



**AVENIR
COMMUNITY DEVELOPMENT
DISTRICT**

**CITY OF PALM BEACH GARDENS
REGULAR BOARD MEETING
MAY 28, 2026
12:30 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.avenircdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
AVENIR COMMUNITY DEVELOPMENT DISTRICT
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410
REGULAR BOARD MEETING
May 28, 2026
12:30 p.m.

- A. Call to Order
- B. Proof of Publication
- C. Establish Quorum
- D. Additions or Deletions to Agenda
 - 1. Comments from the Public for Items Not on the Agenda (**Limited to 3 Minutes Per Person**)
- E. Approval of Minutes
 - 1. April 23, 2026, Regular Board Meeting & Public Hearing Minutes
- F. Old Business
- G. New Business
 - 1. Discussion Regarding CDD Staff & Board Letter Regarding the Blue Heron (East) Clubhouse 4-28-26
 - 2. Discussion Regarding Received Correspondence from FCI Residential Dated 4.28.26 & 4.30.26
 - 3. Consider Resolution 2026-04 – Adopting a Fiscal Year 2026/2027 Proposed Budget
 - 4. Consider Resolution 2026-05 – Accept Conveyance of SW Conservation Area
 - 5. Consider Approval of Mitigation Maintenance Phase 3 Fiscal Year 2026/2027 Services Proposal (EW Consultants)
 - 6. Consider Approval of Avenir Water Use Fiscal Year 2026/2027 Hydrobiologic Monitoring Services Proposal (EW Consultants)
 - 7. Consider Approval of SA-22 SPECS for Northlake & 140th Avenue Project (HSQ)
 - 8. Consider Approval of Avenir Pod 17 Plat
 - 9. Consider Approval of Avenir Pod 19 Plat
 - 10. Consider Approval of La Terre Wall Coco Plum Fill In From Cold Damage (Arazoza)
 - 11. Consider Approval of Regency, La Terre, & Coral Isles Tree Replacements (Arazoza)
 - 12. Consider Award of Contract for Coconut Boulevard Extension Landscape and Irrigation
 - 13. Consider Award of Contract for Coconut Boulevard Extension Street Lights and Electric Backbone
 - 14. Consider Award of Contract for Avenir West Parkway Buffer Landscape and Irrigation
 - 15. Consider Award of Contract for Avenir West Parkway Buffer Site Improvements
 - 16. Consider Award of Contract for N-1 Conservation Area Control Structure WCS-11
 - 17. Update regarding golf cart usage
- H. Change Orders
 - 1. Consider Approval of Avenir Spine Road Phase 4 CO#1 Final Lift Pavement Escalation (H&J) (\$209,034.05)

2. Consider Approval of Coconut Blvd Extension CO#1 (H&J) (\$306,949.14)
3. Consider Approval of Avenir Spine Road Phase 5 CO#1 (H&J) (\$128,807.90)

I. Consent Agenda

1. Consider Ratification of Bush Hog East Berm Fire Break – May 2026 (Arazoza) \$1,275.00
2. Consider Ratification of Bush Hog Publix Swale – May 2026 (Arazoza) \$975.00
3. Consider Ratification of Bush Hog East Side of Panther National – May 2026 (Arazoza) \$925.00
4. Consider Ratification of Removing Ornamental Grass for Visibility at Panther and Avenir (Arazoza) \$800.00
5. Consider Ratification of Weedeat East Berm Aluminum Fence – May 2026 (Arazoza) \$650.00
6. Consider Ratification of Property Wide Quarterly Pump Station Maintenance – May 2026 (Arazoza) \$4,300.00
7. Consider Ratification of Clubhouse Quarterly Pump Station Maintenance – May 2026 (Arazoza) \$850.00

J. Clubhouse

1. Clubhouse Comments from the Public for Items Not on the Agenda
(Limited to 3 Minutes Per Person)
2. Clubhouse Management Report
3. Consider Approval of Clubhouse Mulch – 2026
4. Consider Approval of Clubhouse Landscape Lighting Repair
5. Consider Approval of Additional Cameras Pickle Ball & Tennis Courts
6. Consider Approval of Janitorial Services Agreement with Inter Kleen, Inc.
7. Discussion Regarding Proposed Clubhouse Security Agreement Amendment
8. Discussion Regarding Resident Rental Request
9. Discussion Regarding Clubhouse Restaurant

K. Administrative Matters

L. Board Member Comments

M. Adjourn

LOCALIQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Avenir CDD

2501A Burns RD
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

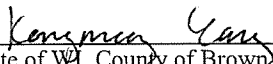
WPB Palm Beach Post 10/13/2025
WPB palmbeachpost.com 10/13/2025

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 10/13/2025



Legal Clerk



Notary, State of WI, County of Brown

9-3-29

My commission expires

Publication Cost: \$311.00
Tax Amount: \$0.00
Payment Cost: \$311.00
Order No: 11736996 # of Copies:
Customer No: 1348509 1
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

NOTICE OF BOARD MEETING
AVENIR COMMUNITY DEVELOPMENT DISTRICT
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Avenir Community Development District will hold Regular Board Meetings at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 12:30 p.m. on the following dates:
October 23, 2025
November 20, 2025
December 18, 2025
January 22, 2026
February 26, 2026
March 26, 2026
April 23, 2026
May 28, 2026
June 25, 2026
July 23, 2026
August 27, 2026
September 24, 2026

Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda and information on how to access the telephone communication information for this Meeting may be obtained by accessing the District's website at www.avenircdd.org or by contacting the office of the District Manager, Special District Services, Inc., located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922, during normal business hours. Each Meeting may be continued to a date, time, and place to be specified on the record at that Meeting.
Note that the telephone communication is being provided by the District as a courtesy to members of the public who desire to listen to the Meeting remotely, but attendees utilizing this telephone communication will not be able to participate in the Meeting. Any person desiring to provide public comments at such Meeting must attend in person.
There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be present a speaker telephone so that any interested person can attend the Meeting and be fully informed of the discussions taking place either in person or by telephone communication. Each Meeting may be continued in progress without additional notice to a time, date, and location stated on the record.
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in a Meeting is asked to advise the District Office at least forty-eight (48) hours prior to the Meeting by contacting the District Manager at 561-630-4922. 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.
If any person decides to appeal any decision made with respect to any matter considered at these Meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.
Meetings may be cancelled from time to time without advertised notice.

AVENIR COMMUNITY DEVELOPMENT DISTRICT
www.avenircdd.org
October 13, 2025 11736996

**AVENIR COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
APRIL 23, 2026**

A. CALL TO ORDER

The April 23, 2026, Regular Board Meeting of the Avenir Community Development District (the “District”) was called to order at 12:30 p.m. in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

B. PROOF OF PUBLICATION

Proof of publication was presented which indicated that notice of the Regular Board Meeting had been published in the *Palm Beach Post* on October 13, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance: Chairperson Virginia Cepero, Vice Chairperson Rosa Schechter and Supervisors Daniel Lopez, Mitch Kay and Rich Cartlidge and it was in order to proceed with the meeting.

