

SOLAERIS

**COMMUNITY DEVELOPMENT
DISTRICT**

October 23, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Solaeris 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://solaeriscdd.net/>

October 16, 2025

Board of Supervisors
Solaeris Community Development District

Dear Board Members:

The Board of Supervisors of the Solaeris Community Development District will hold a Public Hearing and Regular Meeting on October 23, 2025 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2026-01, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
4. Consideration of Oak Ridge Ranches LLC First Administrative Amendment to Saint Lucie County Deed of Conservation Easement
5. Acceptance of Unaudited Financial Statements as of September 30, 2025
6. Approval of September 18, 2025 Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Mills, Short & Associates*

ATTENDEES:

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

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

- NEXT MEETING DATE: November 20, 2025 at 11:15 AM

- QUORUM CHECK

SEAT 1	RICHARD BRUCE	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	JOSH LONG	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	LUIS CARCAMO	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	JON SEIFEL	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	WILLIAM FIFE	☐	IN PERSON	☐	PHONE	☐	NO

8. Board Members' Comments/Requests

9. Public Comments

10. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,



Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756

SOLAERIS

COMMUNITY DEVELOPMENT DISTRICT

3

SOLAERIS

COMMUNITY DEVELOPMENT DISTRICT

3A

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Solaeris Community Development
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 , 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:

SCN StLucie-IndianRv-Stuart 09/26/2025

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 09/26/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$882.53

Tax Amount: \$0.00

Payment Cost: \$882.53

Order No: 11693912

Customer No: 1071701

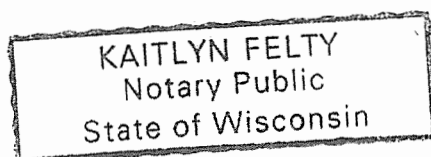
PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



SOLAERIS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Solaeis Community Development District ("District") will hold the following two public hearings and a regular meeting on **October 23, 2025 at 11:15 a.m.**, at **Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986**.

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Fiscal Year 2025/2026 General Fund Budget

Product/Parcel	Units	% of FY 2026 General Fund Budget	FY 2026 Estimated General Fund O&M Assessment per Unit	FY 2026 Estimated Special Revenue Fund O&M Assessment per Unit	TOTAL Estimated O&M per unit
Pod 1 (Taylor Morrison)	520	10.48%	\$228.48	\$145.46	\$373.94
Pod 2 (KHov)	679	13.69%	\$228.48	\$52.49	\$280.97
Pod 3 (Taylor Morrison)	1,221	24.62%	\$228.48	\$116.95	\$345.44
Pod 5 (NVR)	861	17.36%	\$228.48	\$77.10	\$305.58
Pod 6 (Dream Finders)	1,000	20.16%	\$228.48	\$69.86	\$298.34
Pod 7 (Meritage)	342	6.90%	\$228.48	\$104.21	\$332.69
Pod 8 (Meritage)	180	3.63%	\$228.48	\$35.78	\$264.26
Owner of Unsold Pods (Future Units)	2,227	3.16%	\$16.10	\$0.00	\$16.10

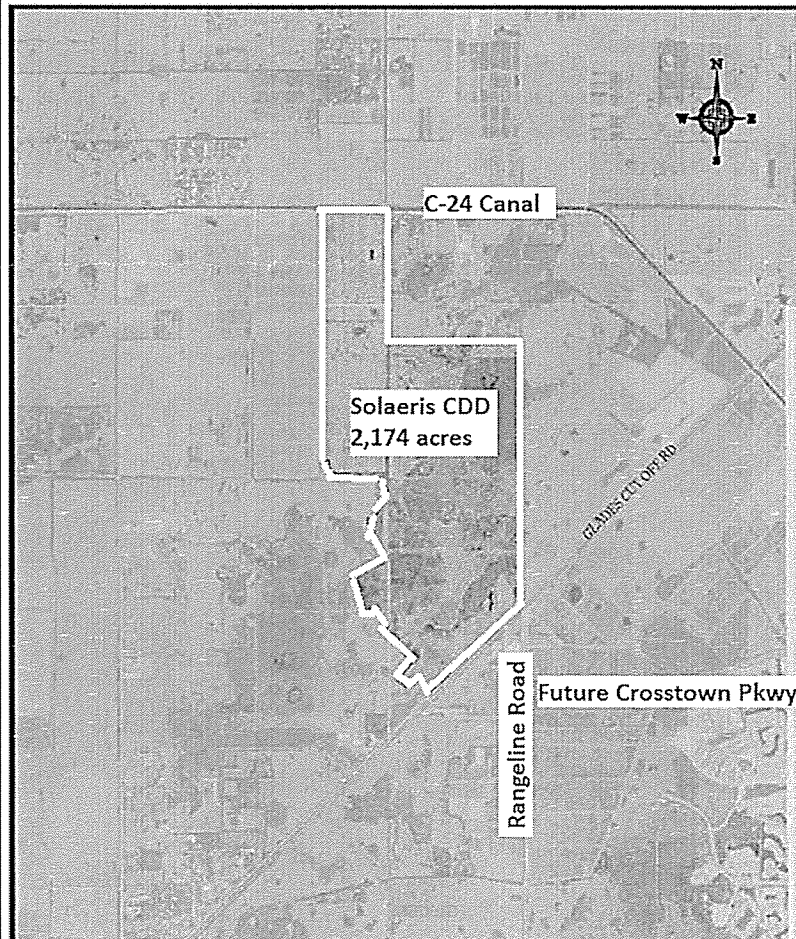
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments are allocated on a proposed per lot basis and for the pods listed above, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office")**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



SOLAERIS

COMMUNITY DEVELOPMENT DISTRICT

3B

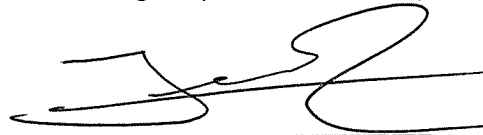
STATE OF FLORIDA
COUNTY OF PALM BEACH

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Juanita Williams, who, by me first being duly sworn and deposited says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Juanita Williams, am employed by **Wrathell, Hunt & Associates, LLC**, and, in the course of that employment, serve as Financial Analyst for the **Solaeris Community Development District**.
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on September 18, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 190, 197 and/or 170, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.



By: Juanita Williams

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 18th day of September 2025, by Juanita Williams, for Wrathell, Hunt & Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC


Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

Solaeris Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-Free: (877) 276-0889
THIS IS NOT A BILL – DO NOT PAY

September 22, 2025

VIA FIRST CLASS MAIL

XXX Owner
XXX Mailing address
XXX City, State, ZIP

Product/Parcel: Pod X (# units)

RE: Solaeris Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Solaeris Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2025/2026, on **October 23, 2025 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida, 34986**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889** (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Andrew Kantarzhi
District Manager

EXHIBIT A
Summary of O&M Assessments

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$1,108,250** in gross revenue. The O&M Assessments are allocated on a proposed per lot basis and for the pods listed below. The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Fiscal Year 2025/2026 General Fund Budget

Product/Parcel	Units	% of FY 2026 General Fund Budget	FY 2026 Estimated General Fund O&M Assessment per Unit	FY 2026 Estimated Special Revenue Fund O&M Assessment per Unit	<u>TOTAL</u> <u>Estimated</u> <u>O&M per unit</u>
Pod 1 (Taylor Morrison)	520	8.37 %	\$ 178.40	\$ 145.46	\$ 323.86
Pod 2 (KHov)	679	10.93 %	\$ 178.40	\$ 52.49	\$ 230.89
Pod 3 (Taylor Morrison)	1,221	19.66 %	\$ 178.40	\$ 116.95	\$ 295.35
Pod 4A (Kolter)	875	14.09 %	\$ 178.40	\$ 0.00	\$ 178.40
Pod 4B (Pulte)	453	7.29 %	\$ 178.40	\$ 0.00	\$ 178.40
Pod 5 (BKLP)	861	13.86 %	\$ 178.40	\$ 77.10	\$ 255.50
Pod 6 (Dream Finders)	1,000	16.10 %	\$ 178.40	\$ 69.86	\$ 248.26
Pod 7 (Meritage)	342	5.51 %	\$ 178.40	\$ 104.21	\$ 282.61
Pod 8 (Meritage)	180	2.90 %	\$ 178.40	\$ 35.78	\$ 214.18
Owner of Unsold Pods (Future Units)	899	1.31 %	\$ 16.10	\$ 0.00	\$ 16.10

Owner's Name	Mailing Address	City	State	ZIP
TAYLOR MORRISON OF FLORIDA, INC	4900 N. SCOTTSDALE ROAD, SUITE 2000	SCOTTSDALE	AZ	85251
K. HOVNANIAN FLORIDA OPERATIONS, LLC	3601 QUANTUM BOULEVARD	BOYNTON BEACH	FL	33426
SOLAERIS POD 4A, LLC (Kolter)	105 NE 1ST STREET	DELRAY BEACH	FL	33444
PULTE HOME COMPANY, LLC	3350 PEACHTREE ROAD NORTHEAST, SUITE 1500	ATLANTA	GA	30326
SOLAERIS POD 5 LLC (BKLP)	105 NE 1ST STREET	DELRAY BEACH	FL	33444
DFH LAND, LLC	14701 PHILIPS HIGHWAY, SUITE 300	JACKSONVILLE	FL	32256
MERITAGE HOMES OF FLORIDA, INC.	18655 NORTH CLARET DR, SUITE 400	SCOTTSDALE	AZ	85255
OAK RIDGE RESI INVESTMENTS LLC	105 NE 1ST STREET	DELRAY BEACH	FL	33444
OAK RIDGE RANCHES LLC	14025 RIVEREDGE DR, SUITE 175	TAMPA	FL	33637
OAK RIDGE COMMERCIAL LLC	105 NE 1ST STREET	DELRAY BEACH	FL	33444

SOLAERIS

COMMUNITY DEVELOPMENT DISTRICT

3C

RESOLUTION 2026-01

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLAERIS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

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

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

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

- a. OPERATIONS AND MAINTENANCE DEFICIT FUNDING AGREEMENT.** The District's Board hereby authorizes a deficit funding agreement for certain

of the operations and maintenance services set forth in the District's Adopted Budget, as set forth in **Exhibit A**.

b. OPERATIONS AND MAINTENANCE ASSESSMENTS.

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

ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

a. **TAX ROLL ASSESSMENTS.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **DIRECT BILL ASSESSMENTS.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected

directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2026.
 - ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **FUTURE COLLECTION METHODS.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole

discretion to select collection methods in any given year, regardless of past practices.

- d. **MAXIMUM RATE.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED this 23rd day of October, 2025.

ATTEST:

**SOLAERIS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A: Budget

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2026**

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Special Revenue Fund: Pod 1	5
Special Revenue Fund: Pod 2	6
Special Revenue Fund: Pod 3	7
Special Revenue Fund: Pod 5	8
Special Revenue Fund: Pod 6	9
Special Revenue Fund: Pod 7	10
Special Revenue Fund: Pod 8	11
Assessment Summary	12

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
REVENUES			
Assessment levy: off-roll	\$ -	\$ 1,108,250	\$ 1,108,250
Landowner contribution	1,108,250	(1,108,250)	-
Total revenues	<u>1,108,250</u>	<u>-</u>	<u>1,108,250</u>
EXPENDITURES			
Professional & administrative			
Management/accounting/recording	48,000	-	48,000
Legal	25,000	-	25,000
Legal - SD	-	-	-
Engineering	5,000	-	5,000
Audit	5,575	-	5,575
Arbitrage rebate calculation	750	-	750
Dissemination agent	2,000	-	2,000
Debt service fund accounting	5,500	-	5,500
EMMA software service	5,000	-	5,000
Trustee	5,500	-	5,500
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	2,000	-	2,000
Annual special district fee	175	-	175
Insurance	6,050	-	6,050
Contingencies/bank charges	500	-	500
Website hosting & maintenance	705	-	705
Website ADA compliance	210	-	210
Total professional & administrative	<u>113,165</u>	<u>-</u>	<u>113,165</u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
Field operations			
Field operations management	14,400	-	14,400
Field operations accounting	5,000	-	5,000
Landscape maintenance	300,000	-	300,000
Irrigation maintenance	10,000	-	10,000
Plant replacement/arbor care	30,000	-	30,000
Landscape inspection	18,000	-	18,000
Wetland maintenance	350,000	-	350,000
Wet ponds	39,685	-	39,685
Littoral planting replacements	10,000	-	10,000
Lake bank erosion repairs	20,000	-	20,000
Inlet/culvert maintenance	10,000	-	10,000
Pump maintenance	8,000	-	8,000
Water	100,000	-	100,000
Electricity	5,000	-	5,000
Streetlighting	50,000	-	50,000
Contingencies	25,000	-	25,000
Total field operations	<u>995,085</u>	<u>-</u>	<u>995,085</u>
Total expenditures	<u>1,108,250</u>	<u>-</u>	<u>1,108,250</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 -	 -	 -
 Fund balance - beginning (unaudited)	 <u>-</u>	 <u>-</u>	 <u>-</u>
Fund balance - ending (projected)			
Assigned			
Working capital	-	-	-
Unassigned	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,575
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the	
Debt service fund accounting	5,500
EMMA software service	5,000
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,050
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations accounting	5,000
Field operations management	14,400
Water	100,000
Irrigation maintenance	10,000
Plant replacement/arbor care	30,000
Landscape maintenance	300,000
Landscape inspection	18,000
Wet ponds	39,685
Littoral planting replacements	10,000
Lake bank erosion repairs	20,000
Inlet/culvert maintenance	10,000
Wetland maintenance	350,000
Pump maintenance	8,000
Electricity	5,000
Streetlighting	50,000
Contingencies	25,000
Total expenditures	<u><u>\$ 1,108,250</u></u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
AMENDED SPECIAL REVENUE BUDGET - POD 1
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
REVENUES			
Landowner contribution	\$ 75,640	\$ (75,640)	-
Assessment levy: off-roll	-	75,640	\$ 75,640
Total revenues	<u>75,640</u>	<u>-</u>	<u>75,640</u>
EXPENDITURES			
Professional & administrative			
Special revenue fund accounting	1,500	-	1,500
Special revenue fund audit	1,500	-	1,500
Total professional & administrative	<u>3,000</u>	<u>-</u>	<u>3,000</u>
Field operations			
Pond maintenance	32,640	-	32,640
Littoral planting replacements	10,000	-	10,000
Lake bank erosion repairs	20,000	-	20,000
Inlet/culvert maintenace	10,000	-	10,000
Total field operations	<u>72,640</u>	<u>-</u>	<u>72,640</u>
Total expenditures	<u>75,640</u>	<u>-</u>	<u>75,640</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance - ending (projected)	<u>-</u>	<u>-</u>	<u>-</u>
Unassigned	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
AMENDED SPECIAL REVENUE BUDGET - POD 2
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
REVENUES			
Landowner contribution	\$ 35,640	\$ (35,640)	-
Assessment levy: off-roll	-	35,640	35,640
Total revenues	35,640	-	35,640
EXPENDITURES			
Professional & administrative			
Special revenue fund accounting	1,500		1,500
Special revenue fund audit	1,500		1,500
Total professional & administrative	3,000	-	3,000
Field operations			
Pond maintenance	17,640	-	17,640
Littoral planting replacements	5,000	-	5,000
Lake bank erosion repairs	5,000	-	5,000
Inlet/culvert maintenace	5,000	-	5,000
Total field operations	32,640	-	32,640
Total expenditures	35,640	-	35,640
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)			-
Fund balance - ending (projected)			
Unassigned	-	-	-
Fund balance - ending	\$ -	\$ -	\$ -

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
AMENDED SPECIAL REVENUE BUDGET - POD 3
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
REVENUES			
Assessment levy: off-roll	\$ -	142,800	\$ 142,800
Landowner contribution	142,800	(142,800)	-
Total revenues	142,800	-	142,800
EXPENDITURES			
Professional & administrative			
Special revenue fund accounting	1,500		1,500
Special revenue fund audit	1,500		1,500
Total professional & administrative	3,000	-	3,000
Field operations			
Pond maintenance	79,800	-	79,800
Littoral planting replacements	20,000	-	20,000
Lake bank erosion repairs	30,000	-	30,000
Inlet/culvert maintenace	10,000	-	10,000
Total field operations	139,800	-	139,800
Total expenditures	142,800	-	142,800
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)			-
Fund balance - ending (projected)			
Unassigned	-	-	-
Fund balance - ending	\$ -	\$ -	\$ -

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
AMENDED SPECIAL REVENUE BUDGET - POD 5
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
REVENUES			
Assessment levy: off-roll	\$ -	66,380	\$ 66,380
Landowner contribution	66,380	(66,380)	-
Total revenues	<u>66,380</u>	<u>-</u>	<u>66,380</u>
EXPENDITURES			
Professional & administrative			
Special revenue fund accounting	1,500		1,500
Special revenue fund audit	1,500		1,500
Total professional & administrative	<u>3,000</u>	<u>-</u>	<u>3,000</u>
Field operations			
Pond maintenance	25,880	-	25,880
Littoral planting replacements	15,000	-	15,000
Lake bank erosion repairs	15,000	-	15,000
Inlet/culvert maintenace	7,500	-	7,500
Total field operations	<u>63,380</u>	<u>-</u>	<u>63,380</u>
Total expenditures	<u>66,380</u>	<u>-</u>	<u>66,380</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)			-
Fund balance - ending (projected)			
Unassigned	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
AMENDED SPECIAL REVENUE BUDGET - POD 6
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
REVENUES			
Assessment levy: off-roll	\$ -	69,860	\$ 69,860
Landowner contribution	69,860	(69,860)	-
Total revenues	<u>69,860</u>	<u>-</u>	<u>69,860</u>
EXPENDITURES			
Professional & administrative			
Special revenue fund accounting	1,500		1,500
Special revenue fund audit	1,500		1,500
Total professional & administrative	<u>3,000</u>	<u>-</u>	<u>3,000</u>
Field operations			
Pond maintenance	29,360	-	29,360
Littoral planting replacements	15,000	-	15,000
Lake bank erosion repairs	15,000	-	15,000
Inlet/culvert maintenace	7,500	-	7,500
Total field operations	<u>66,860</u>	<u>-</u>	<u>66,860</u>
Total expenditures	<u>69,860</u>	<u>-</u>	<u>69,860</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance - ending (projected)	<u>-</u>	<u>-</u>	<u>-</u>
Unassigned	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
AMENDED SPECIAL REVENUE BUDGET - POD 7
FISCAL YEAR 2026**

