins on another project.

II. Mock Roos

Mr. Garry Gruber discussed his firm's background, location, staffing, experience and qualifications.

D. Competitive Selection Criteria/Ranking

Regarding what services the new District Engineer will perform, District Counsel stated that the District Engineer will primarily serve the CDD in all general engineering but not necessarily project design, unless asked to do so. As it relates to construction, the District Engineer will review pay applications and perform other work.

A Board Member stated that the new District Engineer will replace Meridian Consulting Engineers, LLC, who is the current District Engineer.

Mr. Kantarzhi presented his Competitive Selection Criteria categories.

On MOTION by Mr. Kevin Powers and seconded by Mr. Dugan, with all in favor, completion of the Competitive Selection Criteria jointly scoring and ranking the respondents, was approved.

The Board Members jointly scored and ranked the respondents. The total scores, with the corresponding ranking, were as follows:

#1	Mock Roos	89 Points
#2	Higgins Engineering and Surveying, LLC	88 Points

On MOTION by Mr. Dugan and seconded by Mr. David Powers, with all in favor, the Board's joint scores and ranking of Mock Roos as the #1 ranked respondent to the RFQ for Engineering Services, with a score of 89 points; and ranking Higgins Engineering and Surveying, LLC as the #2 ranked respondent, with a score of 88, was approved.

E. Award of Contract

On MOTION by Mr. David Powers and seconded by Mr. Dugan, with all in favor, awarding the Engineering Services contract to Mock Roos, the #1 ranked respondent to the RFQ for Engineering Services, and authorizing Staff to engage Mock Roos, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Landscape Maintenance Services Agreement between the District and HEMCO Landscape Services of Florida, Inc. (to potentially be provided under separate cover)**

Mr. Kantarzhi presented the Landscape Maintenance Services Agreement between the District and HEMCO Landscape Services of Florida, Inc.

Mr. Kellam asked about the $2 million insurance coverage requirement and asked if the Board can lower the requirement to $1 million. District Counsel stated the $2 million is not a State requirement but it is standard language; if the Board wants to lower the required insurance coverage amount for this Agreement, it can but doing so would essentially put a cap on the amount the CDD could hold the contractor accountable for.

Mr. Kellam expressed his support for lowering the required amount to $1 million. Another Board Member stated that $1 million is typical for other developments.

District Counsel will lower the insurance amount to $1 million.

Discussion ensued regarding the scope of the contract.

On MOTION by Mr. Kellam and seconded by Mr. Kevin Powers, with all in favor, the Landscape Maintenance Services Agreement between the District and HEMCO Landscape Services of Florida, Inc., was approved.

FIFTH ORDER OF BUSINESS **Consideration of Direct Collect Agreement between the District and Terra Lago, LLC, for Fiscal Year 2026**

District Counsel presented the Direct Collect Agreement between the District and Terra Lago, LLC, for Fiscal Year 2026, which enables the CDD to direct-collect the off-roll assessments from the Developer Terra Lago, LLC.

On MOTION by Mr. Kenny and seconded by Mr. David Powers, with all in favor, the Direct Collect Agreement between the District and Terra Lago, LLC, for Fiscal Year 2026, was approved.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of July 31, 2025**

On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

SEVENTH ORDER OF BUSINESS **Approval of August 11, 2025 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, the August 11, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

- **Consideration of Change Order Florida Design Drilling, LLC Change Order Number 3 for the Reuse System for Incorporation of Treatment System and Change Order Number 4 for Removal of Equipment from Change Order Number 3**

  This item was an addition to the agenda.

District Counsel presented Change Order Number 3 from Florida Design Drilling, LLC for Incorporation of Treatment System to assist with the reuse system. This adds in the scope of that work and any work needed to incorporate the equipment into the contract. The total cost of the Change Order is approximately $746,000. There is an opportunity for sales tax savings so, in conjunction with this, Change Order Number 4 is proposed by District Counsel which would be to remove the costs of the equipment from the contract related to Change Order Number 3, which will enable the CDD to direct-purchase the equipment with its tax-exempt status; the savings would be approximately $38,000.

On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, Florida Design Drilling, LLC Change Order Number 3 for the Reuse System for Incorporation of Treatment System and Change Order Number 4 for Removal of Equipment from Change Order Number 3, were approved.

District Counsel stated that the CDD is preparing for the second bond issuance related to development in Phase 1B.

B. District Engineer: Meridian Consulting Engineers, LLC

Mr. Kantarzhi stated that the District Engineer's firm name will be changed to Mock Roos, going forward.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **Property Insurance on Vertical Assets**

This item is a reminder to secure property insurance once the CDD has vertical assets.

- **Form 1 Submission and Ethics Training**

Mr. Kantarzhi reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

- **Hard Copy Agendas vs Tablets**

The Board prefers tablets.

- **NEXT MEETING DATE: October 13, 2025 at 1:00 PM**
  - **QUORUM CHECK**

The next meeting will be on October 13, 2025, unless canceled.

There will be a bid opening on October 6, 2025.

Mr. Kellam left the call at 1:30 p.m.

NINTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Kevin Powers and seconded by Mr. Dugan, with all in favor, the meeting adjourned at 1:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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188 _____ _____
189 Secretary/Assistant Secretary Chair/Vice Chair

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2025	Regular Meeting	1:00 PM
November 10, 2025	Regular Meeting	1:00 PM
December 8, 2025	Regular Meeting	1:00 PM
January 12, 2026	Regular Meeting	1:00 PM
February 9, 2026	Regular Meeting	1:00 PM
March 9, 2026	Regular Meeting	1:00 PM
April 13, 2026	Regular Meeting	1:00 PM
May 11, 2026	Regular Meeting	1:00 PM
June 8, 2026	Regular Meeting	1:00 PM
July 13, 2026	Regular Meeting	1:00 PM
August 10, 2026	Regular Meeting	1:00 PM
September 14, 2026	Regular Meeting	1:00 PM