Also in attendance were Jason Pierman and Megan Bowden of Special District Services, Inc.; District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; District Engineer Carlos J. Ballbe of Ballbe & Associates (via phone); Developer Rep Tanya McConnell (via phone); and Clubhouse Reps Perry Baldwin and Patrice Chiaramonte.

Also present were District residents: David Khani, Shreve Jones, Jed Evans and Bill Rosenberg.

Also present was Anthony Loyacona – FCI Residential

D. ADDITIONS OR DELETIONS TO THE AGENDA

1. Comments from the Public for Items Not on the Agenda (Limited to 3 Minutes Per Person)

There were no comments from the public.

E. APPROVAL OF MINUTES

1. March 26, 2026, Regular Board Meeting

The minutes of the March 26, 2026, Regular Board Meeting were presented for consideration.

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and passed unanimously approving the minutes of the March 26, 2026, Regular Board Meeting, as presented.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

F. PUBLIC HEARING – RULES OF PROCEDURE – DOG PARK RULES

1. Proof of Publication

Proof of publication was presented which indicated that notice of the Public Hearing had been published in the *Palm Beach Post* on March 19, 2026, and March 26, 2026, as legally required.

2. Receive Public Comment on Dog Park Rules (Limited to 3 Minutes Per Person)

Mr. Cartlidge inquired about the anticipated completion date of the dog park. Mr. Ballbe responded that the District was currently awaiting contractor bids and permits. He further noted that the site had been graded.

3. Consider Resolution No. 2026-02 – Approving Dog Park Rules

Resolution No. 2026-02 was presented, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DOG PARK RULES (RULE 2026-02) AND INCLUDING SUCH RULES AS PART OF RULES REGARDING USE OF THE DISTRICT'S AMENITIES RULES HANDBOOK; AND PROVIDING FOR AN EFFECTIVE DATE

Mr. Pawelczyk noted that the proposed rules were compiled from other municipalities and were appropriate for use at the dog park.

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and passed unanimously adopting Resolution No. 2026-02, as presented.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

G. OLD BUSINESS

There were no old business items to come before the Board.

H. NEW BUSINESS

1. Consider Avenir Drive and Panther National Annuals Spring – Summer 2026 (Arazoza)

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and unanimously passed approving the Spring – Summer 2026 Annuals for Avenir Drive and Panther National by Arazoza, as presented.

2. Consider Avenir Palm Trimming – April 2026 (Arazoza)

Ms. Bowden presented the proposal to trim all Royal, Coconut, and Medjool palms and remove and haul away debris. The scope also includes trimming all palms located behind the fence at Coral Isles and the clubhouse area would be a separate proposal.

Mr. Rosenberg requested a total tree count by line item. Ms. Bowden stated she would obtain the requested data and forward it to Mr. Rosenberg.

Mr. Cartlidge inquired whether additional quotes had been obtained. Mr. Pierman advised that the work was included under the current landscape maintenance agreement.

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and passed unanimously approving the April 2026 Avenir palm trimming by Arazoza, as presented.

3. Consider Solana Bay Perimeter Wall Plant Fill-Ins (Arazoza)

Ms. Bowden explained this proposal was to replace landscaping in the 15-foot buffer along the sidewalk outside the Solana Bay wall.

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and passed unanimously approving the Solana Bay perimeter wall plant fill-ins by Arazoza, as presented.

4. Consider Orchid Isles' Signage Request Roundabout Sign

The request was denied prior to presentation to the Board; therefore, no vote was taken. Ms. McConnell explained that the master plan was being revised to prohibit signage other than wayfinding signs. She further noted that the existing signs at the Panther National and Avenir Drive roundabout would be removed.

5. Consider Windgate Fence Request

Mr. Pierman presented two proposed locations along Coconut Boulevard and Avenir Drive near Windgate where the HOA is requesting the installation of additional fencing. The fencing will be designed to match the existing fence and include access for landscaping needs. He also noted that a license agreement would be required, which Mr. Pawelczyk will assist in preparing.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously approving the Windgate fence request, as presented.

I. CHANGE ORDERS

1. Consider CO NO 2 – Avenir Pod 11 Corrected & Signed (Centerline) - \$1,710,100

Mr. Ballbe explained that Change Order No. 2 for Avenir Pod 11 (corrected & signed) covered Phases 1 and 2 water management access, including drainage and roadway access improvements.

Mr. Cartlidge inquired about the expansion of the project scope. Mr. Ballbe clarified that the original agreement was based on the permits available at the time, as final construction plans had not yet been completed. He further noted that the scope had since expanded due to updated surveys and additional project requirements.

2. Consider CO NO 1 – Northlake Parkway Buffer Drainage Ext (JW Cheatham) - \$54,204.55

Mr. Ballbe clarified that the spine road was located within the parkway area and was being completed to ensure continuity of work by utilizing the same contractor for the project.

3. Consider CO NO 2 – Avenir Pod 21 Additional Wall Installation (Precast) - \$24,601.65

Mr. Ballbe explained that the work consisted of installing a perimeter wall at the entryway, which was omitted from the original contractor’s scope of work.

4. Consider CO NO 22 – Avenir Phase Two Earthwork Contract REV Add Lake Excavation Pod 11 (H&J) - \$536,399.00

Mr. Ballbe noted that this item was previously approved by the District in February in the amount of \$414,088. He explained that the revised total of \$536,399.00 reflected updated cubic yardage measurements.

A **motion** was made by Ms. Schechter, seconded by Mr. Lopez and passed unanimously ratifying the above Change Order Items 1 through 4, as presented.

J. CONSENT AGENDA

1. Consider Ratification of Bush Hog Publix Swale March 2026 (Arazoza)

2. Consider Ratification of Irrigation Repair on Avenir Dr and Coconut Blvd (Arazoza)

3. Consider Ratification of Malfunctioning Irrigation Clock Replacement at Regency (Arazoza)

4. Consider Ratification of Avenir Town Center Phase 1 SUA Bill of Sale

5. Consider Ratification of Underground Utilities (SPF) Avenir CDD Pod 11 Contract

6. Consider Ratification of Bush Hog Publix Swale- April 2026 (Arazoza)

7. Consider Ratification of Stonework (Titan) Pod 21 Avenir CDD Mail Kiosk and Shade Structure

8. Consider Ratification of Landscape Forms-Bike Rack A21

9. Consider Ratification of Playground Equipment (Playcore) Avenir CDD POD 21 Lake Ridge

10. Consider Ratification of Playground Site Work (Playcore) Avenir CDD Pod 21

11. Consider Ratification of Shed Electrical New Proposal (Boston Electric)

A **motion** was made by Mr. Lopez, seconded by Ms. Schechter and unanimously passed approving Consent Agenda Items 1 through 11, as presented.