	Adopted Budget FY 2027	Change	Amended Budget FY 2026
REVENUES			
Assessment levy: off-roll	\$ -	\$ 35,640	\$ 35,640
Landowner contribution	35,640	(35,640)	-
Total revenues	<u>35,640</u>	<u>-</u>	<u>35,640</u>
EXPENDITURES			
Professional & administrative			
Special revenue fund accounting	1,500		1,500
Special revenue fund audit	1,500		1,500
Total professional & administrative	<u>3,000</u>	<u>-</u>	<u>3,000</u>
Field operations			
Pond maintenance	17,640	-	17,640
Littoral planting replacements	5,000	-	5,000
Lake bank erosion repairs	5,000	-	5,000
Inlet/culvert maintenace	5,000	-	5,000
Total field operations	<u>32,640</u>	<u>-</u>	<u>32,640</u>
Total expenditures	<u>35,640</u>	<u>-</u>	<u>35,640</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)			-
Fund balance - ending (projected)			
Unassigned	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
AMENDED SPECIAL REVENUE BUDGET - POD 8
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget FY 2026
REVENUES			
Assessment levy: off-roll	\$ -	\$ 6,440	\$ 6,440
Landowner contribution	6,440	(6,440)	-
Total revenues	<u>6,440</u>	<u>-</u>	<u>6,440</u>
EXPENDITURES			
Professional & administrative			
Special revenue fund accounting	1,000		1,000
Special revenue fund audit	1,500		1,500
Total professional & administrative	<u>2,500</u>	<u>-</u>	<u>2,500</u>
Field operations			
Pond maintenance	1,440	-	1,440
Littoral planting replacements	500	-	500
Lake bank erosion repairs	1,000	-	1,000
Inlet/culvert maintenace	1,000	-	1,000
Total field operations	<u>3,940</u>	<u>-</u>	<u>3,940</u>
Total expenditures	<u>6,440</u>	<u>-</u>	<u>6,440</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)			-
Fund balance - ending (projected)			
Unassigned	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments

Product/Parcel	Bond Series	Units	% of FY 2026	FY 2026 O&M	FY 2026	FY 2026 DS	FY 2026 Total	FY 2025
			General Fund	Assessment	SRF	Assessment	Assessment	Total
			Budget	per Unit	per Unit	per Unit	per Unit	per Unit
Pod 1 (Taylor Morrison)	2024	520	8.37%	\$ 178.40	\$ 145.46	\$ 587.96	\$ 911.83	n/a
Pod 2 (KHov)	2024	679	10.93%	178.40	52.49	587.96	818.85	n/a
Pod 3 (Taylor Morrison)	2025	1,221	19.66%	178.40	116.95	242.58	537.93	n/a
Pod 4A (Kolter)		875	14.09%	178.40	-	-	178.40	n/a
Pod 4B (Pulte)		453	7.29%	178.40	-	-	178.40	n/a
Pod 5 (BKLP)	2025	861	13.86%	178.40	77.10	242.58	498.08	n/a
Pod 6 (Dream Finders)	2025	1,000	16.10%	178.40	69.86	242.58	490.84	n/a
Pod 7 (Meritage)	2024	342	5.51%	178.40	104.21	587.96	870.58	n/a
Pod 8 (Meritage)	2024	180	2.90%	178.40	35.78	587.96	802.14	n/a
Owner of Unsold Pods (Future Units)		899	1.31%	16.10	-	-	16.10	n/a
Total		7,030						

SOLAERIS

COMMUNITY DEVELOPMENT DISTRICT

4

Return recorded document to:
St. Lucie County
County Attorney's Office
2300 Virginia Avenue
Fort Pierce, FL 34982

FIRST ADMINISTRATIVE AMENDMENT TO
SAINT LUCIE COUNTY DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT ("**Conservation Easement**") is given this _____ day of _____, 2025, by Oak Ridge Ranches LLC ("**Oak Ridge Ranches**") whose mailing address is 7735 S. Old Floral City Road, Floral City, Florida 34436 and Oak Ridge RESI Investments LLC, whose mailing address is 105 NE 1st Street, Delray Beach, Florida 33444 ("**Oak Ridge RESI**", together with Oak Ridge Ranches "**Grantor**") to St. Lucie County, a political subdivision of the State of Florida ("**Grantee**") having an address of 2300 Virginia Avenue, Fort Pierce, FL 34982. As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Conservation Area" (as hereinafter defined), and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH:

WHEREAS, Grantor and Grantee are parties to that certain Saint Lucie County Deed of Conservation Easement recorded in Official Records Book 5296, Page 1326, of the Public Records of St. Lucie County, Florida (the "Conservation Easement"), pursuant to which Grantor granted to Grantee a perpetual conservation easement as defined in Section 704.06, Florida Statutes, in accordance with the terms and conditions set forth therein; and

WHEREAS, in accordance with Section 17 of the Conservation Easement, Grantor and Grantee have mutually agreed to modify the Conservation Easement to amend the Conservation Area as set forth herein.

WHEREAS, the Grantor is the owner of certain lands situated in St. Lucie County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein by this reference ("**Property**"); and

WHEREAS, the County approved the Comprehensive Plan Future Land Use Map Amendment for the Oak Ridge Ranches MXD Activity Area via Ordinance No. 2023-015 ("Ordinance 2023-015"); and

WHEREAS, Ordinance 2023-015 includes Subarea Policy 17 that provides for adjustments of up to 10% of the recorded conservation easements for the upland preservation areas (square footage) may be processed administratively through the review by the Environmental Resources Director, Planning and Development Services Director and the County Attorney; and

WHEREAS, the County approved a change in zoning to the Planned Unit Development (PUD) Zoning District with an associated Preliminary PUD (Master) Site Plan via Resolution No. 2023-201 ("Resolution 1"); and

WHEREAS, the County approved Phase 1 (A) Final Site Plan, via Resolution No 2024-229 ("Resolution 2"); and

WHEREAS, the County approved accepting a Conservation Easement and Preserve Area Management and Monitoring Plan (PAMMP) from Oak Ridge Ranches LLC associated with Phase 1(A)/Spine Road via Resolution No. 2025-30 (“Resolution 3”); and

WHEREAS, the County approved accepting a Conservation Easement and Preserve Area Management and Monitoring Plan (PAMMP) from Oak Ridge Ranches LLC outside the Phase 1(A)/Spine Road via Resolution No. 2025-159 (“Resolution 4”); and

WHEREAS, on October 7, 2025, the County approved the acceptance of \$1,888,721.30 payment from Oak Ridge Ranches, LLC to satisfy remaining mitigation for the Oak Ridge Ranches Mixed Use Mixed Activity Area and PUD and apply the funds towards the purchase of the Junior Louis Ranch, LLC property (399.50 +/- acres of Environmentally Significant Lands); and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the adequacy and sufficiency of which are acknowledged, Grantor and Grantee hereby covenant and agree as follows.

1. Recitals. The above-referenced recitals are true and correct and are incorporated herein by reference. Capitalized terms used but not defined in this Amendment shall have the same definitions given to them in the Conservation Easement, unless the context clearly indicates a contrary intent.

2. Conservation Area. Exhibit “B” to the Conservation Easement is hereby deleted in its entirety and replaced with Exhibit “B” attached hereto and made a part hereof. All references in the Conservation Easement to the Conservation Area shall mean the area depicted on Exhibit “B” attached to this Amendment.

3. Reaffirmation. Except as modified herein, all other terms and provisions of the Conservation Easement are hereby ratified and confirmed and shall remain in full force and effect except to the extent amended hereby. In the event of any inconsistency between the terms of this Amendment and the terms of the Conservation Easement, the terms of this Amendment shall control.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor and shall continue as a servitude running in perpetuity with the Property and the Conservation Area.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; and all mortgages and liens have been subordinated to this Conservation Easement; and that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends the title to the Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

ORDER effective the 15th day of October 2025.

ENVIRONMENTAL RESOURCES DIRECTOR
ST. LUCIE COUNTY, FLORIDA

BY _____
Amy E. Griffin

PLANNING AND DEVELOPMENT SERVICES DIRECTOR
ST. LUCIE COUNTY, FLORIDA

BY _____
Ben Balcer

PUBLIC WORKS DIRECTOR
ST. LUCIE COUNTY, FLORIDA

BY _____
Patrick Dayan

APPROVED AS TO FORM
AND CORRECTNESS:

BY _____
Katherine Barbieri, Interim County Attorney

IN WITNESS WHEREOF, OAK RIDGE RANCHES has hereunto set its authorized hand
this _____, day of _____, 2025.

WITNESS

By: _____
Name: _____
Address: _____

OAK RIDGE RANCHES LLC, a Florida
limited liability company

By: The Kolter Group LLC, a Florida limited
liability company, its Manager

By: _____
Name: _____
As: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization, this _____ (date), by _____ as _____ of
The Kolter Group LLC, a Florida limited liability company, the Manager of OAK RIDGE
RANCHES LLC, a Florida limited liability company, on behalf of the companies, who is personally
known to me or has produced _____ as identification.

Signature

Name of Notary Public Typed, Printed
or Stamped

Notary Seal

IN WITNESS WHEREOF, _____, has hereunto set its authorized hand this _____, day of _____, 2025.

WITNESS

OAK RIDGE RESI INVESTMENTS, LLC

By: _____
Name: _____
Address: _____

BY: The Kolter Group LLC, a Florida limited liability company, its Manager

By: _____
Name: _____
As: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ (date), by _____ as _____ of The Kolter Group LLC, a Florida limited liability company, the Manager of OAK RIDGE RESI INVESTMENTS LLC, a Florida limited liability company, on behalf of the companies, who is personally known to me or has produced _____ as identification.

Signature

Name of Notary Public Typed, Printed
or Stamped

IN WITNESS WHEREOF, ST. LUCIE COUNTY, FLORIDA has hereunto set its
authorized hand this _____, day of _____, 2025.

WITNESS

ST. LUCIE COUNTY, FLORIDA, a
political subdivision of the State of Florida

By: _____
Name: _____
Address: _____

By: _____
Name: _____
As: _____

By: _____
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 ST. LUCIE COUNTY,
FLORIDA, a political subdivision of the State of Florida, on behalf of the County, who is personally
known to me or has produced _____ as identification.

Signature

Name of Notary Public Typed, Printed
or Stamped

IN WITNESS WHEREOF, SOLAERIS COMMUNITY DEVELOPMENT DISTRICT hereby joins
in and consents to this Amendment this _____ day of _____ 2025.

WITNESS

**SOLAERIS COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Address: _____

By: _____
Name: _____
Title: _____

Print 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 _____, as
the _____ of SOLAERIS COMMUNITY DEVELOPMENT DISTRICT, on behalf of the
District, on behalf of said company, who ☐ is personally known to me or ☐ has produced
_____ as identification.

Notary Public – State of Florida
Print Name: _____
My Commission expires: _____

[Notary seal]

MORTGAGEE JOINDER, CONSENT AND SUBORDINATION

FARM CREDIT OF CENTRAL FLORIDA, ACA ("Mortgagee"), the owner and holder of that certain Mortgage and Security Agreement dated July 2, 2021 given by Oak Ridge Ranches, LLC, a Florida limited liability company ("Ranches Mortgagor") to Mortgagee recorded in Official Records Book 4642 at Page 1449 of the Public Records of St. Lucie County, Florida (as may be modified, amended and assigned from time to time, the "Ranches Mortgage"), and the owner and holder of that certain Mortgage and Security Agreement dated November 21, 2022 given by Oak Ridge RESI Investments LLC, a Florida limited liability company ("Resi Mortgagor") to Mortgagee recorded in Official Records Book 4919 at Page 1200 of the Public Records of St. Lucie County, Florida (as may be modified, amended and assigned from time to time, the "Resi Mortgage"), does hereby join in and consent to the granting of this Conservation Easement across the lands therein described, and agrees to subordinate the lien of its Ranches Mortgage and Resi Mortgage to said Conservation Easement.

IN WITNESS WHEREOF, Mortgagee has caused these presents to be executed in its name, effective as of this _____ day of _____, 2025.

Signed, sealed and delivered
in the presence of:

MORTGAGEE:

FARM CREDIT OF CENTRAL FLORIDA, ACA

Print Name: _____
Address: _____

By: _____
Name: _____
Title: _____

Print 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 _____, as the _____ of Farm Credit of Central Florida, ACA, on behalf of said company, who ☐ is personally known to me or ☐ has produced _____ as identification.

[Notary seal]

Notary Public – State of Florida
Print Name: _____
My Commission expires: _____

EXHIBIT "B"

SKETCH AND DESCRIPTION OF CONSERVATION AREA

Attached

EXHIBIT B

LEGAL DESCRIPTION OF CONSERVATION AREA SW

BEING A PARCEL OF LAND LYING IN A PORTION OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 38 EAST, AND IN PORTIONS OF SECTIONS 2 AND 3, TOWNSHIP 37 SOUTH, RANGE 38 EAST, ST LUCIE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 37 SOUTH, RANGE 38 EAST; THENCE NORTH 00°04'28" WEST ALONG THE WEST LINE OF SAID SECTION 2 (BASIS OF STATE PLANE BEARING DATUM), A DISTANCE OF 1170.87 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 56°20'59" WEST, 129.33 FEET; THENCE SOUTH 0°05'57" EAST, 36.31 FEET; THENCE SOUTH 21°41'21" EAST, 54.21 FEET; THENCE SOUTH 11°38'11" WEST, 98.07 FEET; THENCE SOUTH 0°05'57" EAST, 260.73 FEET TO THE SOUTH LINE OF THE NORTH HALF (N-1/2) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 3; THENCE SOUTH 87°47'15" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,221.49 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF (N-1/2) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 3; THENCE NORTH 0°10'43" EAST, ALONG THE WEST LINE OF THE NORTH HALF (N-1/2) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 3, A DISTANCE OF 664.75 FEET TO THE NORTHWEST CORNER OF THE NORTH HALF (N-1/2) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 3; THENCE NORTH 87°59'30" EAST ALONG THE NORTH LINE OF THE NORTH HALF (N-1/2) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 3, A DISTANCE OF 1,326.02 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE NORTH 00°04'28" WEST ALONG THE WEST LINE OF SECTION 2, A DISTANCE OF 1,319.82 FEET TO THE WEST QUARTER CORNER OF SECTION 2; THENCE NORTH 00°08'05" WEST ALONG THE WEST LINE OF SECTION 2, A DISTANCE OF 2,773.08 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 35, TOWNSHIP 36 SOUTH, RANGE 38 EAST; THENCE NORTH 00°33'41" WEST ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1,886.39 FEET; THENCE SOUTH 51°25'39" EAST, 284.84 FEET; THENCE NORTH 73°20'54"

SCALE
N.A.
JOB NUMBER
15-015.FH
SHEET:
1 OF 17

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B

LEGAL DESCRIPTION OF CONSERVATION AREA SW

EAST, 344.58 FEET; THENCE NORTH 30°17'48" EAST, 240.01 FEET; THENCE NORTH 00°48'40" EAST, 718.51 FEET; THENCE NORTH 80°06'08" EAST, 520.93 FEET; THENCE NORTH 56°12'29" EAST, 99.95 FEET; THENCE NORTH 02°52'07" WEST, 601.78 FEET; THENCE NORTH 01°57'24" EAST, 176.10 FEET; THENCE NORTH 24°07'24" EAST, 363.57 FEET; THENCE NORTH 33°38'19" EAST, 107.30 FEET; THENCE NORTH 67°35'29" EAST, 145.00 FEET; THENCE SOUTH 38°30'46" EAST, 303.15 FEET TO A POINT OF NON-TANGENCY THROUGH WHICH A RADIAL LINE BEARS SOUTH 24°22'52" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 68°59'15", AN ARC DISTANCE OF 553.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 03°22'07" EAST, 632.57 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 898.00 FEET, A CENTRAL ANGLE OF 40°03'25", AN ARC DISTANCE OF 627.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°25'32" EAST, 80.59 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 50°56'38", AN ARC DISTANCE OF 315.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°31'06" WEST, 110.54 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 45°34'12", AN ARC DISTANCE OF 684.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38°03'06" EAST, 647.22 FEET; THENCE SOUTH 38°08'29" EAST, 49.23 FEET; THENCE SOUTH 52°33'10" WEST, 15.00 FEET; THENCE SOUTH 38°08'28" EAST, 544.42 FEET; THENCE SOUTH 17°35'46" EAST, 72.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 595.64 FEET, TO WHICH A RADIAL LINE BEARS NORTH 88°18'02" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°13'47" AN ARC DISTANCE OF 85.55 FEET TO THE SOUTH SECTION LINE OF SAID SECTION 35 , AND TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE EASTERLY AND HAS A RADIUS OF 595.64 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'57" AN ARC DISTANCE OF 156.28 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 30°40'22" EAST, 54.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 516.11 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 54°59'16" EAST; THENCE SOUTHERLY ALONG SAID CURVE