K. CLUBHOUSE

1. Clubhouse Comments from the Public for Items Not on the Agenda - (Limited to 3 Minutes Per Person)

There was no public comment regarding the Clubhouse.

2. Clubhouse Management Report

Mr. Baldwin presented the monthly manager's report, noting that the new golf carts had been delivered and were now in use by staff. He also reported that the ballroom entryway doors remain closed unless an event or rental is in progress, and that the maintenance shed had been helpful in reducing indoor storage needs.

Mr. Baldwin further reported that staff stationed at the front desk were now verifying incoming clubhouse members' identification, which had been implemented successfully along with enhanced key fob programming.

Following discussion, a **motion** was made by Mr. Cartlidge, seconded by Mr. Lopez approving the purchase of a non-permanent reception desk for placement in the entryway hallway, at a cost not to exceed \$3,000.

Mr. Baldwin also provided a security update, noting that security personnel had been directed to remain in the entry hallway rather than in their vehicles. In response to a question from Mr. Cartlidge regarding police involvement, Mr. Pierman noted there had been one historical instance requiring police response.

Ms. Chiaramonte provided a recap of recent Clubhouse events held in March and April, highlighting continued partnerships with The Nest and local businesses. She also noted that the Easter egg hunt event was very successful.

3. Consider Avenir Clubhouse Annuals Spring-Summer 2026 (Arazoza)

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and passed unanimously approving the Avenir Clubhouse Annuals Spring-Summer 2026 by Arazoza, as presented.

4. Consider Palm Trimming at Clubhouse April 2026 (Arazoza)

Ms. Bowden noted that the proposal included palm trimming at the clubhouse and the installation of bungee support for Royal palms due to safety concerns related to potential falling branches.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously approving the palm trimming at the Clubhouse for April 2026 by Arazoza, as presented.

5. Consider Resolution No. 2026-03 – Surplus Property – Golf Carts

Resolution No. 2026-03 was presented, entitled:

RESOLUTION 2026-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING CERTAIN TANGIBLE PERSONAL PROPERTY OF THE DISTRICT, INCLUDING TWO (2) GOLF CARTS, AS SURPLUS AND AUTHORIZING THE DISTRICT MANAGER OR

**HER DESIGNEE TO SELL OR DISPOSE OF SAID EQUIPMENT
AS EXPEDITIOUSLY AS POSSIBLE IN ACCORDANCE WITH
CHAPTER 274, FLORIDA STATUTES; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

Mr. Pierman explained that one golf cart was inoperable and had been offered for purchase at a price of \$120. He also noted that a second cart, the three-row Avenir logo cart, was not practical for maintenance use.

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and passed unanimously adopting Resolution No. 2026-03, as presented.

6. Discussion Regarding Resident Rental Request

Ms. Bowden explained that the District was contacted by a resident regarding a clubhouse rental request. The resident had rented the clubhouse facilities in the past and was recently denied a rental approval. Vesta staff have coordinated with the resident directly, however the resident has escalated the matter to the District. The resident would like the Board to consider that her rights and name be restored in relation to the clubhouse.

Following discussion, a **motion** was made by Mr. Lopez, seconded by Ms. Schechter approving future rentals, subject to an increased security deposit and conditions agreeable to all parties. These conditions will be established in coordination with Vesta staff and Ms. Stroud during a meeting prior to any future rental.

7. Discussion Regarding Clubhouse Restaurant

Mr. Pierman noted that an agreement with The Nest was currently being finalized and had been approved by the City of Palm Beach Gardens' Manager, with final approval pending from the City Attorney.

Mr. Pierman outlined early stage operational concepts under consideration, including a portable happy hour service under the existing pool cabana area, grab-and-go options, themed pre-sale dining nights, Sunday brunch, and QR code-based on-site ordering. He also noted that The Nest had proposed seating for up to 250 people in the ballroom area and that the District would be responsible for purchasing all equipment and items necessary for operation. Additionally, The Nest has requested first right of refusal for catering services for clubhouse rentals.

Mr. Cartlidge requested that the proposed 250 person ballroom capacity be reduced, and staff indicated this feedback would be relayed to The Nest for consideration. Additional storage needs were also discussed, with Mr. Cartlidge suggesting enclosing the pool equipment area on the east side of the clubhouse for use as storage.

Following further discussion, Mr. Pierman stated he would obtain pricing to convert the existing pool cabana area into a bar and short-order service space, with plans.

8. Discussion Regarding Clubhouse Security

During the February Board meeting, Mr. Rosenberg delivered a prepared statement, which was included in the meeting minutes as Clubhouse Exhibit A. Following his presentation, Mr. Pierman recommended holding a separate meeting to allow for more focused discussion.

The Clubhouse agenda item, Discussion Regarding Clubhouse Security, is a result of the follow-up meeting in addition to a Board Members separate report of security concerns related to the clubhouse.

The proposal following the meeting is to explore the creation of a cost-sharing security agreement between Avenir and select individual communities within Avenir. This approach could help reduce clubhouse security expenses by allocating costs across multiple HOAs, in addition to the clubhouse.

Following discussion, staff was instructed to prepare an amendment to reduce hours to the existing security services agreement and explore cost sharing interest with HOAs within the community.

L. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the next meeting was scheduled for May 28, 2026, and reminded the Board to complete their Form 1 online before July 1st.

M. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Schechter, seconded by Mr. Lopez and passed unanimously adjourning the Regular Board Meeting at 1:30 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Avenir Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for August 27, 2026, at 12:30 p.m. in the Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, FL 33410, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 28th day of May, 2026.

ATTEST:

**AVENIR
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Avenir
Community Development District

**Proposed Budget
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- 5 DETAILED PROPOSED DEBT SERVICE BUDGET (SERIES 2019)
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PROPOSED BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	6,682,793
Clubhouse Assessments	1,680,223
Total Regular Debt Assessments	15,701,443
Total Cap I + B Bond Debt Assess	7,072,616
Landowner Contribution - O&M	0
Landowner Contribution - Clubhouse	0
Landowner Contribution - Debt	0
Improvement Fees	1,653,750
Bond Prepayments	0
Bond Prepayments - Sent to Trustee	0
O&M Interest & Other Income	0
Clubhouse Interest & Other Income	580,000
TOTAL REVENUES	\$ 33,370,825
EXPENDITURES	
Supervisor Fees	0
Supervisor Fees Taxes	0
Engineering/Inspections	50,000
Management	154,050
District Office	0
Legal	80,000
Assessment Roll	6,000
Audit Fees	15,000
Arbitrage Rebate Fee	6,000
Insurance	90,000
Legal Advertisements	15,000
Miscellaneous	2,000
Postage	2,000
Office Supplies	3,000
Dues & Subscriptions	175
Trustee Fees	52,000
Continuing Disclosure Fee	4,500
Website Management	1,600
Infra / Misc Maintenance	300,000
Miscellaneous Maintenance	0
Base Landscape Maintenance	1,390,500
Misc Landscape Maintenance	1,000,000
Irrigation Maintenance	250,000
Lake & Littoral Maintenance	200,000
Midge & Mosquito Control	375,000
Fountain Maintenance	200,000
Street Sweeping / Pressure Washing	250,000
Mitigation Maintenance	150,000
Hydrobiologic Monitoring	25,000
Pump Station Maintenance / Fuel	150,000
Electric (FPL) (Including Streetlight)	750,000
Water (Seacoast)	125,000
Gas Utility	20,000
Holiday Lighting	40,000
Contingency	200,000
Maintenance Tech	75,000
R&R Reserves	300,000
Clubhouse Total Expenditures	2,159,410
TOTAL EXPENDITURES	\$ 8,441,235
REVENUES LESS EXPENDITURES	\$ 24,929,590
Bond Payments - Series 2018	(2,994,327)
Bond Payments - Series 2019	(1,188,635)
Bond Payments - Series 2021	(4,330,610)
Bond Payments - Series 2023	(5,256,637)
Bond Payments - Series 2024	(802,326)
Bond Payments - Series 2025	(3,813,875)
Bond Payments - Improv Fee	(1,653,750)
Bond Payments - Series 2026	(3,445,563)
BALANCE	\$ 1,443,867
County Appraiser & Tax Collector Fee	(481,289)
Discounts For Early Payments	(962,578)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	4,975,417	6,892,739	6,682,793	Total Regular Expenses / .94
Clubhouse Assessments	1,738,719	1,738,886	1,680,223	Total CH Expenses - Revenue / .94
Total Regular Debt Assessments	8,814,498	14,412,401	15,701,443	
Total Cap I + B Bond Debt Assess	639,774	2,593,661	7,072,616	
Landowner Contribution - O&M	0	0	0	
Landowner Contribution - Clubhouse	0	0	0	
Landowner Contribution - Debt	0	0	0	
Improvement Fees	0	0	1,653,750	Estimated
Bond Prepayments	0	0	0	
Bond Prepayments - Sent to Trustee	0	0	0	
O&M Interest & Other Income	90,209	0	0	
Clubhouse Interest & Other Income	108,742	230,000	580,000	Rental 30,000 + 550,000 Carryover
TOTAL REVENUES	\$ 16,367,359	\$ 25,867,687	\$ 33,370,825	
EXPENDITURES				
Supervisor Fees	0	0	0	
Supervisor Fees Taxes	0	0	0	
Engineering/Inspections	28,826	50,000	50,000	
Management	56,285	150,000	154,050	CPI - 2.7%
District Office	0	0	0	
Legal	72,655	80,000	80,000	
Assessment Roll	6,000	6,000	6,000	
Audit Fees	15,900	13,900	15,000	Increase due to Additional Bonds
Arbitrage Rebate Fee	5,625	5,000	6,000	Increase due to Additional Bonds
Insurance	60,673	75,000	90,000	Insurance Estimate + CSX Policy
Legal Advertisements	20,255	20,000	15,000	
Miscellaneous	1,829	2,000	2,000	
Postage	2,001	2,000	2,000	
Office Supplies	3,479	5,000	3,000	
Dues & Subscriptions	175	175	175	
Trustee Fees	35,500	40,000	52,000	Increase due to Additional Bonds
Continuing Disclosure Fee	6,250	3,500	4,500	Increase due to Additional Bonds
Website Management	1,600	1,600	1,600	
Infra / Misc Maintenance	236,727	100,000	300,000	Combined with Misc Maint
Miscellaneous Maintenance	76,697	50,000	0	
Base Landscape Maintenance	1,013,510	1,350,000	1,390,500	+ 3% contract escalator
Misc Landscape Maintenance	586,723	1,000,000	1,000,000	ie. Replacements, Mulch, tree trimming, bush hogging, etc.
Irrigation Maintenance	215,604	250,000	250,000	
Lake & Littoral Maintenance	326,311	375,000	200,000	
Midge & Mosquito Control	0	350,000	375,000	
Fountain Maintenance	152,141	200,000	200,000	
Street Sweeping / Pressure Washing	64,900	100,000	250,000	
Mitigation Maintenance	726,150	1,045,000	150,000	
Hydrobiologic Monitoring	0	25,000	25,000	
Pump Station Maintenance / Fuel	72,664	100,000	150,000	
Electric (FPL) (Including Streetlight)	598,954	650,000	750,000	Streetlight & electric
Water (Seacoast)	130,955	175,000	125,000	
Gas Utility	25,389	20,000	20,000	
Holiday Lighting	0	35,000	40,000	
Contingency	139,296	200,000	200,000	Approximatley 3% of non clubhouse O&M expenses
Maintenance Tech	0	0	75,000	Front fountains and Dog stations
R&R Reserves			300,000	
Clubhouse Total Expenditures	1,653,813	1,864,553	2,159,410	
TOTAL EXPENDITURES	\$ 6,336,885	\$ 8,343,728	\$ 8,441,235	
REVENUES LESS EXPENDITURES	\$ 10,030,474	\$ 17,523,959	\$ 24,929,590	
Bond Payments - Series 2018	(2,513,416)	(2,995,460)	(2,994,327)	2026 P & I Payments Less Earned Interest
Bond Payments - Series 2019	(2,368,356)	(1,188,635)	(1,188,635)	2026 P & I Payments Less Earned Interest
Bond Payments - Series 2021	(2,393,832)	(4,330,610)	(4,330,610)	2026 P & I Payments Less Earned Interest
Bond Payments - Series 2023	(1,766,611)	(5,256,637)	(5,256,637)	2026 P & I Payments Less Earned Interest
Bond Payments - Series 2024	(75,071)	(802,326)	(802,326)	2026 P & I Payments Less Earned Interest
Bond Payments - Series 2025	0	(1,567,650)	(3,813,875)	2026 P & I Payments Less Earned Interest
Bond Payments - Improv Fee	0	0	(1,653,750)	
Bond Payments - Series 2026	0	0	(3,445,563)	
BALANCE	\$ 913,188	\$ 1,382,641	\$ 1,443,867	
County Appraiser & Tax Collector Fee	(48,841)	(460,881)	(481,289)	
Discounts For Early Payments	(431,147)	(921,760)	(962,578)	
EXCESS/ (SHORTFALL)	\$ 433,200	\$ -	\$ -	

DETAILED PROPOSED CLUBHOUSE BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