SCALE
N.A.
JOB NUMBER
15-015.FH
SHEET:
2 OF 17

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

LEGAL DESCRIPTION OF CONSERVATION AREA SW

THROUGH A CENTRAL ANGLE OF 37°42'53" AN ARC DISTANCE OF 339.73 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 2°42'09" EAST, 288.64 FEET; THENCE SOUTH 51°41'20" WEST, 41.01 FEET; THENCE SOUTH 1°48'22"
 WEST, 215.71 FEET; THENCE SOUTH 21°47'36" WEST, 136.82 FEET; THENCE NORTH 79°00'35" WEST, 183.78 FEET TO THE
 BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAS A RADIUS OF 880.00 FEET; THENCE NORTHWESTERLY
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°20'36" AN ARC DISTANCE OF 466.04 FEET TO A POINT OF
 TANGENCY; THENCE NORTH 48°40'00" WEST, 428.35 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY
 AND HAS A RADIUS OF 170.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
 38°07'15" AN ARC DISTANCE OF 113.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 10°32'45" WEST, 103.57 FEET
 TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 135.00 FEET; THENCE NORTHERLY ALONG
 SAID CURVE THROUGH A CENTRAL ANGLE OF 38°01'54" AN ARC DISTANCE OF 89.61 FEET TO A POINT OF TANGENCY;
 THENCE NORTH 27°29'09" EAST, 169.54 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAS A RADIUS
 OF 415.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°14'58" AN ARC DISTANCE
 OF 219.10 FEET TO THE NORTH SECTION LINE OF SAID SECTION 2, AND TO A POINT OF COMPOUND CURVATURE, SAID
 CURVE IS CONCAVE WESTERLY AND HAS A RADIUS OF 415.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH
 A CENTRAL ANGLE OF 2°07'14" AN ARC DISTANCE OF 15.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 4°53'03"
 WEST, 102.36 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAS A RADIUS OF 340.00 FEET;
 THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 107°50'00" AN ARC DISTANCE OF 639.90
 FEET TO A POINT OF TANGENCY; THENCE SOUTH 67°16'57" WEST, 254.19 FEET TO THE BEGINNING OF A CURVE
 CONCAVE SOUTHEASTERLY AND HAS A RADIUS OF 915.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE
 THROUGH A CENTRAL ANGLE OF 31°25'39" AN ARC DISTANCE OF 501.89 FEET TO THE SOUTH SECTION LINE OF SAID
 SECTION 35 , AND TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE SOUTHEASTERLY AND HAS A
 RADIUS OF 915.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°50'42" AN
 ARC DISTANCE OF 13.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 35°00'37" WEST, 296.87 FEET TO THE

SCALE
N.A.
JOB NUMBER
15-015.FH
SHEET:
3 OF 17

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

LEGAL DESCRIPTION OF CONSERVATION AREA SW

BEGINNING OF A CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 415.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°23'03" AN ARC DISTANCE OF 270.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 2°22'26" EAST, 231.19 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAS A RADIUS OF 315.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°10'41" AN ARC DISTANCE OF 391.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 73°33'07" EAST, 439.92 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAS A RADIUS OF 135.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°50'32" AN ARC DISTANCE OF 122.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 21°42'35" EAST, 592.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAS A RADIUS OF 337.56 FEET, TO WHICH A RADIAL LINE BEARS NORTH 76°11'11" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°23'13" AN ARC DISTANCE OF 550.19 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 72°25'47" EAST, 164.83 FEET; THENCE SOUTH 17°34'13" EAST, 171.65 FEET; THENCE SOUTH 6°08'05" EAST, 81.11 FEET; THENCE SOUTH 2°30'58" EAST, 171.43 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 780.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°57'09" AN ARC DISTANCE OF 203.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 17°28'07" EAST, 429.95 FEET; THENCE SOUTH 60°28'24" WEST, 108.35 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAS A RADIUS OF 745.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°24'50" AN ARC DISTANCE OF 291.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38°03'34" WEST, 733.40 FEET; THENCE SOUTH 86°38'11" EAST, 27.94 FEET; THENCE SOUTH 21°03'03" EAST, 57.90 FEET; THENCE SOUTH 49°39'15" WEST, 71.89 FEET; THENCE SOUTH 88°28'38" WEST, 60.47 FEET; THENCE NORTH 85°36'15" WEST, 11.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 461.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 56°46'55" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°24'11" AN ARC DISTANCE OF 268.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0°11'06" EAST, 29.54 FEET; THENCE SOUTH 89°48'03" WEST, 296.55 FEET; THENCE SOUTH 36°53'17" WEST, 16.65 FEET; THENCE SOUTH 74°44'49" WEST,

SCALE
N.A.
JOB NUMBER
15-015.FH
SHEET:
4 OF 17

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

LEGAL DESCRIPTION OF
CONSERVATION AREA SW

29.29 FEET; THENCE NORTH 67°50'47" WEST, 39.14 FEET; THENCE NORTH 70°52'39" WEST, 18.15 FEET; THENCE SOUTH 89°48'03" WEST, 859.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAS A RADIUS OF 182.38 FEET, TO WHICH A RADIAL LINE BEARS NORTH 5°40'09" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°21'43" AN ARC DISTANCE OF 29.80 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 89°46'50" WEST, 97.96 FEET; THENCE SOUTH 56°20'59" WEST, 60.74 FEET; TO **THE POINT OF BEGINNING.**

CONTAINING 13,509,298.97 SQUARE FEET (310.131 ACRES) , MORE OR LESS.

SCALE
N.A.
JOB NUMBER
15-015.FH
SHEET:
5 OF 17

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

E.V	6/18/25	UPDATE PER COUNTY REV.	
BY	DATE	REVISIONS	

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON REFER TO NORTH 00°04'28" WEST (STATE PLANE GRID) ALONG THE WEST LINE OF SECTION 2, TOWNSHIP 37 SOUTH, RANGE 38 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE LANDS SHOWN HEREON WERE NOT BASED UPON AN ABSTRACT OF TITLE. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS FIRM FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT SITE.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE GRID, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT (NAD 83/11).

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, F.A.C. BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
GARY P. WILLIAMS, REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION No.4817
FOR THE FIRM

NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE OR DIGITAL FACSIMILE THEREOF.

SCALE
N.A.
JOB NUMBER
15-015.FH
SHEET:
6 OF 17

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

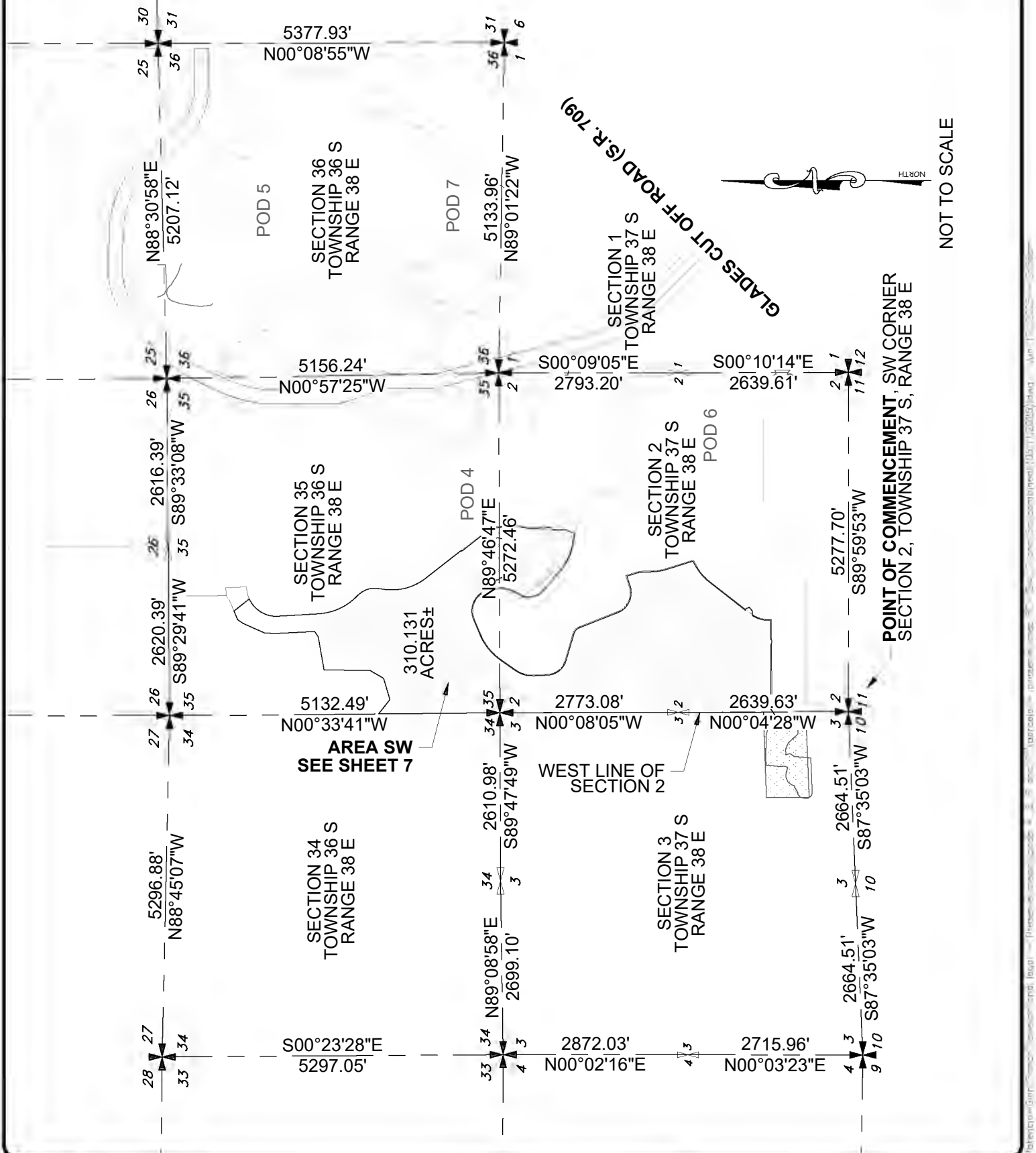
E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B



SCALE
N.T.S.
JOB NUMBER
15-015.FH
SHEET:
7 OF 17

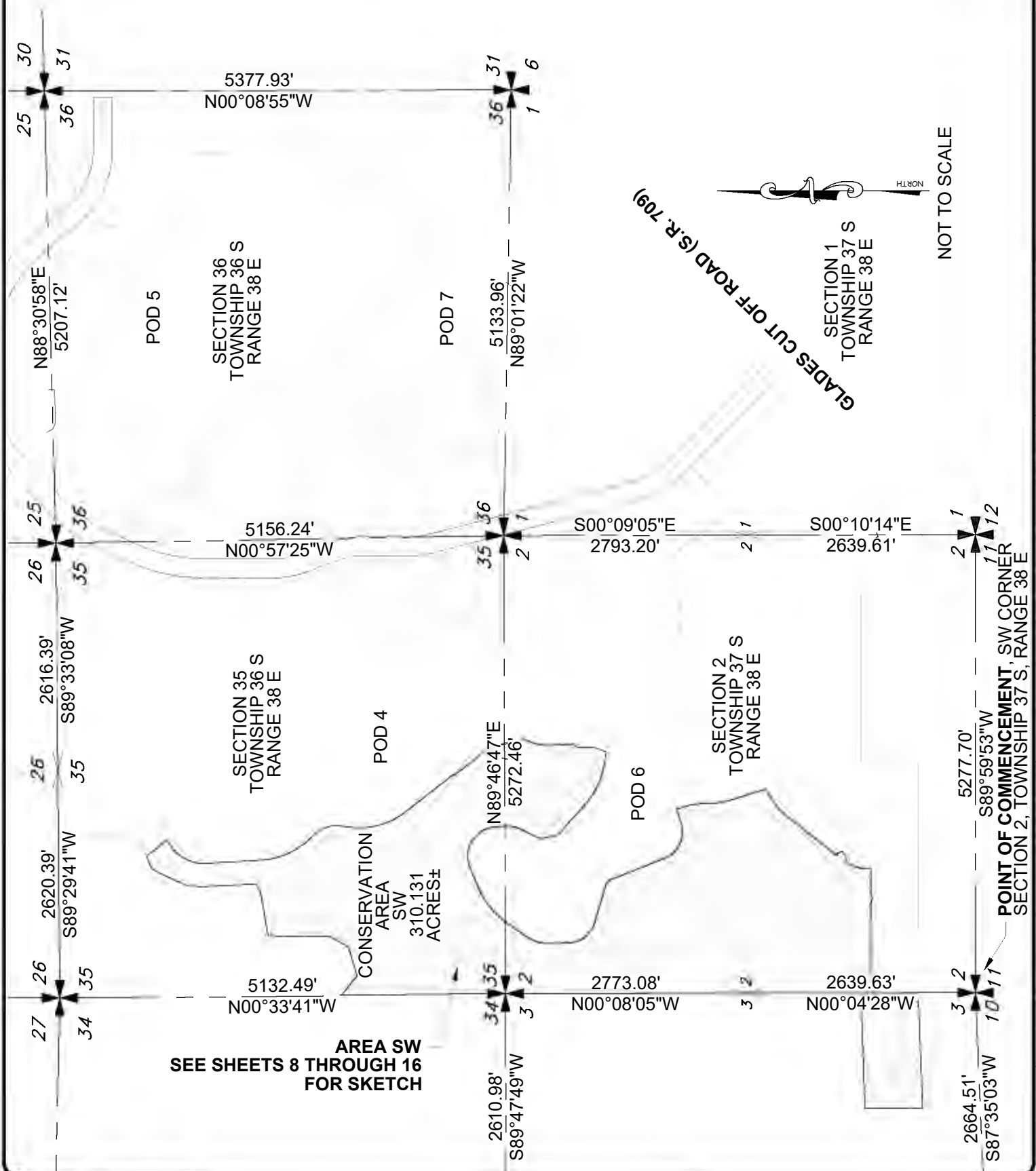
DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B



SCALE N.T.S.
JOB NUMBER 15-015.FH
SHEET: 8 OF 17

DRAWN BY: JC SCHABORT
APPROVED BY: G. P. WILLIAMS
DATE: 07/10/24

E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B



NOT TO SCALE

NORTH LINE OF THE
N 1/2, SE 1/4, SE 1/4
SECTION 3

S56°20'59"W
129.33'

SHEET 9

SHEET 10

NW CORNER OF THE
N 1/2, SE 1/4, SE 1/4
SECTION 3

1326.02'
N87°59'30"E

WEST LINE OF THE
N 1/2, SE 1/4, SE 1/4
SECTION 3

S00°10'43"W
664.75'

N 1/2, SE 1/4, SE 1/4
SECTION 3
TWN. 37S
RGE. 38E

S00°05'57"E
36.31'

S21°41'21"E
54.21'

S11°38'11"W
98.07'

S00°05'57"E
260.73'

POD 6

POINT OF
BEGINNING

SW CORNER OF THE
N 1/2, SE 1/4, SE 1/4
SECTION 3

1221.49'
N87°47'15"E

SOUTH LINE OF THE
N 1/2, SE 1/4, SE 1/4
SECTION 3

WEST LINE OF SECTION 2
N00°04'28"W
BASIS OF BEARINGS

N0°04'28"W 1170.87'

POINT OF COMMENCEMENT, SW CORNER
SECTION 2, TOWNSHIP 37 S, RANGE 38 E

- PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PNT = POINT OF NON-TANGENCY
R = RADIUS
L = LENGTH OF ARC
△ = CENTRAL ANGLE
TWN = TOWNSHIP
RGE = RANGE

3/2
10/11

SCALE
N.T.S.
JOB NUMBER
15-015.FH
SHEET:
9 OF 17

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

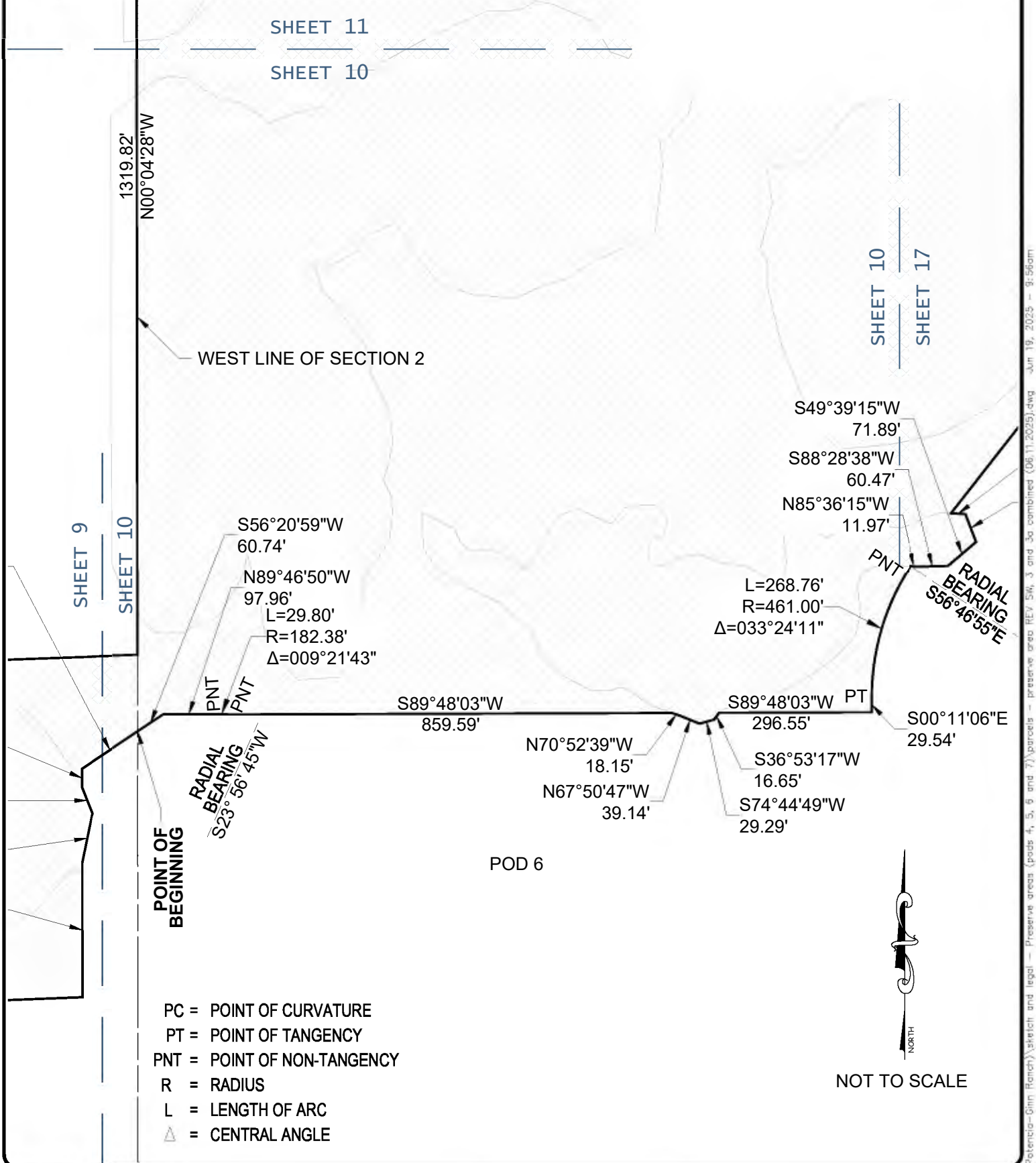
E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B