EXPENDITURES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
Supervisor Fees	0	0	0	
Supervisor Fees Taxes	0	0	0	
Connect Water Fee	0	0	0	
CDD Management	8,000	35,000	35,945	CPI 2.7%
Legal	8,235	12,000	30,000	
Assessment Roll	1,500	1,500	1,500	
Audit Fees	1,400	1,600	1,600	
Arbitrage Rebate Fee	225	225	225	
Legal Advertisements	1,200	4,000	500	
Miscellaneous	2,723	5,000	2,000	
Trustee Fees	3,500	3,500	3,500	
Continuing Disclosure Fee	250	250	250	
Website Management	400	400	400	
CH Management/personnel	758,291	819,578	615,000	
Uniforms	0	4,000	2,000	
Licenses/Permits	338	5,000	5,000	
Insurance	50,204	80,000	85,000	
Post / Print / Office Sup	16,630	12,000	10,000	
IT / Telecom	26,716	20,000	15,000	
HVAC Maint & Repair	0	12,000	6,000	
Janitorial	26,166	14,000	20,000	
Misc Repair & Maint	74,994	60,000	60,000	
Pest Control	19,154	20,000	20,000	
Fire/ Life/ Hood -Safe Sys	9,879	8,000	10,000	
Fitness Equip	3,648	4,000	6,000	
Vehicle Lease & Maint	0	5,000	5,000	
Holiday Decorations	0	15,000	15,000	
Cable / Music Services	3,252	4,000	4,000	
Trash Removal	4,676	6,000	10,000	
Gas	20,329	50,000	50,000	
Electricity	39,965	50,000	50,000	
Water & Sewer	45,746	45,000	45,000	
Irrigation Water	4,472	10,000	5,000	
Security / Camera Surveillance	102,606	90,000	110,000	
Electronic Access Control	38,837	10,000	20,000	
Surveillance Repair & Main	0	0	0	
Landscape Maint Contract	71,985	83,000	85,490	3% contract
Landscape Other / Irrigation	16,345	50,000	50,000	
Pool Chemicals	60,175	57,000	65,000	
Pool Maintenance Agreement	32,500	32,500	0	
Pool Repair & Misc Maint	30,908	25,000	20,000	
Tennis & Pickle Court Main	28,169	25,000	30,000	
Furniture Repair & Maint	0	5,000	5,000	
Social Programs	109,183	90,000	160,000	
Coffee Station	0	15,000	0	
Restaurant Expenses	0	0	100,000	coming from fund balance
Deficit Funding F&B Operat	0	0	0	
Other / Capital Expenses	31,208	75,000	75,000	
Poolside Cabbana	0	0	250,000	coming from fund balance
R&R Reserve			75,000	
TOTAL EXPENDITURES	\$ 1,653,813	\$ 1,864,553	\$ 2,159,410	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2018
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Interest Income	68,149	200	200	Projected Interest
Net NAV Collection 2018-1	2,043,044	2,098,851	2,098,851	Maximum Net Debt Service Collection
Net Collection 2018-2 (Taxable & Tax-Exempt)	83,589	84,748	83,615	Estimate - Collected from Developer / Home Builder
Net NAV Collection 2018-3	716,154	811,861	811,861	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Prepaid Bond Collections	178,867	0	0	
Total Revenues	\$ 3,089,803	\$ 2,995,660	\$ 2,994,527	
EXPENDITURES				
Principal Payments 2018-1	545,000	580,000	610,000	Principal Payment Due In 2027
Principal Payments 2018-2 Taxable	35,000	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-2 TE	10,000	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-3	255,000	210,000	215,000	Principal Payment Due In 2027
Interest Payments 2018-1	1,566,400	1,520,475	1,487,750	Interest Payments Due In 2027
Interest Payments 2018-2 Taxable	70,014	71,000	70,014	Estimated Interest Payments Due In 2027
Interest Payments 2018-2 TE	13,601	13,748	13,601	Estimated Interest Payments Due In 2027
Interest Payments 2018-3	616,472	598,288	570,256	Interest Payments Due In 2027
Bond Redemptions	0	2,150	27,906	Estimated Excess Debt Collections
Total Expenditures	\$ 3,111,487	\$ 2,995,660	\$ 2,994,527	
Excess/ (Shortfall)	\$ (21,684)	\$ -	\$ -	

Series 2018-1 Bond Information

Original Par Amount =	\$31,500,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2049		

Series 2018-2 Taxable Bond Information

Original Par Amount =	\$18,445,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	7.90%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2029	NOTE: These Bonds are paid off as lot are sold to Home Builders	

Series 2018-2 Tax Exempt (TE) Bond Information

Original Par Amount =	\$4,700,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	5.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2029	NOTE: These Bonds are paid off as lot are sold to Home Builders	

Series 2018-3 Bond Information

Original Par Amount =	\$11,565,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.75%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2049		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2019

AVENIR COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	56,066	200	200	Projected Interest
Net NAV Tax Collection	1,086,867	1,078,335	1,078,335	Maximum Net Debt Service Collection
Net NAV Tax Collection B	129,493	110,300	110,300	Estimate - Collected from Developer / Home Builder
Landowner Contribution	0	0	0	
Prepaid Bonds	1,254,846	0	0	
Total Revenues	\$ 2,527,271	\$ 1,188,835	\$ 1,188,835	
EXPENDITURES				
Principal Payments	440,000	270,000	250,000	Principal Payments Due In 2027
Principal Payments B	825,000	0	0	
Interest Payments	818,370	794,360	729,120	Interest Payments Due In 2027
Interest Payments B	144,653	110,300	110,300	Estimated Interest Payments Due in 2027
Bond Redemptions	0	14,175	99,415	Estimated Excess Debt Collections
Total Expenditures	\$ 2,228,023	\$ 1,188,835	\$ 1,188,835	
Excess/ (Shortfall)	\$ 299,248	\$ -	\$ -	

Series 2019 Bond Information

Original Par Amount =	\$15,700,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.60%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2019		
Maturity Date =	May 2050		

Series 2019 B Taxable Bond Information

Original Par Amount =	\$2,200,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	6.875%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2019		
Maturity Date =	May 2029		

Series 2019 B Tax Exempt (TE) Bond Information

Original Par Amount =	\$4,300,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	5.250%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2019		
Maturity Date =	May 2029		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2021

AVENIR COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	116,041	1,100	10,000	Projected Interest
Net NAV Collection 2021 A-1 & A-2	4,094,565	3,870,610	3,870,610	Maximum Net Debt Service Collection
Net Collection 2021 B	3,428,814	460,000	460,000	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Prepaid Bonds	2,379,848	0	0	
Total Revenues	\$ 10,019,267	\$ 4,331,710	\$ 4,340,610	
EXPENDITURES				
Principal Payments 2021 A-1	3,005,000	560,000	580,000	Principal Payment Due In 2027
Principal Payments 2021 A-2	625,000	660,000	695,000	Principal Payment Due In 2027
Principal Payments 2021 B	3,015,000	0	0	Bonds Paid off as lots sold to Homebuilder
Interest Payments 2021 A-1	785,982	747,328	733,053	Interest Payments Due In 2027
Interest Payments 2021 A-2	1,953,138	1,904,194	1,869,472	Interest Payments Due In 2027
Interest Payments 2021 B	504,625	460,000	460,000	Estimated Interest Payments Due In 2027
Bond Redemptions	0	188	3,085	Estimated Excess Debt Collections
Total Expenditures	\$ 9,888,744	\$ 4,331,710	\$ 4,340,610	
Excess/ (Shortfall)	\$ 130,523	\$ -	\$ -	

Series 2021 A-1 Bond Information

Original Par Amount =	\$27,305,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.299%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2021		
Maturity Date =	May 2052		

Series 2021 A-2 Bond Information

Original Par Amount =	\$39,305,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	5.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2021		
Maturity Date =	May 2052		

Series 2021 B Bond Information

Original Par Amount =	\$29,160,000	Annual Principal Payments Due =	N/A
Interest Rate =	5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2021		
Maturity Date =	May 2041		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2023
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	305,876	45,000	60,000	Projected Interest
Net NAV Collection 2023	3,393,274	4,337,887	4,337,887	Maximum Net Debt Service Collection
Net NAV Collection 2023 TC	337,231	918,750	918,750	Interest Only until FY 2027/2028
Landowner Contribution	0	0	0	
Capitalized Interest	0	0	0	
Total Revenues	\$ 4,036,381	\$ 5,301,637	\$ 5,316,637	
EXPENDITURES				
Principal Payments 2023	900,000	950,000	1,005,000	Principal Payment Due In 2027
Principal Payments 2023 TC	0	0	0	Principal Payment Due In 2027
Interest Payments 2023	3,494,431	3,432,556	3,388,569	Interest Payments Due In 2027
Interest Payments 2023 TC	918,750	918,750	918,750	Interest Payments Due In 2027
Bond Redemptions	0	331	4,318	Estimated Excess Debt Collections
Total Expenditures	\$ 5,313,181	\$ 5,301,637	\$ 5,316,637	
Excess/ (Shortfall)	\$ (1,276,800)	\$ -	\$ -	

Series 2023 Bond Information

Original Par Amount =	\$79,750,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.537%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2023		
Maturity Date =	May 2054		

Series 2023 Town Center Bond Information

Original Par Amount =	\$15,000,000	Annual Principal Payments Due =	May 1st
Interest Rate =	6.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2023		
Maturity Date =	May 2054		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2024
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	47,629	200	200	Projected Interest
Net NAV Collection 2024 A	88,475	215,763	215,763	Maximum Net Debt Service Collection
Net NAV Collection 2024 B	0	586,563	586,563	Net Interest Only Debt Service until FY 2028/2029
Landowner Contribution	0	0	0	
Capitalized Interest	0	0	0	
Total Revenues	\$ 136,104	\$ 802,526	\$ 802,526	
EXPENDITURES				
Principal Payments 2024 A	0	40,000	40,000	Principal Payment Due In 2027
Principal Payments 2024 B	0	0	0	Principal Payment Due In 2027
Interest Payments 2024 A	174,935	173,475	171,525	Interest Payments Due In 2027
Interest Payments 2024 B	588,192	586,563	586,563	Interest Payments Due In 2027
Bond Redemptions	0	2,488	4,438	Estimated Excess Debt Collections
Total Expenditures	\$ 763,126	\$ 802,526	\$ 802,526	
Excess/ (Shortfall)	\$ (627,022)	\$ -	\$ -	

Series 2024 A Bond Information

Original Par Amount =	\$3,000,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.815%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2024		
Maturity Date =	May 2055		

Series 2024 B Bond Information

Original Par Amount =	\$9,385,000	Annual Principal Payments Due =	May 1st
Interest Rate =	6.250%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2024		
Maturity Date =	May 2055		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2025
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	26,648	0	5,000	Projected Interest
Net NAV Collection 2025 A (A-11)	0	215,600	477,750	Maximum Net Debt Service Collection
Net NAV Collection 2025 A (A-21)	0	215,600	493,925	Maximum Net Debt Service Collection
Net NAV Collection 2025 B (A-11)	0	0	1,705,750	Maximum Net Debt Service Collection
Net NAV Collection 2025 B (A-21)	0	0	1,136,450	Maximum Net Debt Service Collection
Improvement Fees	0	0	1,653,750	Improvement Fees
Capitalized Interest	0	1,352,050	0	
Total Revenues	\$ 26,648	\$ 1,567,650	\$ 5,472,625	
EXPENDITURES				
Principal Payments 2025 A (A-11)	0	0	50,000	Principal Payment Due In 2027
Principal Payments 2025 A (A-21)	0	0	65,000	Principal Payment Due In 2027
Principal Payments 2025 B (A-11)	0	0	0	Principal Payment Due In 2027
Principal Payments 2025 B (A-21)	0	0	0	Principal Payment Due In 2027
Principal Payments 2025 (IF)	0	0	0	Principal Payment Due In 2027
Interest Payments 2025 A (A-11)	0	431,200	423,375	Interest Payments Due In 2027
Interest Payments 2025 A (A-21)	0	1,136,450	428,925	Interest Payments Due In 2027
Interest Payments 2025 B (A-11)	0	0	1,705,750	Interest Payments Due In 2027
Interest Payments 2025 B (A-21)	0	0	1,136,450	Interest Payments Due In 2027
Interest Payments 2025 (IF)	0	0	1,653,750	Interest Payments Due In 2027
Bond Redemptions	0	0	9,375	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ 1,567,650	\$ 5,472,625	
Excess/ (Shortfall)	\$ 26,648	\$ -	\$ -	

Series 2025 A (A-11) Bond Information

Original Par Amount =	\$5,670,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.500%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2025		
Maturity Date =	May 2056		

Series 2025 B (A-11) Bond Information

Original Par Amount =	\$21,775,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.5% - 9.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2025		
Maturity Date =	May 2056		

Series 2025 A (A-21) Bond Information

Original Par Amount =	\$6,160,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.000%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2025		
Maturity Date =	May 2056		

Series 2025 B (A-21) Bond Information

Original Par Amount =	\$15,365,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.0% - 9.0%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2025		
Maturity Date =	May 2056		

Series 2025 (IF) Bond Information

Original Par Amount =	\$20,050,000	Annual Principal Payments Due =	N/A
Interest Rate =	7.500%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2025		
Maturity Date =	November 2055		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2026
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	5,000	Projected Interest
Net NAV Collection 2026 A	0	0	455,625	Maximum Net Debt Service Collection
Net NAV Collection 2026 B	0	0	2,989,938	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Capitalized Interest	0	0	0	
Total Revenues	\$ -	\$ -	\$ 3,450,563	
EXPENDITURES				
Principal Payments 2026 A	0	0	60,000	Principal Payment Due In 2027
Principal Payments 2026 B	0	0	0	Principal Payment Due In 2027
Interest Payments 2026 A	0	0	395,500	Interest Payments Due In 2027
Interest Payments 2026 B	0	0	2,989,938	Interest Payments Due In 2027
Bond Redemptions	0	0	5,125	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 3,450,563	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Series 2026 A Bond Information