SCALE
N.T.S.
JOB NUMBER
15-015.FH
SHEET:
10 OF 17

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B

PC

L=391.32'
R=315.00'
 $\Delta=071^{\circ}10'41''$

SHEET 12

SHEET 11

2773.08'
N00°08'05"W

PT

439.92'
S73°33'07"E

PC

L=122.15'
R=135.00'
 $\Delta=051^{\circ}50'32''$

PT

POD 6

592.35'
S21°42'35"E

PNT

N76°11'11"E
RADIAL
BEARING

WEST LINE OF SECTION 2

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PNT = POINT OF NON-TANGENCY
R = RADIUS
L = LENGTH OF ARC
 Δ = CENTRAL ANGLE



NOT TO SCALE

L=550.19'
R=337.56'
 $\Delta=093^{\circ}23'13''$

SHEET 11

SHEET 17

WEST QUARTER CORNER
OF SECTION 2

3/2

SHEET 11

SHEET 10

SCALE
N.T.S.
JOB NUMBER
15-015.FH
SHEET:
11 OF 17

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

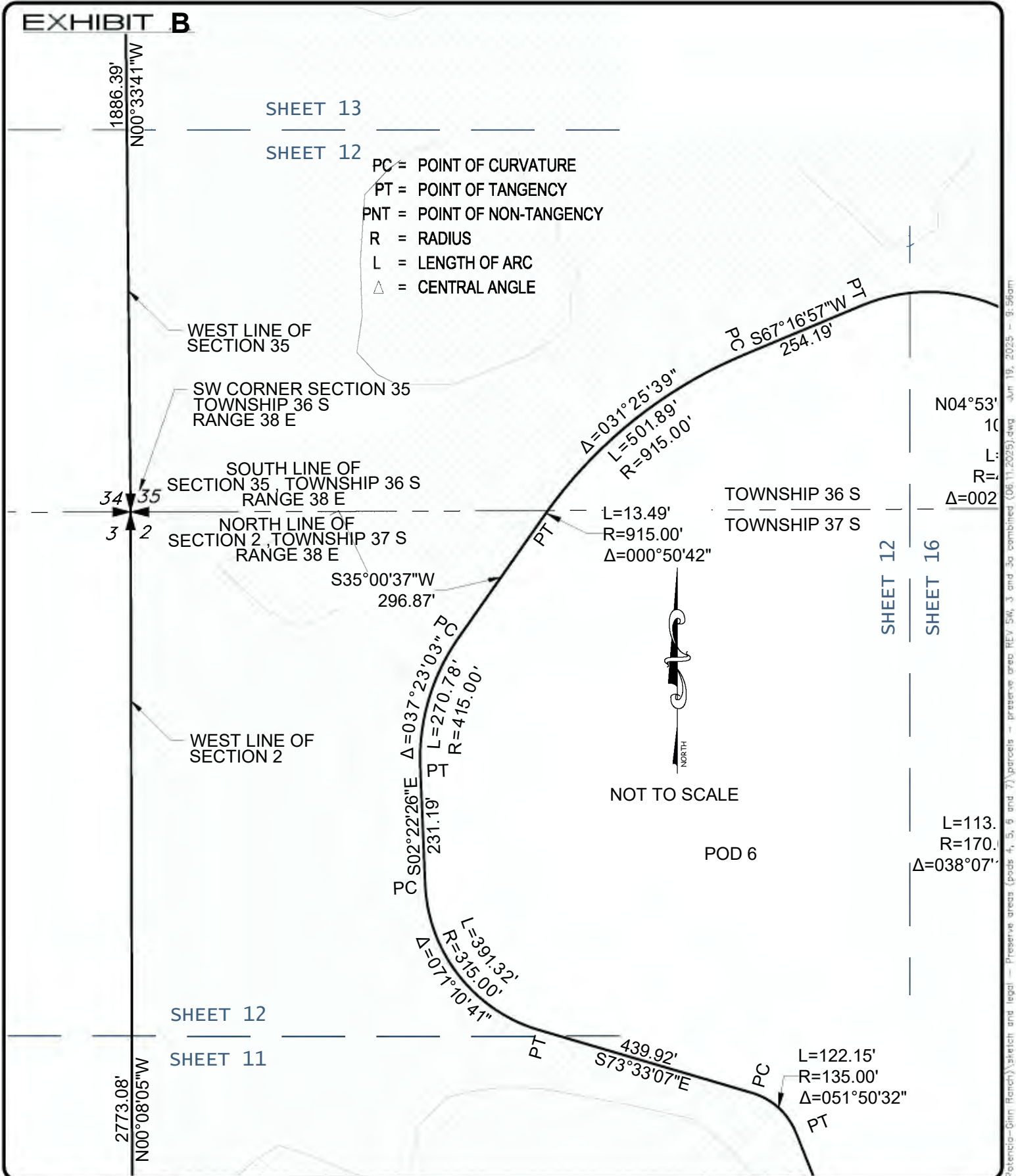
E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178



EXHIBIT B



SCALE N.T.S.
JOB NUMBER 15-015.FH
SHEET: 12 OF 17

DRAWN BY: JC SCHABORT
APPROVED BY: G. P. WILLIAMS
DATE: 07/10/24

E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B

SECTION 34

SECTION 35

- PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 PNT = POINT OF NON-TANGENCY
 R = RADIUS
 L = LENGTH OF ARC
 Δ = CENTRAL ANGLE

WEST LINE OF
SECTION 35

284.84'
S51°25'39"E

344.58'
N73°20'54"E

240.01'
N30°17'48"E

718.51'
N00°48'40"E

520.93'
N80°06'08"E

SHEET 14

SHEET 13

Δ=0°40'03".25"
 L=927'.82"
 R=898'.00"

SHEET 13

SHEET 15



NOT TO SCALE

1886.39'
N00°33'41"W

SHEET 13

SHEET 12

SCALE
N.T.S.
JOB NUMBER
15-015.FH
SHEET:
13 OF 17

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

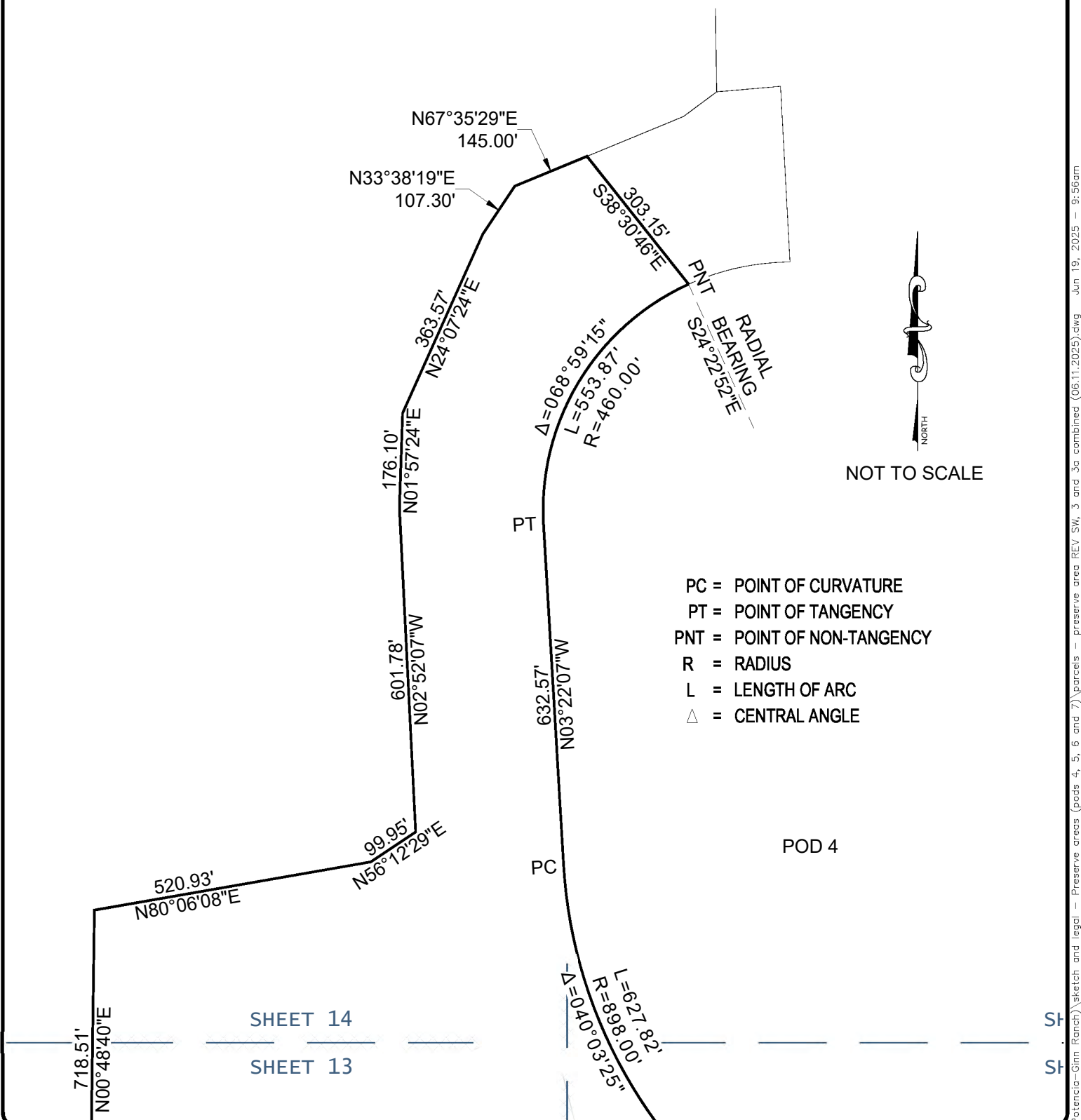
E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178



EXHIBIT B



SCALE
N.T.S.
 JOB NUMBER
15-015.FH
 SHEET:
14 OF 17

DRAWN BY:
JC SCHABORT
 APPROVED BY:
G. P. WILLIAMS
 DATE:
07/10/24

E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
 OF CONSERVATION AREA
 SW
 AT OAK RIDGE RANCH FOR
 KOLTER LAND PARTNERS

F.R.S. & ASSOCIATES, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB 4241
 2257 VISTA PARKWAY, SUITE 4
 WEST PALM BEACH, FLORIDA 33411
 PHONE (561) 478-7178

EXHIBIT B

PC

$\Delta = 040^{\circ}03'25''$
 $R = 889.8.00'$
 $L = 627.82'$

SHEET 14

SHEET 15

PT
 $S43^{\circ}25'32''E$
 $80.59'$

PC
 $L = 315.64'$
 $R = 355.5.00'$
 $\Delta = 050.00'$

PT
 $S07^{\circ}31'06''W$
 $110.54'$

PC
 $L = 684.00'$
 $R = 860.00'$
 $\Delta = 045^{\circ}34'12''$

POD 4

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PNT = POINT OF NON-TANGENCY
- R = RADIUS
- L = LENGTH OF ARC
- Δ = CENTRAL ANGLE



NOT TO SCALE

PT

$647.22'$
 $S38^{\circ}03'06''E$

SHEET 15

SHEET 16

$S52^{\circ}33'10''W$
 $15.00'$

$S38^{\circ}08'29''E$
 $49.23'$

SCALE
 N.T.S.
 JOB NUMBER
 15-015.FH
 SHEET:
 15 OF 17

DRAWN BY:
 JC SCHABORT
 APPROVED BY:
 G. P. WILLIAMS
 DATE:
 07/10/24

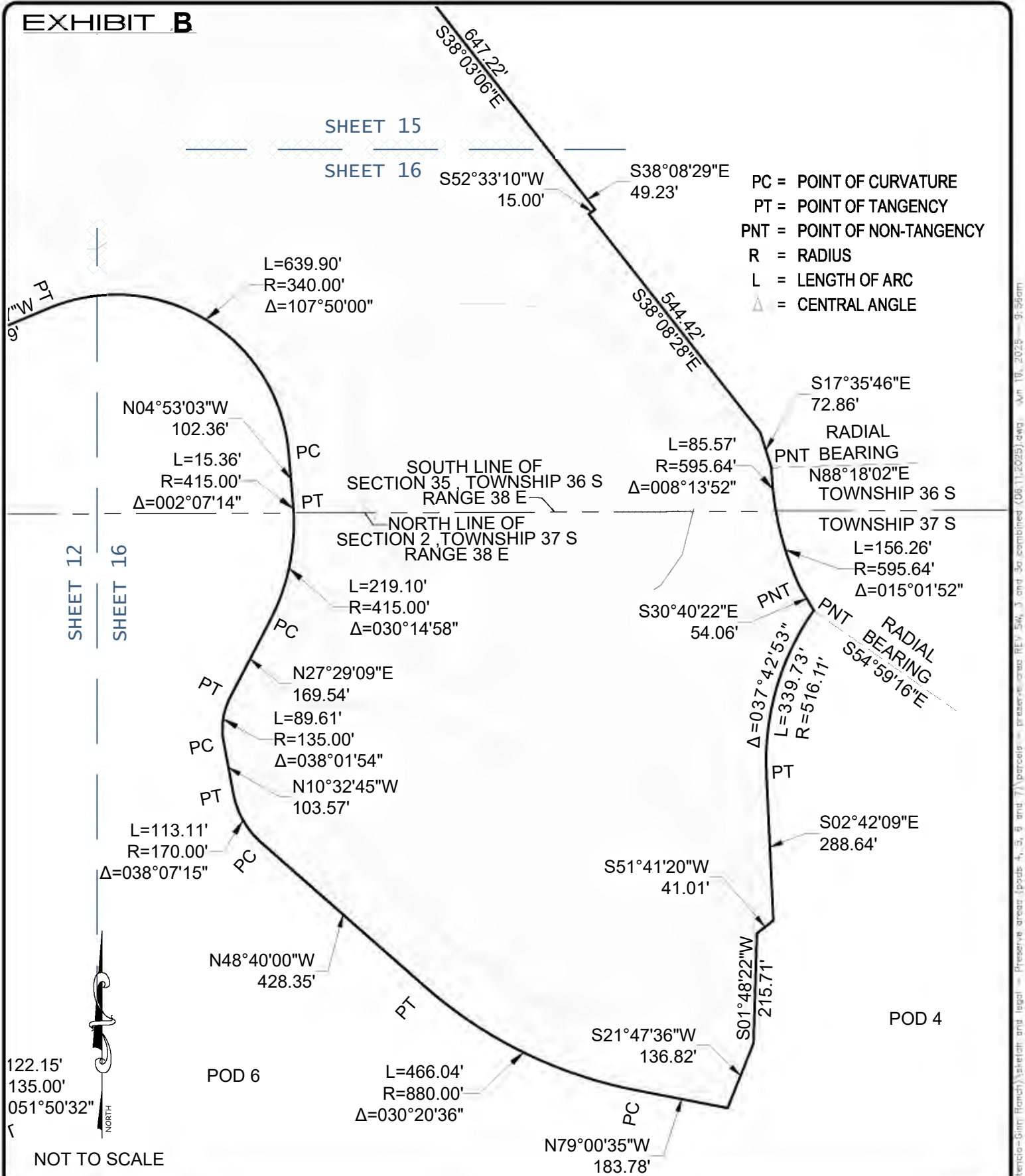
E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
 OF CONSERVATION AREA
 SW
 AT OAK RIDGE RANCH FOR
 KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB 4241
 2257 VISTA PARKWAY, SUITE 4
 WEST PALM BEACH, FLORIDA 33411
 PHONE (561) 478-7178

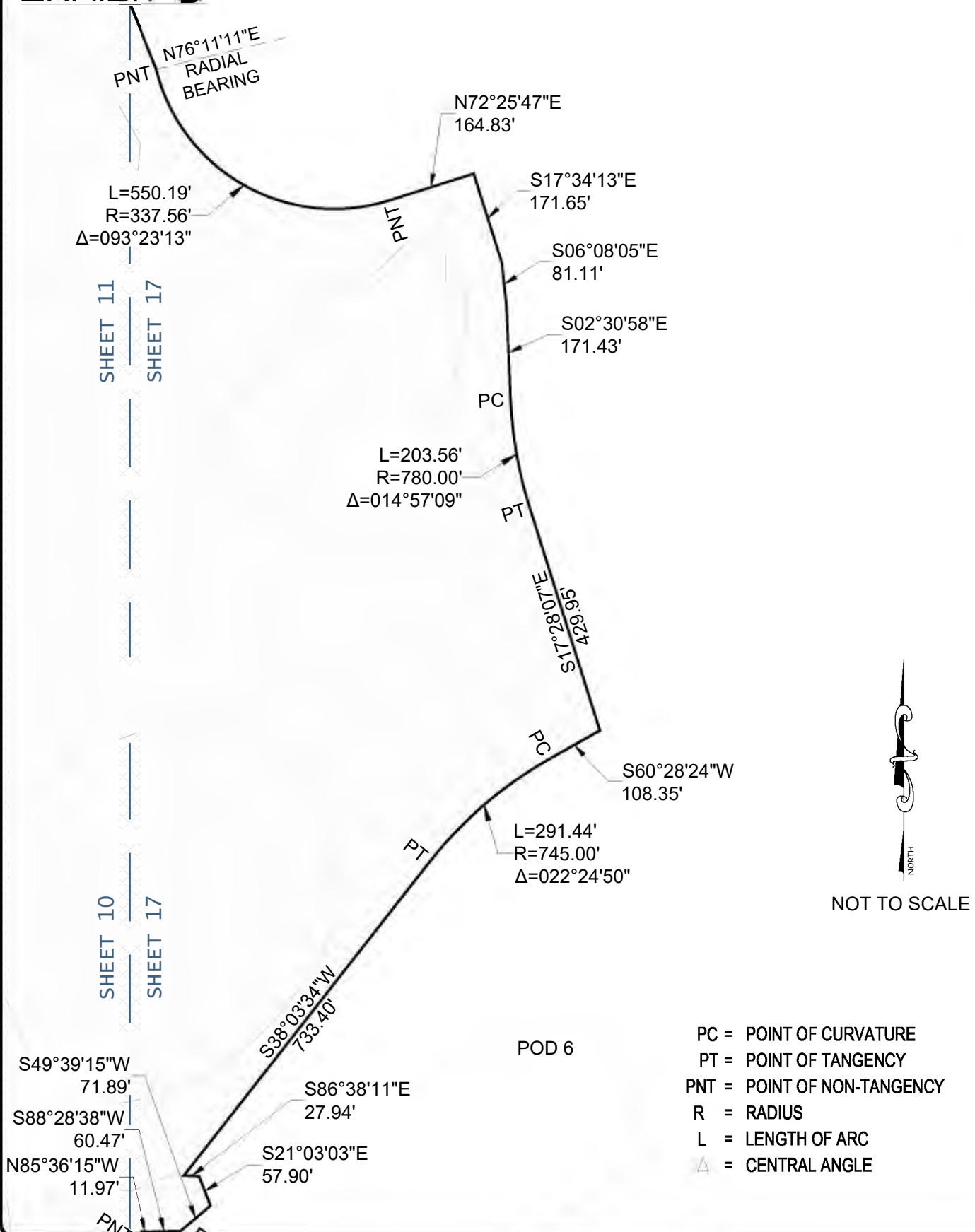
EXHIBIT B



SCALE N.T.S.	DRAWN BY: JC SCHABORT				SKETCH & DESCRIPTION OF CONSERVATION AREA SW AT OAK RIDGE RANCH FOR KOLTER LAND PARTNERS	 F.R.S. & ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION NO. LB 4241 2257 VISTA PARKWAY, SUITE 4 WEST PALM BEACH, FLORIDA 33411 PHONE (561) 478-7178
JOB NUMBER 15-015.FH	APPROVED BY: G. P. WILLIAMS					
SHEET: 16 OF 17	DATE: 07/10/24	E.V	6/18/25	UPDATE PER COUNTY REV.		
		BY	DATE	REVISIONS		

I:\Draw\Oak Ridge (La Potencia-Ginn Ranch)\sketch and legal - Preserve area (pods 4, 3, 9 and 7)\parcels - preserve area REV 5/4, 3 and 7\parcels - preserve area REV 5/4, 3 and 7.dwg Jun 19, 2023 9:35am

EXHIBIT B



SCALE	N.T.S.
JOB NUMBER	15-015.FH
SHEET:	17 OF 17

DRAWN BY:	JC SCHABORT
APPROVED BY:	G. P. WILLIAMS
DATE:	07/10/24

E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
SW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B

LEGAL DESCRIPTION OF CONSERVATION AREA CW

BEING A PARCEL OF LAND LYING IN A PORTION OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 38 EAST, ST LUCIE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 38 EAST; THENCE NORTH 00°57'25" WEST ALONG THE EAST LINE OF SAID SECTION 35 (BASIS OF STATE PLANE BEARING DATUM), A DISTANCE OF 307.31 FEET; THENCE SOUTH 89°02'35" WEST, 62.59 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 82°54'39" WEST, 952.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 1,175.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 84°42'33" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'37" AN ARC DISTANCE OF 635.95 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 37°13'22" WEST, 348.31 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 433.35 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°32'22" AN ARC DISTANCE OF 329.30 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 52°23'59" EAST, 420.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 895.34 FEET, TO WHICH A RADIAL LINE BEARS NORTH 27°36'13" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°47'12" AN ARC DISTANCE OF 137.31 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 54°47'44" EAST, 154.18 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°05'23" AN ARC DISTANCE OF 12.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE

SCALE
N.A.
JOB NUMBER
15-015.FH
SHEET:
1 OF 6

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/05/24

E.V	8/11/25	UPDATE PER COUNTY REV.
E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B

LEGAL DESCRIPTION OF CONSERVATION AREA CW

HAS A RADIUS OF 485.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 22°59'10" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°34'08" AN ARC DISTANCE OF 38.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 71°34'58" EAST, 546.59 FEET; THENCE NORTH 85°18'53" EAST, 314.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 890.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 74°01'23" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°58'37" AN ARC DISTANCE OF 248.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0°00'00" EAST, 131.94 FEET; THENCE SOUTH 66°23'07" EAST, 17.88 FEET; THENCE SOUTH 13°40'50" WEST, 69.28 FEET; THENCE SOUTH 0°00'00" EAST, 311.80 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 1,110.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°23'50" AN ARC DISTANCE OF 278.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14°23'50" EAST, 526.86 FEET; **TO THE POINT OF BEGINNING.**

CONTAINING 1,678,759 SQUARE FEET, (38.539 ACRES) MORE OR LESS.

SCALE
N.A.
JOB NUMBER
15-015.FH
SHEET:
2 OF 6

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/05/24

E.V	8/11/25	UPDATE PER COUNTY REV.
E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON REFER TO NORTH 00°57'25" WEST (STATE PLANE GRID) ALONG THE EAST LINE OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 38 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE LANDS SHOWN HEREON WERE NOT BASED UPON AN ABSTRACT OF TITLE. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS FIRM FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT SITE.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE GRID, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT (NAD 83/11).

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, F.A.C. BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
GARY P. WILLIAMS, REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION No.4817
FOR THE FIRM

NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE OR DIGITAL FACSIMILE THEREOF.

SCALE
N.A.
JOB NUMBER
15-015.FH
SHEET:
3 OF 6

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/05/24

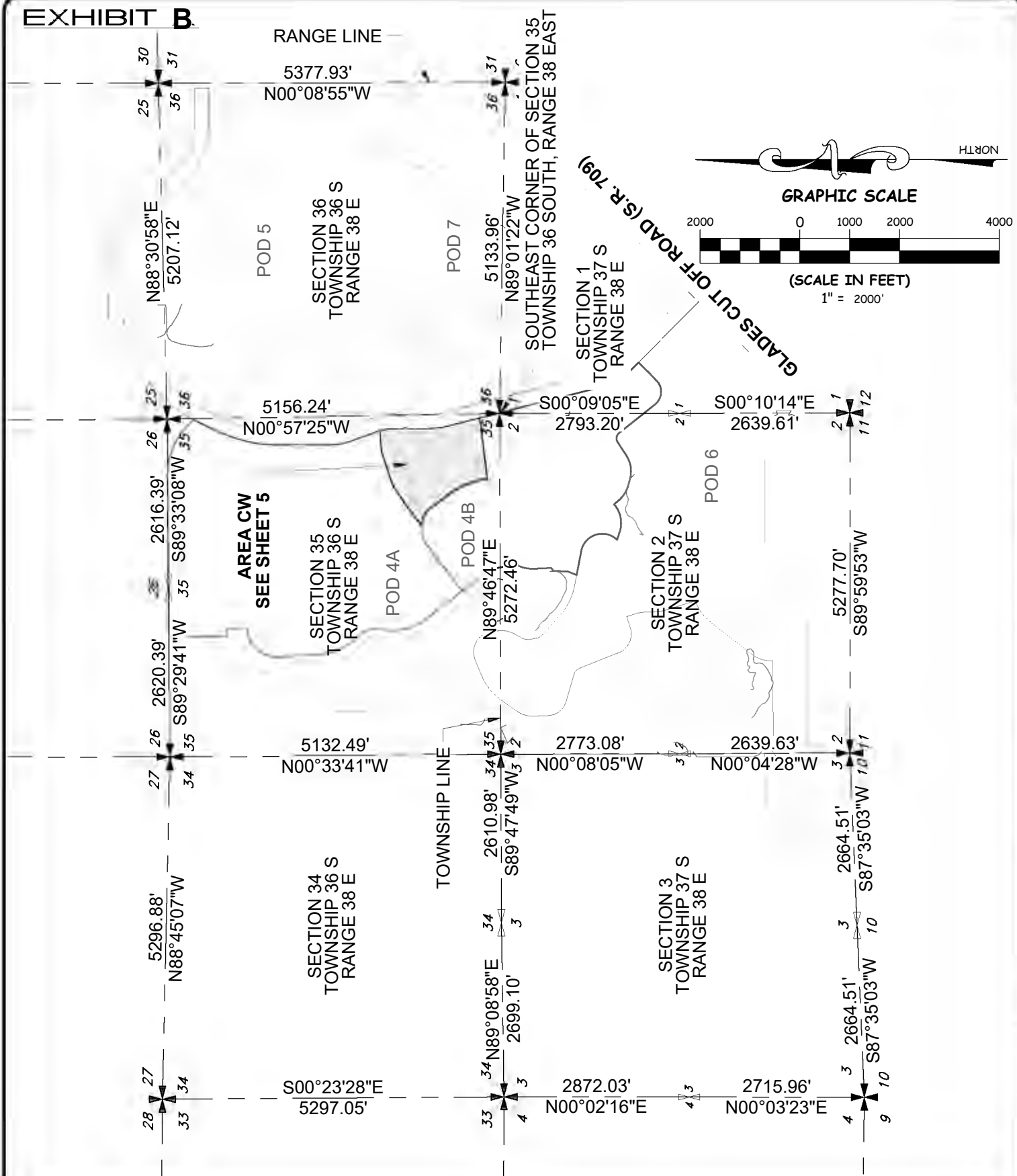
E.V	8/11/25	UPDATE PER COUNTY REV.
E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B.



SCALE
1"=2000'

JOB NUMBER
15-015.FH

SHEET:
4 OF 6

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/05/24

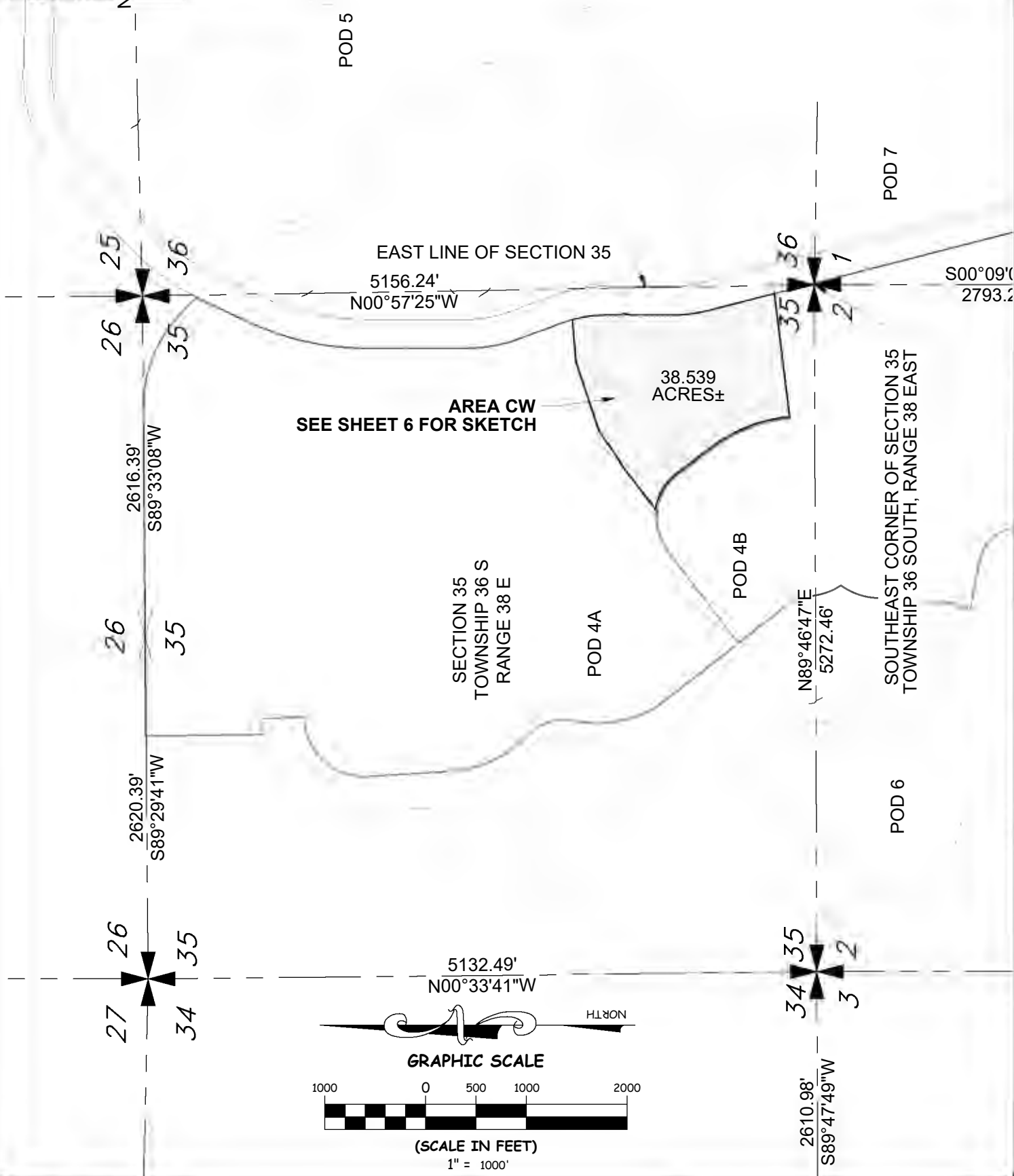
E.V	8/11/25	UPDATE PER COUNTY REV.
E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B



SCALE
1"=1000'
JOB NUMBER
15-015.FH
SHEET:
5 OF 6

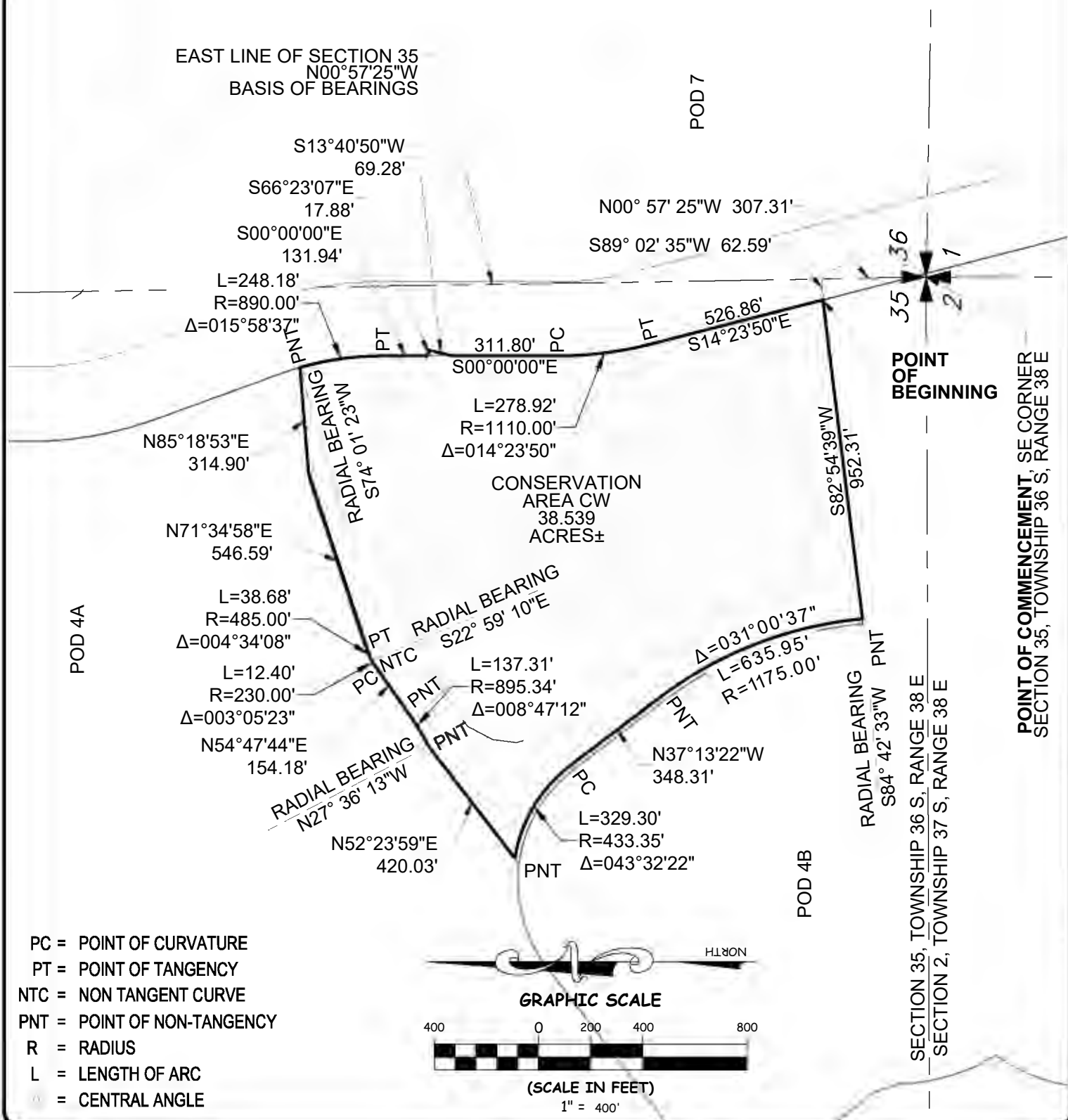
DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/05/24

E.V	8/11/25	UPDATE PER COUNTY REV.
E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B



PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
NTC = NON TANGENT CURVE
PNT = POINT OF NON-TANGENCY
R = RADIUS
L = LENGTH OF ARC
Δ = CENTRAL ANGLE

SCALE
1"=400'
JOB NUMBER
15-015.FH
SHEET:
6 OF 6

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/05/24

E.V	8/11/25	UPDATE PER COUNTY REV.
E.V	6/18/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CW
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B

LEGAL DESCRIPTION OF CONSERVATION AREA CE

BEING A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 36 SOUTH, RANGE 38 EAST, ST LUCIE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 36 SOUTH, RANGE 38 EAST; THENCE NORTH 00°57'25" WEST ALONG THE WEST LINE OF SAID SECTION 36 (BASIS OF STATE PLANE BEARING DATUM), A DISTANCE OF 866.13 FEET; THENCE NORTH 89°02'35" EAST, 30.07 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 14°23'50" WEST, 4.88 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 890.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°23'50" AN ARC DISTANCE OF 223.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 0°00'00" EAST, 518.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 1,110.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°59'47" AN ARC DISTANCE OF 387.39 FEET TO A POINT OF TANGENCY;