Original Par Amount =	\$5,680,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.000%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2026		
Maturity Date =	May 2056		

Series 2026 B Bond Information

Original Par Amount =	\$36,955,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.25% - 9.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2026		
Maturity Date =	May 2056		

**Avenir Community Development District
Assessment Comparison (Parcels A-1 - A-5)**

	Fiscal Year 2023/2024 Gross Assessment	Fiscal Year 2024/2025 Gross Assessment	Fiscal Year 2025/2026 Projected Gross Assessment	Fiscal Year 2026/2027 Projected Gross Assessment
O&M Assessment For Parcel A-1 - Watermark	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For Parcel A-1	\$ 1,486.98	\$ 1,481.82	\$ 1,481.16	\$ 1,431.20
Debt (2018-1) Assessment For Parcel A-1	\$ 2,077.13	\$ 2,077.13	\$ 2,077.13	\$ 2,077.13
Debt (2018-3 Clubhouse) Assessment For Parcel A-1	\$ 742.00	\$ 742.00	\$ 742.00	\$ 742.00
Total	\$ 5,150.01	\$ 5,386.40	\$ 5,768.43	\$ 5,673.45
O&M Assessment For Parcel A-2 - LaTerre	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For Parcel A-2	\$ 1,486.98	\$ 1,481.82	\$ 1,481.16	\$ 1,431.20
Debt (2018-1) Assessment For Parcel A-2	\$ 1,982.71	\$ 1,982.71	\$ 1,982.71	\$ 1,982.71
Debt (2018-3 Clubhouse) Assessment For Parcel A-2	\$ 742.00	\$ 742.00	\$ 742.00	\$ 742.00
Total	\$ 5,055.59	\$ 5,291.98	\$ 5,674.01	\$ 5,579.03
O&M Assessment For Parcel A-3 - Windgate	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For Parcel A-3	\$ 1,486.98	\$ 1,481.82	\$ 1,481.16	\$ 1,431.20
Debt (2018-1) Assessment For Parcel A-3	\$ 1,888.30	\$ 1,888.30	\$ 1,888.30	\$ 1,888.30
Debt (2018-3 Clubhouse) Assessment For Parcel A-3	\$ 742.00	\$ 742.00	\$ 742.00	\$ 742.00
Total	\$ 4,961.18	\$ 5,197.57	\$ 5,579.60	\$ 5,484.62
O&M Assessment For Parcel A-4 - Coral Isles	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For Parcel A-4	\$ 1,486.98	\$ 1,481.82	\$ 1,481.16	\$ 1,431.20
Debt (2018-1) Assessment For Parcel A-4	\$ 2,171.54	\$ 2,171.54	\$ 2,171.54	\$ 2,171.54
Debt (2018-3 Clubhouse) Assessment For Parcel A-4	\$ 742.00	\$ 742.00	\$ 742.00	\$ 742.00
Total	\$ 5,244.42	\$ 5,480.81	\$ 5,862.84	\$ 5,767.86
O&M Assessment For Parcel A-5 (50 Foot) - Regency	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For Parcel A-5 (50 Foot)	\$ -	\$ -	\$ -	\$ -
Debt (2018-1) Assessment For Parcel A-5 (50 Foot)	\$ 1,888.30	\$ 1,888.30	\$ 1,888.30	\$ 1,888.30
Debt (2018-3 Clubhouse) Assessment For Parcel A-5 (50 Foot)	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,732.20	\$ 2,973.75	\$ 3,356.44	\$ 3,311.42
O&M Assessment For Parcel A-5 (60 Foot) - Regency	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For Parcel A-5 (60 Foot)	\$ -	\$ -	\$ -	\$ -
Debt (2018-1) Assessment For Parcel A-5 (60 Foot)	\$ 1,982.71	\$ 1,982.71	\$ 1,982.71	\$ 1,982.71
Debt (2018-3 Clubhouse) Assessment For Parcel A-5 (60 Foot)	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,826.61	\$ 3,068.16	\$ 3,450.85	\$ 3,405.83
O&M Assessment For S.F. Villas	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For S.F. Villas	\$ 1,486.98	\$ 1,481.82	\$ 1,481.16	\$ 1,431.20
Debt (2018-1) Assessment For S.F. Villas	\$ 1,063.83	\$ 1,063.83	\$ 1,063.83	\$ 1,063.83
Debt (2018-3 Clubhouse) Assessment For S.F. Villas	\$ 742.00	\$ 742.00	\$ 742.00	\$ 742.00
Total	\$ 4,136.71	\$ 4,373.10	\$ 4,755.13	\$ 4,660.15
O&M Assessment For Econ Dev	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For Econ Dev	\$ -	\$ -	\$ -	\$ -
Debt (2018-1) Assessment For Econ Dev	\$ 2,127.66	\$ 2,127.66	\$ 2,127.66	\$ 2,127.66
Debt (2018-3 Clubhouse) Assessment For Econ Dev	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,971.56	\$ 3,213.11	\$ 3,595.80	\$ 3,550.78
O&M Assessment For Town Center - Total	\$ 843.90	\$ 94,347.31	\$ 127,610.73	\$ 123,697.59
Debt (2018-1) Assessment For Town Center - Total	\$ 2,127.66	\$ 112,765.96	\$ 112,765.96	\$ 112,765.96
Debt (2023 Towncenter) Assessment For Town Center - Total	\$ -	\$ 1,210,565.00	\$ 1,210,565.00	\$ 1,210,565.00
Total	\$ 2,971.56	\$ 1,417,678.27	\$ 1,450,941.69	\$ 1,447,028.55

* Assessments Include the Following :
4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Lot Count Information

First Phase	Second Phase	Third Phase
Parcel A-1 98	Parcel A-6 # 245	Parcel A-10 230
Parcel A-2 92	Parcel A-7 # 47	Parcel A-11 137
Parcel A-3 119	Parcel A-8 # 98	Parcel A-12 139
Parcel A-4 107	Parcel A-9 # 118	Parcel A-13/14 125' 55
Parcel A-5 267	Total Second Phase # 508	Parcel A-13/14 175' 24
Parcel A-5 202		Parcel A-15 50' 356
SF Villas 250		Parcel A-15 62' 206
First Phase Residential 1,135		Parcel A-16 50' 296
		Parcel A-16 60' 193
		Parcel A-16 75' 2
Econ Dev (50 Acres) 0		Parcel A-17 144
Town Center (41.134 Acres) 86.92		Parcel A-18 104
First Phase Non-Residential 86.92		Parcel A-19 149
		Parcel A-20 55' 75
Total First Phase 1,222		Parcel A-20 65' 69
		Parcel A-21 204
		Third Phase Residential 2,383
		Golf Course 356.81
		Charter School 11.91
		Comm Parcel "D" 159.80
		Comm Parcel "H" 18.75
		Comm Parcel "J" 35.67
		Third Phase Non-Residential 583
		Total Third Phase # 2,966