THENCE NORTH 19°59'47" WEST, 164.78 FEET; THENCE NORTH 51°43'43" EAST, 225.08 FEET; THENCE SOUTH 87°29'16" EAST, 153.63 FEET; THENCE SOUTH 80°32'36" EAST, 38.73 FEET; THENCE NORTH 0°00'00" EAST, 184.26 FEET; THENCE SOUTH 88°24'36" WEST, 56.97 FEET; THENCE NORTH 78°41'52" WEST, 43.56 FEET; THENCE SOUTH 66°48'57" WEST, 26.65 FEET; THENCE NORTH 90°00'00" WEST, 41.01 FEET; THENCE NORTH 77°12'16" WEST, 63.78 FEET; THENCE NORTH 52°36'51" WEST, 64.82 FEET; THENCE NORTH 90°00'00" WEST, 206.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 890.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 79°59'35" EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°00'25" AN ARC DISTANCE OF 155.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 0°00'00" EAST, 780.52 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 1,890.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°50'10" AN ARC DISTANCE OF 819.26 FEET TO A POINT OF TANGENCY; THENCE NORTH 24°50'10" EAST, 157.39 FEET; THENCE SOUTH 46°54'52" EAST, 36.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE

SCALE
N.A.
JOB NUMBER
15-015.FH
SHEET:
1 OF 11

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

E.V	6/15/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CE
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B

LEGAL DESCRIPTION OF CONSERVATION AREA CE

CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 170.09 FEET, TO WHICH A RADIAL LINE BEARS NORTH 42°40'32" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°42'01" AN ARC DISTANCE OF 123.80 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 71°20'06" EAST, 60.21 FEET; THENCE SOUTH 87°41'22" EAST, 205.82 FEET; THENCE SOUTH 38°03'46" EAST, 190.37 FEET; THENCE SOUTH 7°39'23" WEST, 121.51 FEET; THENCE SOUTH 20°27'23" EAST, 130.44 FEET; THENCE SOUTH 37°32'46" EAST, 183.26 FEET; THENCE SOUTH 12°39'35" EAST, 134.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 81.64 FEET, TO WHICH A RADIAL LINE BEARS NORTH 78°12'14" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°08'21" AN ARC DISTANCE OF 108.49 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°21'58" EAST, 83.75 FEET; THENCE SOUTH 73°18'42" EAST, 94.16 FEET; THENCE SOUTH 58°50'05" EAST, 286.41 FEET; THENCE SOUTH 63°07'38" EAST, 178.57 FEET; THENCE SOUTH 28°55'57" EAST, 77.87 FEET; THENCE SOUTH 19°07'56" EAST, 125.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 2,628.71 FEET, TO WHICH A RADIAL LINE BEARS NORTH 38°05'46" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°06'24" AN ARC DISTANCE OF 142.53 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 0°01'09" EAST, 107.61 FEET; THENCE SOUTH 32°20'57" EAST, 101.46 FEET; THENCE SOUTH 18°19'37" EAST, 79.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 500.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 72°21'33" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°14'17" AN ARC DISTANCE OF 185.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 100.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 50°28'58" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°11'19" AN ARC DISTANCE OF 64.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 2°19'44" EAST, 7.99 FEET; THENCE SOUTH 3°28'46" EAST, 313.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 586.46 FEET, TO WHICH A RADIAL LINE

SCALE
N.A.
JOB NUMBER
15-015.FH
SHEET:
2 OF 11

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

E.V	6/15/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CE
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B

LEGAL DESCRIPTION OF CONSERVATION AREA CE

BEARS NORTH 76°55'13" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°01'30" AN ARC DISTANCE OF 440.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 513.55 FEET, TO WHICH A RADIAL LINE BEARS NORTH 38°11'07" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°13'13" AN ARC DISTANCE OF 181.24 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 2°04'47" EAST, 37.99 FEET; THENCE SOUTH 0°53'46" WEST, 13.85 FEET; THENCE SOUTH 89°11'07" WEST, 123.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 265.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°07'30" AN ARC DISTANCE OF 319.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 20°03'37" WEST, 204.29 FEET; THENCE SOUTH 38°35'05" WEST, 39.47 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 265.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°15'13" AN ARC DISTANCE OF 440.56 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 80°07'00" EAST, 32.92 FEET; THENCE SOUTH 8°08'03" WEST, 25.97 FEET; THENCE SOUTH 55°05'54" EAST, 265.15 FEET; THENCE SOUTH 64°03'52" EAST, 64.90 FEET; THENCE SOUTH 0°45'21" EAST, 315.16 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 255.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°48'31" AN ARC DISTANCE OF 128.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°03'10" WEST, 49.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°40'50" AN ARC DISTANCE OF 110.74 FEET TO A POINT OF TANGENCY;

SCALE N.A.
JOB NUMBER 15-015.FH
SHEET: 3 OF 11

DRAWN BY: JC SCHABORT
APPROVED BY: G. P. WILLIAMS
DATE: 07/10/24

E.V	6/15/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION OF CONSERVATION AREA CE AT OAK RIDGE RANCH FOR KOLTER LAND PARTNERS
--

	F.R.S. & ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION NO. LB 4241 2257 VISTA PARKWAY, SUITE 4 WEST PALM BEACH, FLORIDA 33411 PHONE (561) 478-7178
---	--

EXHIBIT B

LEGAL DESCRIPTION OF CONSERVATION AREA CE

THENCE SOUTH 85°44'01" WEST, 85.04 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 307.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°32'41" AN ARC DISTANCE OF 169.02 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 54°11'20" WEST, 96.54 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 190.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°38'06" AN ARC DISTANCE OF 148.02 FEET TO A POINT OF TANGENCY;

THENCE NORTH 81°10'34" WEST, 240.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 235.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°48'14" AN ARC DISTANCE OF 274.00 FEET TO A POINT OF TANGENCY;

THENCE NORTH 14°22'20" WEST, 117.89 FEET;

THENCE NORTH 45°01'13" WEST, 10.96 FEET;

THENCE NORTH 0°32'08" EAST, 21.72 FEET;

THENCE NORTH 14°22'20" WEST, 281.81 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 415.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'35" AN ARC DISTANCE OF 652.19 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 75°35'06" WEST, 384.74 FEET; TO **THE POINT OF BEGINNING**

CONTAINING 5,942,758 SQUARE FEET (136.427 ACRES), MORE OR LESS.

SCALE
N.A.
JOB NUMBER
15-015.FH
SHEET:
4 OF 11

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

E.V	6/15/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CE
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON REFER TO NORTH 00°57'25" WEST (STATE PLANE GRID) ALONG THE WEST LINE OF SECTION 36, TOWNSHIP 36 SOUTH, RANGE 38 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE LANDS SHOWN HEREON WERE NOT BASED UPON AN ABSTRACT OF TITLE. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS FIRM FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT SITE.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE GRID, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT (NAD 83/11).

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, F.A.C. BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
GARY P. WILLIAMS, REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION No.4817
FOR THE FIRM

NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE OR DIGITAL FACSIMILE THEREOF.

SCALE
N.A.
JOB NUMBER
15-015.FH
SHEET:
5 OF 11

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

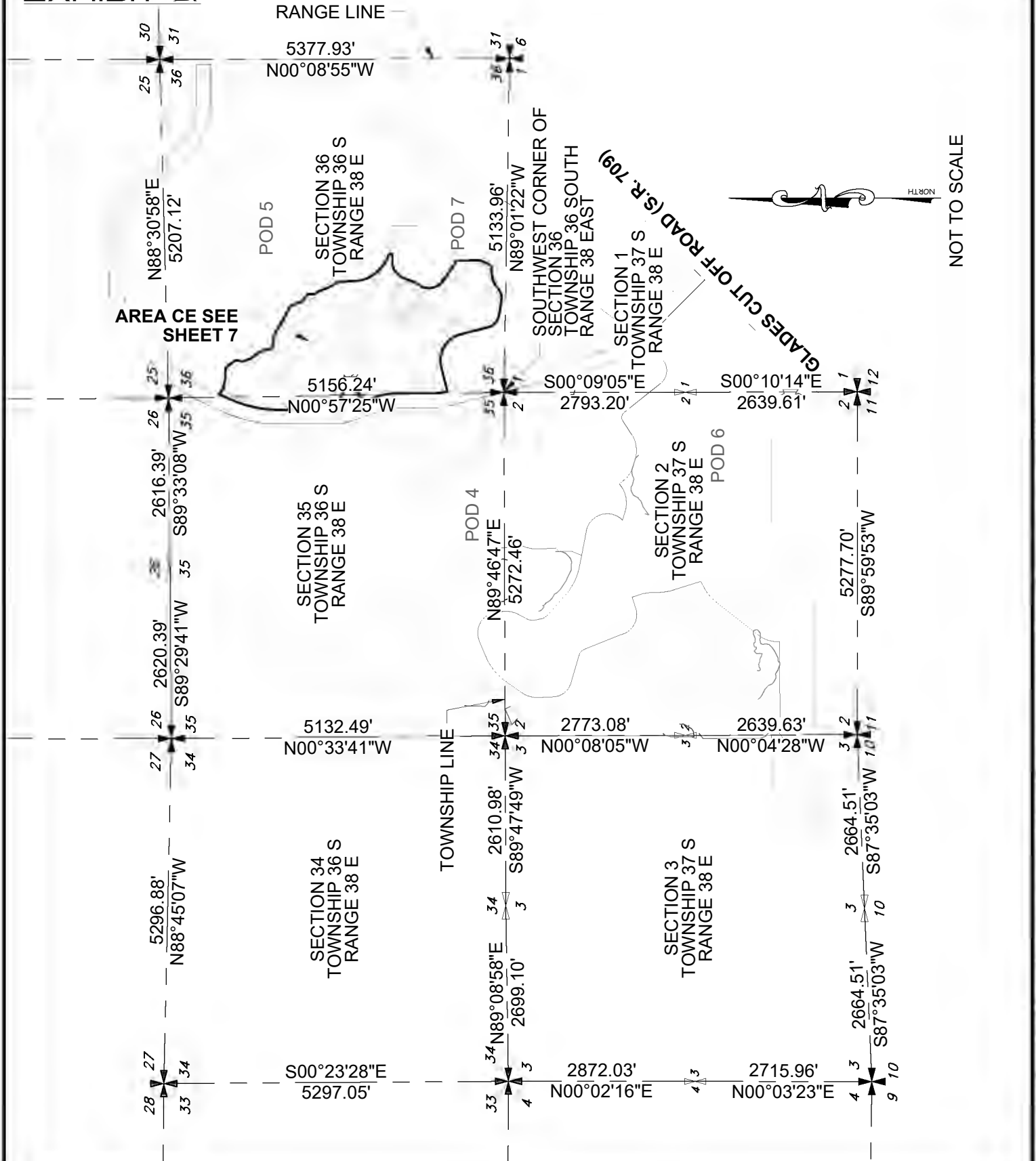
E.V	6/15/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CE
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B



SCALE
N.T.S.
JOB NUMBER
15-015.FH
SHEET:
6 OF 11

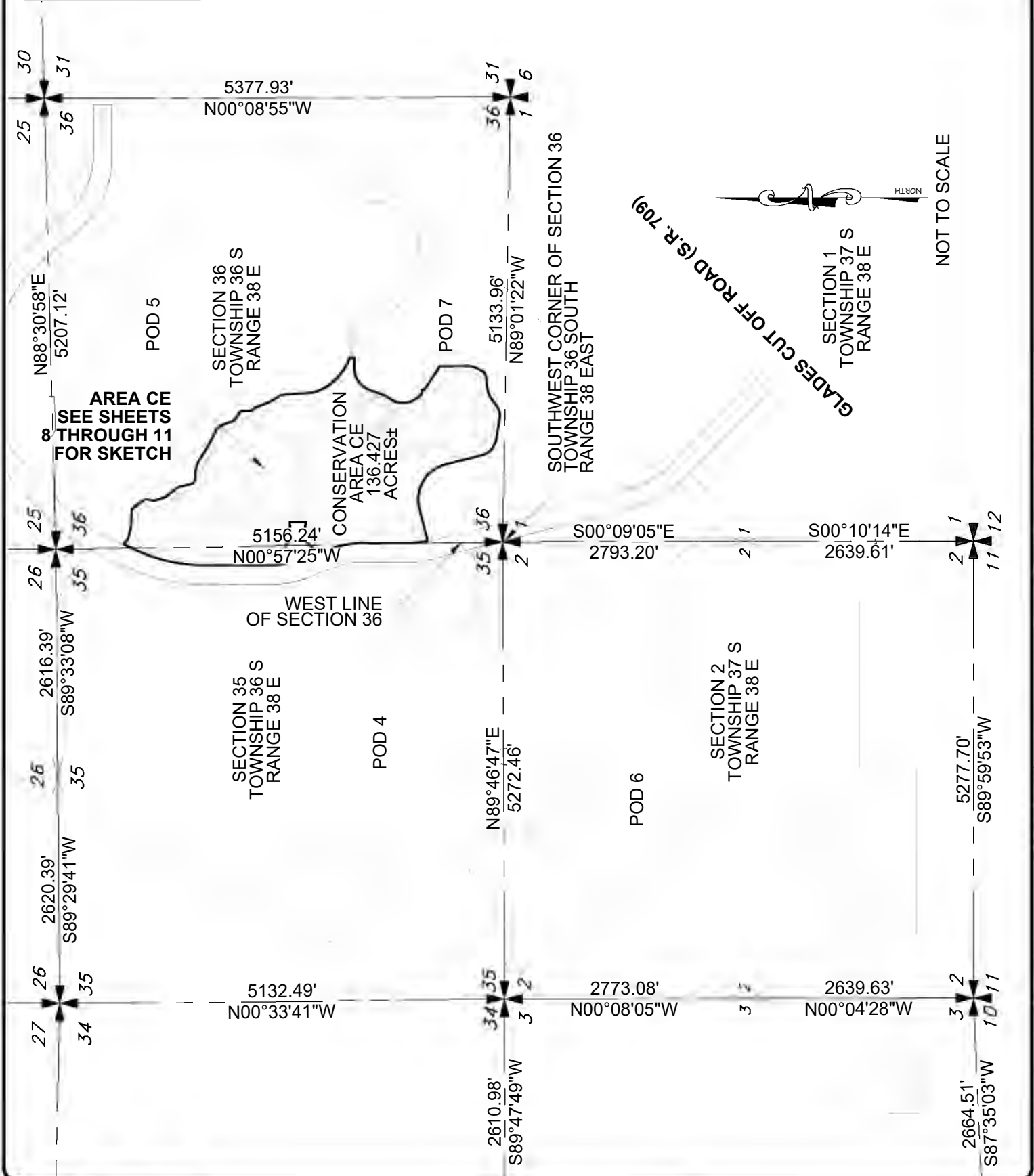
DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

E.V	6/15/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CE
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B



SCALE	N.T.S.
JOB NUMBER	15-015.FH
SHEET:	7 OF 11

DRAWN BY:	JC SCHABORT
APPROVED BY:	G. P. WILLIAMS
DATE:	07/10/24

E.V.	6/15/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CE
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B

SHEET 9

SHEET 8

NOT TO SCALE

LEGEND

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PNT = POINT OF NON-TANGENCY
R = RADIUS
L = LENGTH OF ARC
 Δ = CENTRAL ANGLE

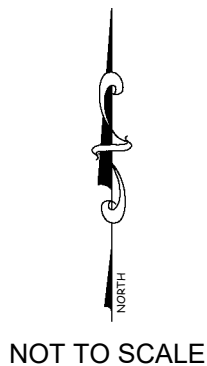
**POINT OF COMMENCEMENT, SW CORNER
SECTION 36, TOWNSHIP 36 S, RANGE 38 E**

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CE
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

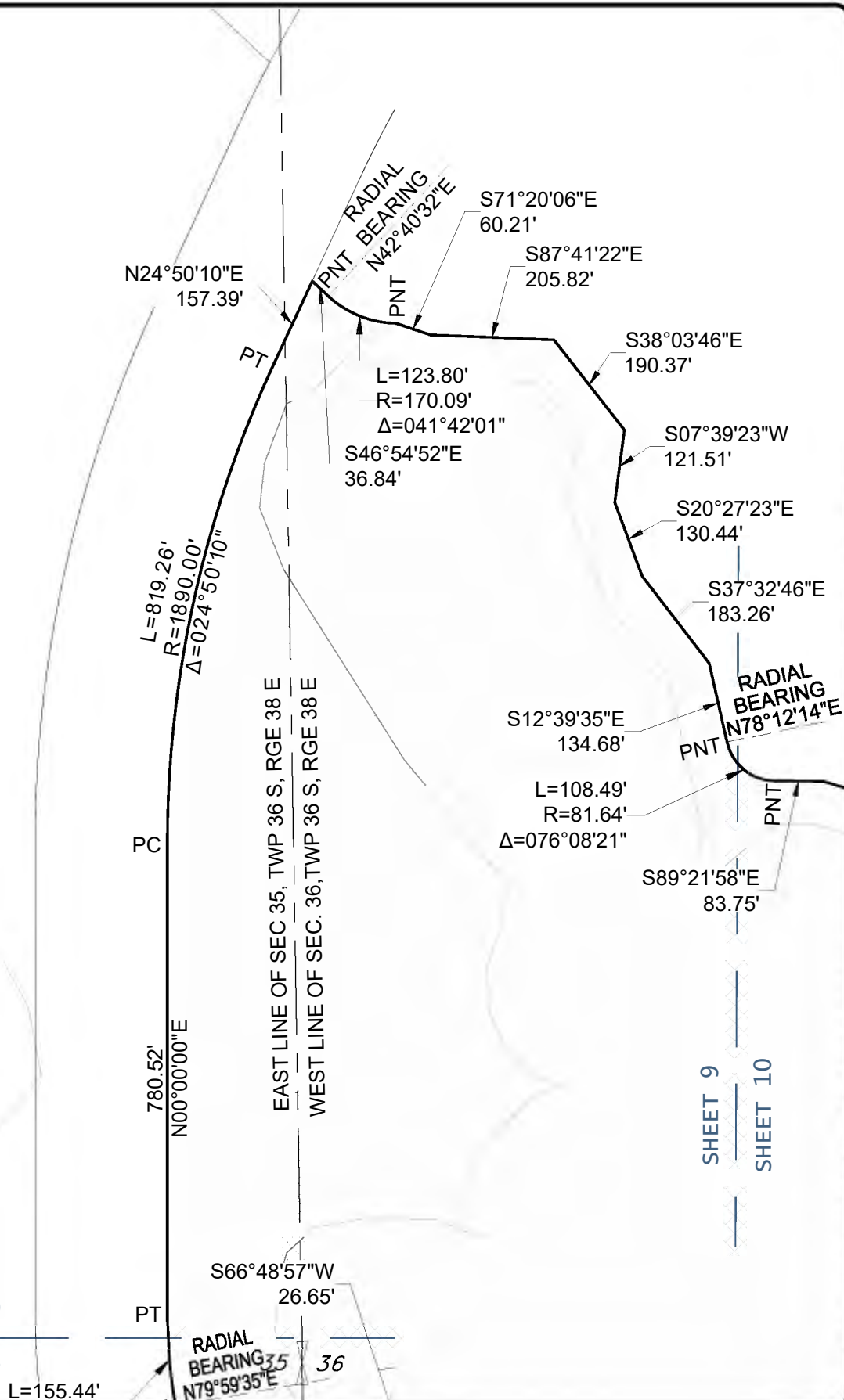
Draw\Oar: Ridge (La Potenciana-Gilmi Ranch)\skelatt and legal -- Preserve areas (pods 4, 5, 6 and 7) parcels -- preserve area REV CE (06/11/2025)\dwg Jun 18, 2025 -- 5:25am

EXHIBIT B



LEGEND

- PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 PNT = POINT OF NON-TANGENCY
 R = RADIUS
 L = LENGTH OF ARC
 Δ = CENTRAL ANGLE



SHEET 9

SHEET 8

L=155.44'

PT

RADIAL BEARING N79°59'35"E 36

S66°48'57"W 26.65'

SKETCH & DESCRIPTION
 OF CONSERVATION AREA
 CE
 AT OAK RIDGE RANCH FOR
 KOLTER LAND PARTNERS



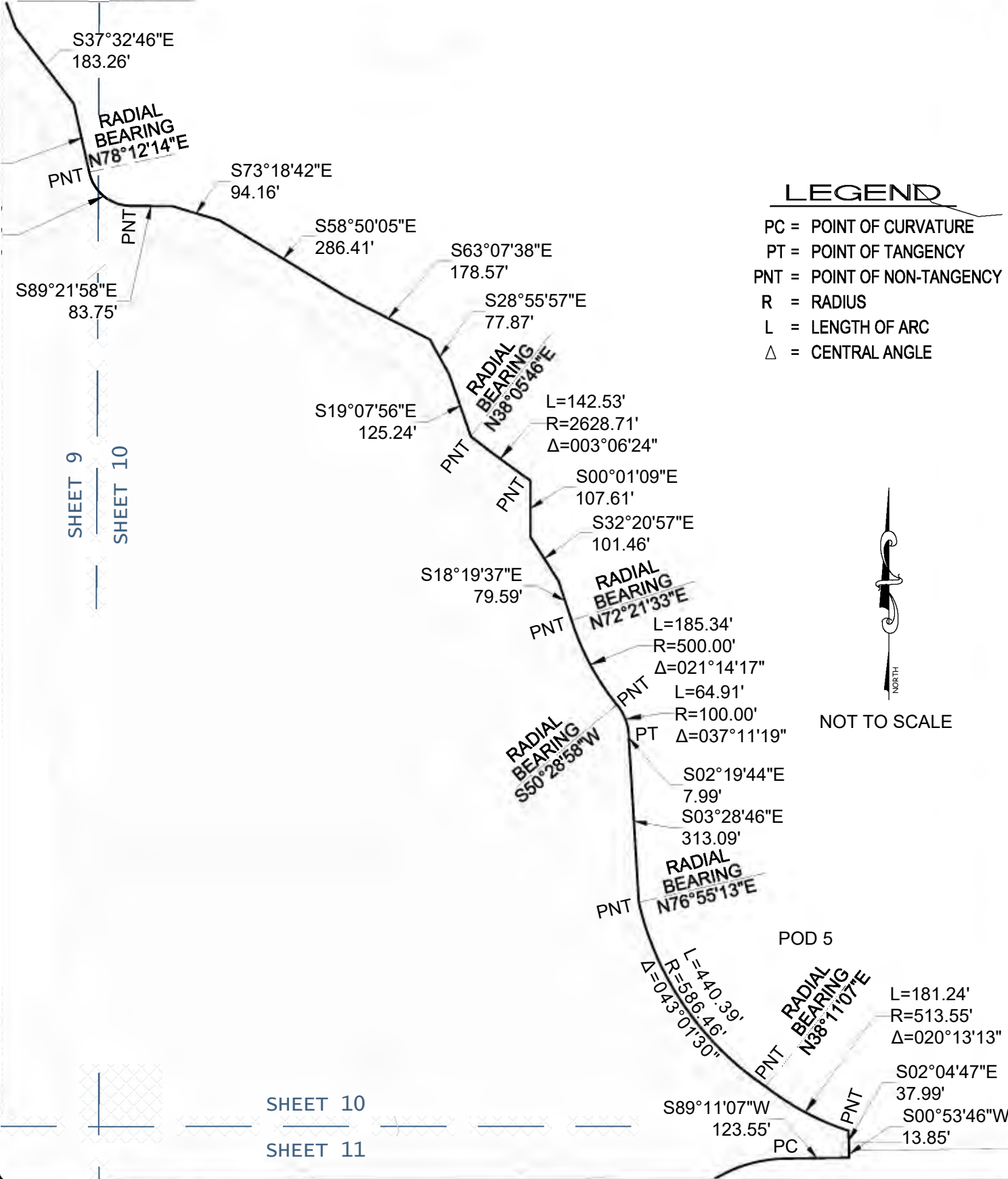
F.R.S. & ASSOCIATES, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB 4241
 2257 VISTA PARKWAY, SUITE 4
 WEST PALM BEACH, FLORIDA 33411
 PHONE (561) 478-7178

SCALE
 N.T.S.
 JOB NUMBER
 15-015.FH
 SHEET:
 9 OF 11

DRAWN BY:
 JC SCHABORT
 APPROVED BY:
 G. P. WILLIAMS
 DATE:
 07/10/24

E.V	6/15/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

EXHIBIT B



SCALE
N.T.S.
JOB NUMBER
15-015.FH
SHEET:
10 OF 11

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
07/10/24

E.V	6/15/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF CONSERVATION AREA
CE
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

EXHIBIT B

SHEET 10

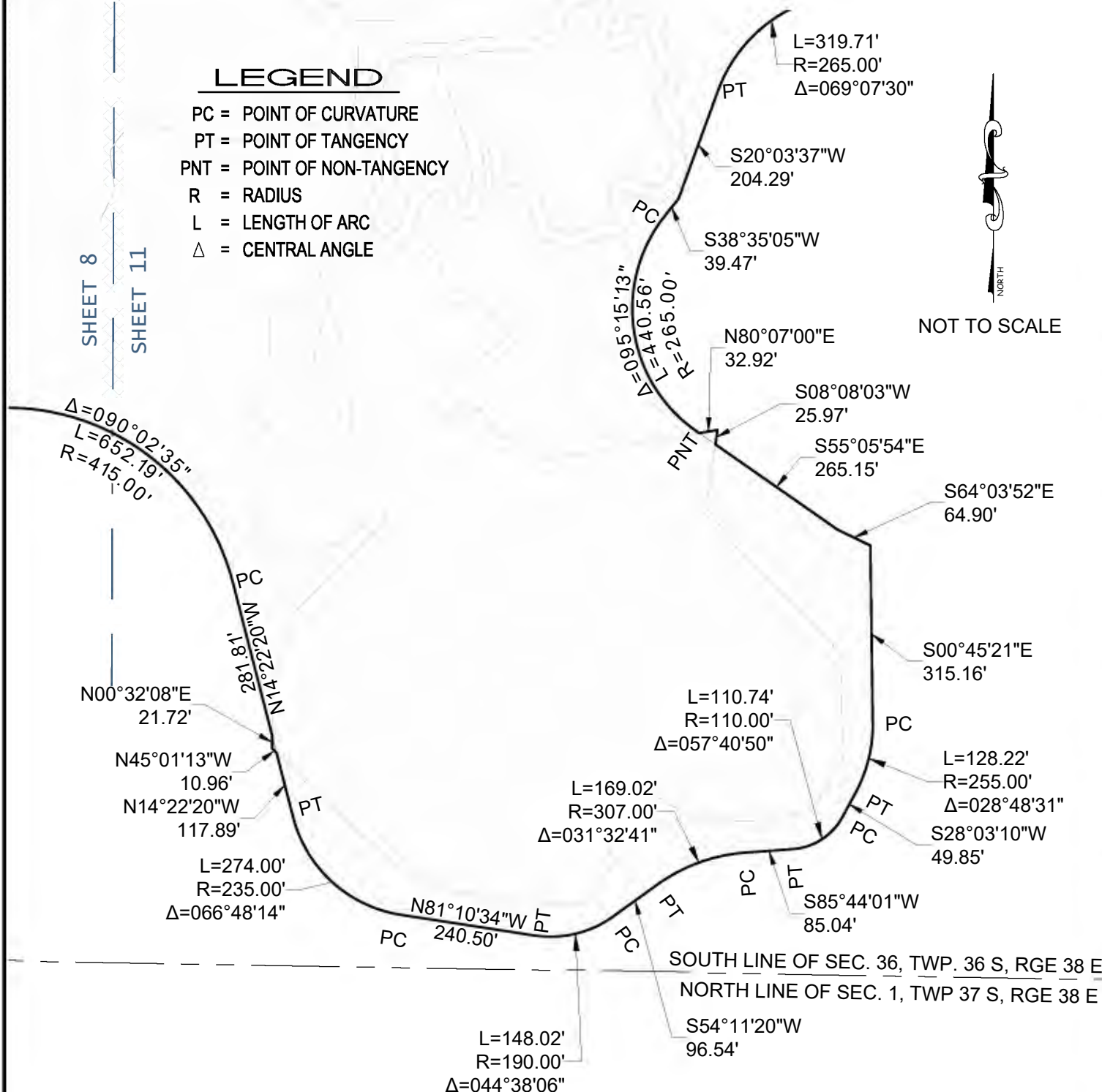
SHEET 11

LEGEND

- PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 PNT = POINT OF NON-TANGENCY
 R = RADIUS
 L = LENGTH OF ARC
 Δ = CENTRAL ANGLE

SHEET 8

SHEET 11



SCALE	N.T.S.
JOB NUMBER	15-015.FH
SHEET:	11 OF 11

DRAWN BY:	JC SCHABORT
APPROVED BY:	G. P. WILLIAMS
DATE:	07/10/24

E.V	6/15/25	UPDATE PER COUNTY REV.
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
 OF CONSERVATION AREA
 CE
 AT OAK RIDGE RANCH FOR
 KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB 4241
 2257 VISTA PARKWAY, SUITE 4
 WEST PALM BEACH, FLORIDA 33411
 PHONE (561) 478-7178

EXHIBIT B

**LEGAL DESCRIPTION OF
WILDLIFE CORRIDOR
CONSERVATION AREA**

BEING A 101.0 FEET WIDE PARCEL OF LAND LYING IN A PORTION OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 38 EAST, ST LUCIE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 38 EAST; THENCE NORTH 00°57'25" WEST ALONG THE EAST LINE OF SAID SECTION 35 (BASIS OF STATE PLANE BEARING DATUM), A DISTANCE OF 1313.37 FEET; THENCE SOUTH 89°02'35" WEST, 1612.84 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 52°23'59" WEST, 131.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 418.35 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 7°16'46" WEST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°43'35" AN ARC DISTANCE OF 326.57 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°33'10" WEST, 889.31 FEET; THENCE NORTH 38°08'29" WEST, 49.23 FEET; THENCE NORTH 38°03'06" WEST, 51.78 FEET; THENCE NORTH 52°33'10" EAST, 890.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 519.35 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°02'30" AN ARC DISTANCE OF 498.91 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.02 ACRES MORE OR LESS.

SCALE N.A.
JOB NUMBER 15-015.FH
SHEET: 1 OF 4

DRAWN BY: JC SCHABORT
APPROVED BY: G. P. WILLIAMS
DATE: 10/07/24

BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF 101' WIDE
WILDLIFE CORRIDOR
CONSERVATION AREA
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON REFER TO NORTH 00°57'25" WEST (STATE PLANE GRID) ALONG THE EAST LINE OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 38 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2. THIS IS NOT A BOUNDARY SURVEY.
- 3. THE LANDS SHOWN HEREON WERE NOT BASED UPON AN ABSTRACT OF TITLE. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS FIRM FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT SITE.
- 4. BEARINGS AND DISTANCES SHOWN HEREON ARE GRID, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT (NAD 83/11).

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, F.A.C. BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

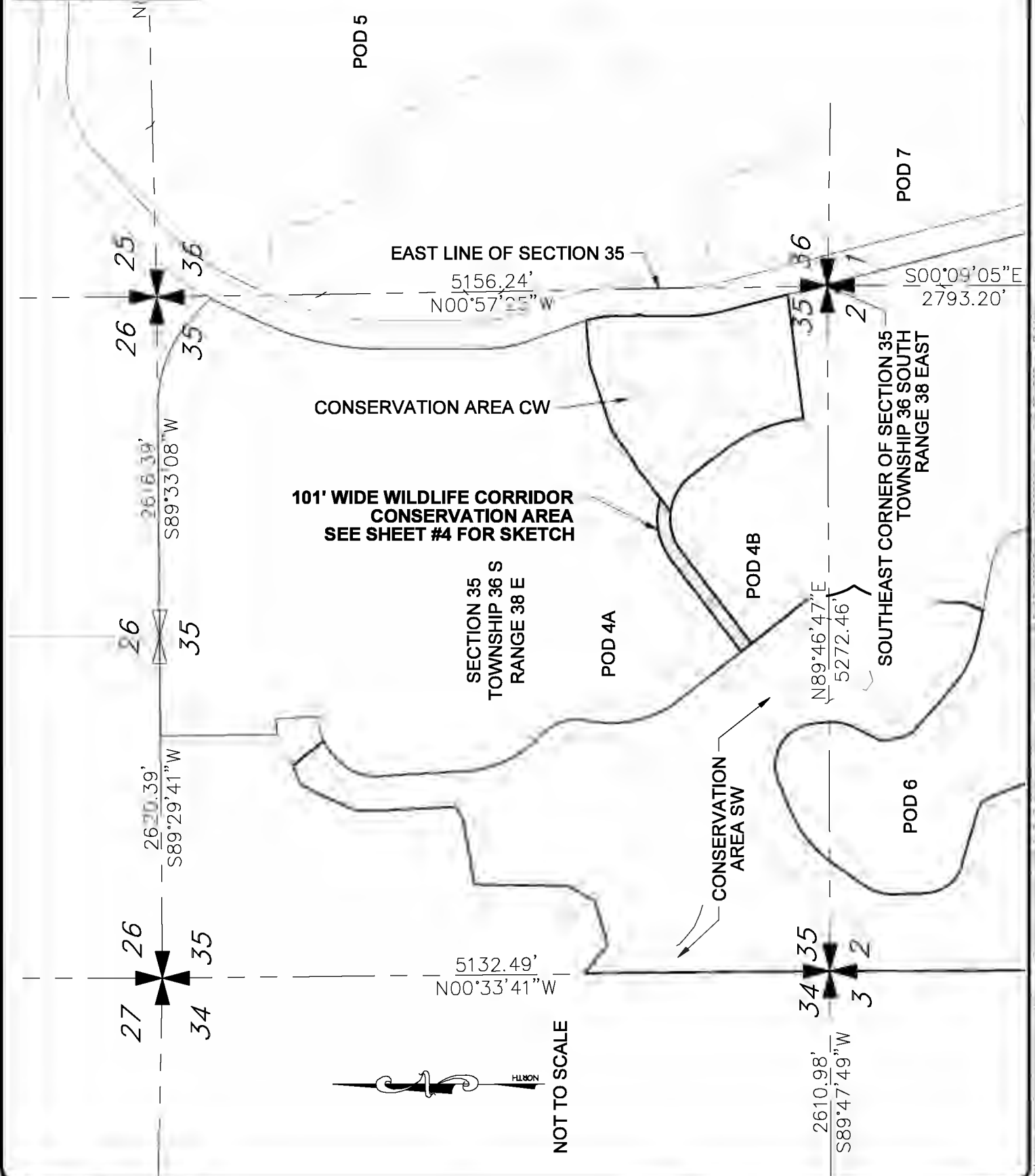
Gary P Williams
BY: GARY P. WILLIAMS, REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION No.4817
FOR THE FIRM

Digitally signed by Gary P Williams
DN: c=US, sn=Williams,
givenName=Gary P,
email=gpw4817@gmail.com,
cn=Gary P Williams
Date: 2024.10.08 13:41:12 -04'00'

NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE OR DIGITAL FACSIMILE THEREOF.

SCALE N.A.	DRAWN BY: JC SCHABORT			SKETCH & DESCRIPTION OF 101' WIDE WILDLIFE CORRIDOR CONSERVATION AREA AT OAK RIDGE RANCH FOR KOLTER LAND PARTNERS		F.R.S. & ASSOCIATES, INC. LAND SURVEYORS AND LAND PLANNERS CERTIFICATE OF AUTHORIZATION NO. LB 4241 2257 VISTA PARKWAY, SUITE 4 WEST PALM BEACH, FLORIDA 33411 PHONE (561) 478-7178	
JOB NUMBER 15-015.FH	APPROVED BY: G. P. WILLIAMS						
SHEET: 2 OF 4	DATE: 10/07/24	BY	DATE				REVISIONS

EXHIBIT B



SCALE
N.T.S.
JOB NUMBER
15-015.FH
SHEET:
3 OF 4

DRAWN BY:
JC SCHABORT
APPROVED BY:
G. P. WILLIAMS
DATE:
10/07/24

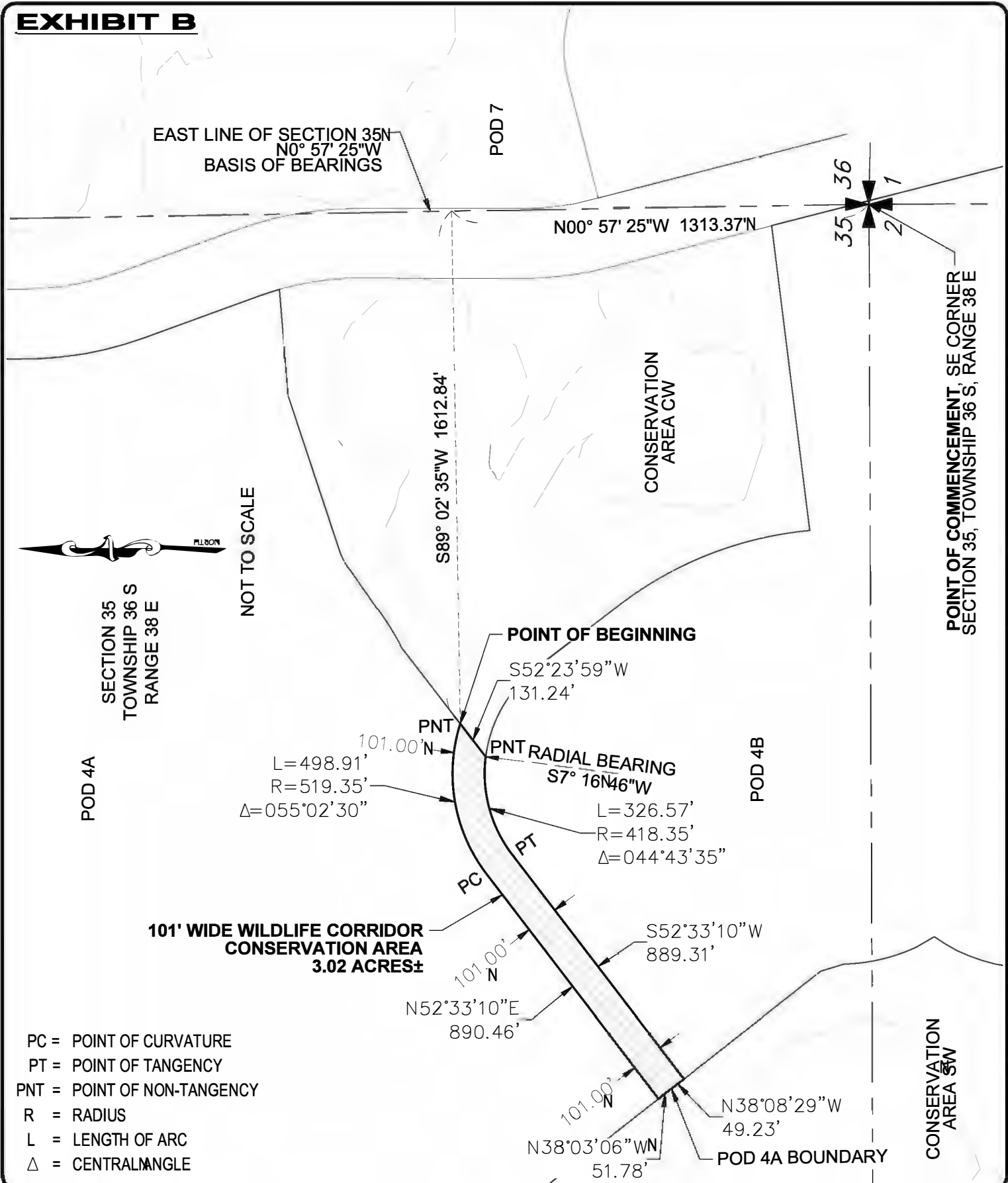
BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF 101' WIDE
WILDLIFE CORRIDOR
CONSERVATION AREA
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

Drawn by: Ridge (La)

EXHIBIT B



SCALE	N.T.S.N
JOB NUMBER	15-015.FH
SHEET:	4 OF 4

DRAWN BY:	JC SCHABORT
APPROVED BY:	G. P. WILLIAMS
DATE:	10/07/24

BY	DATE	REVISIONS

SKETCH & DESCRIPTION
OF 101' WIDE
WILDLIFE CORRIDOR
CONSERVATION AREA
AT OAK RIDGE RANCH FOR
KOLTER LAND PARTNERS



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178

SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	General Fund	Debt Service Fund 2024	Debt Service Fund 2025	Capital Projects Fund 2024	Capital Projects Fund 2025	Total Governmental Funds
ASSETS						
Cash	\$ 5,289	\$ -	\$ -	\$ -	\$ -	\$ 5,289
Investments						
Reserve	-	1,032,373	1,822,332	-	-	2,854,705
COI	-	1	35,200	-	-	35,201
Interest	-	27,921	1,215,560	-	-	1,243,481
Construction	-	-	-	2,994,056	21,022,268	24,016,324
Undeposited funds	4,763	419,694	-	-	-	424,457
Due from Developer	31,509	-	-	-	-	31,509
Due from other	293	-	-	-	-	293
Total assets	<u>\$ 41,854</u>	<u>\$1,479,989</u>	<u>\$ 3,073,092</u>	<u>\$2,994,056</u>	<u>\$21,022,268</u>	<u>\$28,611,259</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 35,666	\$ -	\$ -	\$ -	\$ -	\$ 35,666
Contracts payable	-	-	-	374	903,400	903,774
Due to Landowner	-	2,894	-	-	-	2,894
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>41,666</u>	<u>2,894</u>	<u>-</u>	<u>374</u>	<u>903,400</u>	<u>948,334</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	31,509	-	-	-	-	31,509
Total deferred inflows of resources	<u>31,509</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>31,509</u>
Fund balances:						
Restricted for:						
Debt service	-	1,477,095	3,073,092	-	-	4,550,187
Capital projects	-	-	-	2,993,682	20,118,868	23,112,550
Unassigned	(31,321)	-	-	-	-	(31,321)
Total fund balances	<u>(31,321)</u>	<u>1,477,095</u>	<u>3,073,092</u>	<u>2,993,682</u>	<u>20,118,868</u>	<u>27,631,416</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 41,854</u>	<u>\$1,479,989</u>	<u>\$ 3,073,092</u>	<u>\$2,994,056</u>	<u>\$21,022,268</u>	<u>\$28,611,259</u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 4,763	\$ 113,560	\$ 202,165	56%
Total revenues	<u>4,763</u>	<u>113,560</u>	<u>202,165</u>	56%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	48,000	48,000	100%
Accounting	458	1,374	-	N/A
Legal	6,686	23,050	25,000	92%
Legal - SD	-	47,000	-	N/A
Engineering	-	-	5,000	0%
Audit	-	3,800	4,075	93%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	166	1,250	1,000	125%
EMMA software services	-	2,500	2,000	125%
Trustee	-	3,750	5,500	68%
Telephone	17	200	200	100%
Postage	-	96	500	19%
Printing & binding	41	500	500	100%
Legal advertising	1,152	4,796	2,000	240%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	6,050	86%
Contingencies/bank charges	80	627	500	125%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>12,600</u>	<u>143,233</u>	<u>102,165</u>	140%
Other fees & charges				
Property appraiser	5,500	5,500	-	N/A
Total other fees & charges	<u>5,500</u>	<u>5,500</u>	<u>-</u>	
Field operations				
Field operations management	-	-	6,000	0%
Field operations accounting	-	-	1,000	0%
Landscape maintenance	-	-	50,000	0%
Landscape inspection	-	-	9,000	0%
Wet ponds	-	-	4,000	0%
Pump maintenance	-	-	8,000	0%
Electricity	-	-	2,000	0%
Streetlighting	-	-	10,000	0%
Contingencies	-	-	10,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>100,000</u>	0%
Total expenditures	<u>18,100</u>	<u>148,733</u>	<u>202,165</u>	74%

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Excess/(deficiency) of revenues over/(under) expenditures	(13,337)	(35,173)	-	
Fund balances - beginning	<u>(17,984)</u>	<u>3,852</u>	-	
Fund balances - ending	<u><u>\$ (31,321)</u></u>	<u><u>\$ (31,321)</u></u>	<u><u>\$ -</u></u>	

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Assessment levy: on-roll - net	\$ 419,694	\$ 419,694
Interest	3,521	58,282
Total revenues	<u>423,215</u>	<u>477,976</u>
EXPENDITURES		
Debt service		
Interest	-	809,076
Total expenditures	<u>-</u>	<u>809,076</u>
Excess/(deficiency) of revenues over/(under) expenditures	423,215	(331,100)
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(37,198)
Total other financing sources	<u>-</u>	<u>(37,198)</u>
Net change in fund balances	423,215	(368,298)
Fund balances - beginning	1,053,880	1,845,393
Fund balances - ending	<u><u>\$ 1,477,095</u></u>	<u><u>\$ 1,477,095</u></u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 10,209	\$ 17,458
Total revenues	<u>10,209</u>	<u>17,458</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	168,000
Underwriter's discount	-	494,000
Total debt service	<u>-</u>	<u>662,000</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 10,209	 (644,542)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	3,772,378
Original issue discount	-	(54,744)
Total other financing sources	<u>-</u>	<u>3,717,634</u>
 Net change in fund balances	 10,209	 3,073,092
Fund balances - beginning	3,062,883	-
Fund balances - ending	<u><u>\$ 3,073,092</u></u>	<u><u>\$ 3,073,092</u></u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 18,790	\$ 299,136
Total revenues	<u>18,790</u>	<u>299,136</u>
EXPENDITURES		
Construction costs	<u>1,772,836</u>	<u>5,186,814</u>
Total expenditures	<u>1,772,836</u>	<u>5,186,814</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,754,046)	(4,887,678)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>-</u>	<u>37,198</u>
Total other financing sources/(uses)	<u>-</u>	<u>37,198</u>
Net change in fund balances	(1,754,046)	(4,850,480)
Fund balances - beginning	<u>4,747,728</u>	<u>7,844,162</u>
Fund balances - ending	<u><u>\$ 2,993,682</u></u>	<u><u>\$ 2,993,682</u></u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 69,839	\$ 94,646
Total revenues	<u>69,839</u>	<u>94,646</u>
EXPENDITURES		
Construction costs	896,594	903,400
Total expenditures	<u>896,594</u>	<u>903,400</u>
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	20,927,622
Total other financing sources/(uses)	<u>-</u>	<u>20,927,622</u>
Net change in fund balances	(826,755)	20,118,868
Fund balances - beginning	20,945,623	-
Fund balances - ending	<u><u>\$ 20,118,868</u></u>	<u><u>\$ 20,118,868</u></u>

SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SOLAERIS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Solaeris Community Development District held a Regular Meeting on September 18, 2025 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986.

Present:

William Fife	Chair
Jon Seifel	Vice Chair
Richard Bruce	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:20 a.m. The Oath of Office was administered to Richard Bruce before the meeting.

Supervisors Seifel, Fife and Bruce were present. Supervisors Carcamo and Long were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Richard Bruce (the following to be provided under separate cover)

This item was addressed during the First Order of Business. Mr. Bruce is familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities**C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees****D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers****FOURTH ORDER OF BUSINESS****Ratification of Resolution 2025-14, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-14. The slate is as follows:

William "Bill" Fife	Chair
Jon Seifel	Vice Chair
Richard Bruce	Assistant Secretary
Josh Long	Assistant Secretary
Luis Carcamo	Assistant Secretary

This Resolution removes the following:

Timothy Smith	Assistant Secretary
---------------	---------------------

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Andrew Kantarzhi	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2025-14, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-17, Adopting an Amended General Fund Budget for Fiscal Year 2025/2026, Providing for Appropriations; Addressing**

**Conflicts and Severability; and Providing
for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-17. He reviewed the Amended Fiscal Year 2026 budget and explained the reasons it must be amended. Assessments are transitioning from Landowner-contribution to off roll.

On MOTION by Mr. Bruce and seconded by Mr. Fife, with all in favor, Resolution 2025-17, Adopting an Amended General Fund Budget for Fiscal Year 2025/2026, Providing for Appropriations; Addressing Conflicts and Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-18,
Declaring Special Assessments to Fund the
Proposed Budget(s) for FY2026; Setting
Public Hearing; Addressing Publication;
Addressing Severability; and Providing an
Effective Date**

On MOTION by Mr. Fife and seconded by Mr. Bruce, with all in favor, Resolution 2025-18, Declaring Special Assessments to Fund the Proposed Budget(s) for FY2026; Setting Public Hearing for October 23, 2025 at 11:15 a.m. at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Drainage Easement Items

A. Blanket Drainage Easement

Mr. Earlywine stated that this is a grant by all three Oak Ridge entities, to the CDD, giving the CDD an easement for management of the stormwater system.

On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, the Blanket Drainage Easement, in substantial form, was approved.

B. Perpetual Drainage Easement [McBride Parcel/C24 Canal]

Mr. Earlywine stated that this involves a gap owned by McBride through which the CDD needs to extend its drainage system to the canal.

On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, the Perpetual Drainage Easement for McBride Parcel/C24 Canal, in substantial form, was approved.

C. CDD Drainage Easement [for Pod Developer(s)]

Mr. Earlywine stated that, once the CDD starts owning stormwater improvements, the Pod Developer(s) will need to connect their systems to the CDD's systems.

On MOTION by Mr. Seifel and seconded by Mr. Bruce, with all in favor, the CDD Drainage Easement for Pod Developer(s), in substantial form, was approved.

EIGHTH ORDER OF BUSINESS

Ratification Items

- A. Saint Lucie County Deed of Conservation Easement**
- B. Addendum to Oak Ridge Ranches, LLC and Trans Florida Development Corp Contract - Crosstown Offsite Roadway Contract [Oak Ridge Project - Construction Site Work]**
- C. Requisitions**
- I. Number 1 Oak Ridge Ranches, LLC \$1,462,705.25**
 - II. Number 2 Oak Ridge Ranches, LLC \$1,570.50**
 - III. Number 3 Oak Ridge Ranches, LLC \$203,335.35**
 - IV. Number 4 Oak Ridge Ranches, LLC \$2,041.338.00**
 - V. Number 5 Kutak Rock LP \$2,064.00**
 - VI. Number 6 Thomas Engineering Group \$1,052.00**
 - VII. Number 7 Kutak Rock LP \$6,258.11**
 - VIII. Number 9 Oak Ridge Ranches, LLC \$1,000,002.53**
 - IX. Number 10 Oak Ridge Ranches, LLC \$812,854.14**
 - X. Number 11 Oak Ridge Ranches, LLC \$67,583.28**
 - XI. Number 12 Oak Ridge Ranches, LLC \$803,732.70**
 - XII. Number 13 Oak Ridge Ranches, LLC \$729,431.08**

On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, Ratification Items 8A, 8B and 8CI through 8CXII, as listed, were ratified.

- 143
- 144 ▪ **Consideration of First Amendment to St. Lucie County Deed of Conservation Easement**
- 145 **This item was an addition to the agenda.**

146 Mr. Earlywine stated this is related to updating the legal descriptions for the

147 Conservation Easement.

148 **On MOTION by Mr. Seifel and seconded by Mr. Bruce, with all in favor, the First**

149 **Amendment to St. Lucie County Deed of Conservation Easement, in substantial**

150 **form, was approved.**

151

152

153 **NINTH ORDER OF BUSINESS**

153 **Discussion: Second Letter Regarding OM**

154 **Responsibility for Stormwater System**

155

156 Mr. Earlywine stated that this is related to a new wetland area and is part of the

157 permitting process.

158 **On MOTION by Mr. Seifel and seconded by Mr. Bruce, with all in favor, the**

159 **Second Letter Regarding OM Responsibility for Stormwater System, was**

160 **approved.**

161

162

163 **TENTH ORDER OF BUSINESS**

163 **Consideration of Matters Regarding RET**

164 **Lighting Agreement**

- 165
- 166 • **Proposal for Engineering Review**

167 Mr. Earlywine stated that RET Lighting (RET) had some failures at some other projects

168 and an Engineer was retained in relation to the other projects to perform inspections and

169 evaluations of the lights. The idea is to pause the contract and light orders.

170 **On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, the**

171 **pausing the RET Lighting Agreement and light orders, was approved.**

172

173

174 **ELEVENTH ORDER OF BUSINESS**

174 **Acceptance of Unaudited Financial**

175 **Statements as of July 31, 2025**

176

177 **On MOTION by Mr. Seifel and seconded by Mr. Bruce, with all in favor, the**

178 **Unaudited Financial Statements as of July 31, 2025, were accepted.**

179

180

TWELFTH ORDER OF BUSINESS

**Approval of August 21, 2025 Public Hearing
and Regular Meeting Minutes**

**On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, the
August 21, 2025 Public Hearing and Regular Meeting Minutes, as presented,
were approved.**

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated two bonds are potentially coming up. It will likely be necessary to meet about the bonds in about 60 days.

B. District Engineer: Mills, Short & Associates

There was no report.

C. District Manager: Wrathell, Hunt & Associates, LLC

- **NEXT MEETING DATE: October 23, 2025 at 11:15 AM [O&M Assessment Hearing]**
- **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

**On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, the
meeting adjourned at 11:31 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

218

219

220

221

222

223 _____
Secretary/Assistant Secretary

Chair/Vice Chair

SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

SOLAERIS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2025 <i>rescheduled to October 23, 2025</i>	Regular Meeting	11:15 AM
October 23, 2025	Public Hearing and Regular Meeting <i>Adoption of FY2026 O&M Assessments</i>	11:15 AM
November 20, 2025	Regular Meeting	11:15 AM
December 18, 2025	Regular Meeting	11:15 AM
January 15, 2026	Regular Meeting	11:15 AM
February 19, 2026	Regular Meeting	11:15 AM
March 19, 2026	Regular Meeting	11:15 AM
April 16, 2026	Regular Meeting	11:15 AM
May 21, 2026	Regular Meeting	11:15 AM
June 18, 2026	Regular Meeting	11:15 AM
July 16, 2026	Regular Meeting	11:15 AM
August 20, 2026	Regular Meeting	11:15 AM
September 17, 2026	Regular Meeting	11:15 AM