O&M Calculations

TOTAL UNITS		Total Gross O&M Expenses / Total O&M Units =	O&M per Unit
Phase 1 1,222			
Phase 2 508		\$6,682,793 / 4,696	\$1,423.12
Phase 3 2,966			
Total Units 4,696			
TOTAL RESIDENTIAL UNITS			
Phase 1 1,135			
Phase 2 508			
Phase 3 2,383			
Total Units 4,026			
TOTAL CLUBHOUSE UNITS		Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =	Clubhouse Operation per Unit
Phase 1 666			
Phase 2 508		\$1,680,223 / 1,174	\$1,431.20
Total Units 1,174			

Note: Parcel A-5, Econ Dev, Town Center, and Phase 3 are Not Assessed For Clubhouse Assessment - They Receive No Special Benefit

Avenir Community Development District Assessment Comparison (Parcels A-6 - A-9)

	Fiscal Year 2023/2024 Gross Assessment		Fiscal Year 2024/2025 Gross Assessment		Fiscal Year 2025/2026 Gross Assessment		Fiscal Year 2026/2027 Projected Gross Assessment
O&M Assessment For Parcel A-6 - Pulte	\$ 843.90	\$	1,085.45	\$	1,468.14	\$	1,423.12
Clubhouse Operation Assessment For Parcel A-6	\$ 1,486.98	\$	1,481.82	\$	1,481.16	\$	1,431.20
Debt (2019) Assessment For Parcel A-6	\$ 2,322.00	\$	2,322.00	\$	2,322.00	\$	2,322.00
Debt (2018-3 Clubhouse) Assessment For Parcel A-6	\$ 742.00	\$	742.00	\$	742.00	\$	742.00
Total	\$ 5,394.88	\$	5,631.27	\$	6,013.30	\$	5,918.32
O&M Assessment For Parcel A-7 - Pulte	\$ 843.90	\$	1,085.45	\$	1,468.14	\$	1,423.12
Clubhouse Operation Assessment For Parcel A-7	\$ 1,486.98	\$	1,481.82	\$	1,481.16	\$	1,431.20
Debt (2019) Assessment For Parcel A-7	\$ 2,554.00	\$	2,554.00	\$	2,554.00	\$	2,554.00
Debt (2018-3 Clubhouse) Assessment For Parcel A-7	\$ 742.00	\$	742.00	\$	742.00	\$	742.00
Total	\$ 5,626.88	\$	5,863.27	\$	6,245.30	\$	6,150.32
O&M Assessment For Parcel A-8 - Pulte	\$ 843.90	\$	1,085.45	\$	1,468.14	\$	1,423.12
Clubhouse Operation Assessment For Parcel A-8	\$ 1,486.98	\$	1,481.82	\$	1,481.16	\$	1,431.20
Debt (2019) Assessment For Parcel A-8	\$ 2,554.00	\$	2,554.00	\$	2,554.00	\$	2,554.00
Debt (2018-3 Clubhouse) Assessment For Parcel A-8	\$ 742.00	\$	742.00	\$	742.00	\$	742.00
Total	\$ 5,626.88	\$	5,863.27	\$	6,245.30	\$	6,150.32
O&M Assessment For Parcel A-9 - Solana	\$ 843.90	\$	1,085.45	\$	1,468.14	\$	1,423.12
Clubhouse Operation Assessment For Parcel A-9	\$ 1,486.98	\$	1,481.82	\$	1,481.16	\$	1,431.20
Debt (2019) Assessment For Parcel A-9	\$ 1,697.31	\$	1,697.31	\$	1,697.31	\$	1,697.31
Debt (2018-3 Clubhouse) Assessment For Parcel A-9	\$ 742.00	\$	742.00	\$	742.00	\$	742.00
Total	\$ 4,770.19	\$	5,006.58	\$	5,388.61	\$	5,293.63

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Lot Count Information

First Phase		Second Phase		Third Phase	
Parcel A-1	98	Parcel A-6	# 245	Parcel A-10	230
Parcel A-2	92	Parcel A-7	# 47	Parcel A-11	137
Parcel A-3	119	Parcel A-8	# 98	Parcel A-12	139
Parcel A-4	107	Parcel A-9	# 118	Parcel A-13/14 125'	55
Parcel A-5	267	Total Second Phase	# 508	Parcel A-13/14 175'	24
Parcel A-5	202		#	Parcel A-15 50'	356
SF Villas	250		#	Parcel A-15 62'	206
First Phase Residential	1,135		#	Parcel A-16 50'	296
			#	Parcel A-16 60'	193
Econ Dev (50 Acres)	0		#	Parcel A-16 75'	2
Town Center (41.134 Acres)	86.92		#	Parcel A-17	144
First Phase Non-Residential	86.92			Parcel A-18	104
				Parcel A-19	149
Total First Phase	1,222			Parcel A-20 55'	75
				Parcel A-20 65'	69
				Parcel A-21	204
				Third Phase Residential	2,385
				Golf Course	356.8
				Charter School	11.9
				Comm Parcel "D"	159.8
				Comm Parcel "H"	18.7
				Comm Parcel "J"	35.6
				Third Phase Non-Residential	583
				Total Third Phase	# 2,966

O&M Calculations

TOTAL UNITS		Total Gross O&M Expenses / Total O&M Units =	O&M per Unit
Phase 1	1,222		
Phase 2	508		
Phase 3	2,966		
Total Units	4,696	\$6,682,793 / 4,696	\$1,423.12
TOTAL RESIDENTIAL UNITS			
Phase 1	1,135		
Phase 2	508		
Phase 3	2,383		
Total Units	4,026		
TOTAL CLUBHOUSE UNITS		Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =	Clubhouse Operation per Unit
Phase 1	666		
Phase 2	508		
Total Units	1,174	\$1,680,223 / 1,174	\$1,431.20

Note: Parcel A-5, Econ Dev, Town Center, and Phase 3 are Not Assessed For Clubhouse Assessment - They Receive No Special Benefit

**Avenir Community Development District
Assessment Comparison (Parcels A-10 - A-21)**

	Fiscal Year 2023/2024 Gross Assessment	Fiscal Year 2024/2025 Gross Assessment	Fiscal Year 2025/2026 Gross Assessment	Fiscal Year 2026/2027 Projected Gross Assessment
O&M Assessment For Parcel A-10 (Old 10 + Old 11)	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-10 (Old 10 + Old 11)	\$ 2,845.00	\$ 2,845.00	\$ 2,845.00	\$ 3,521.58
Debt (2026) Assessment For Parcel A-10 (Old 10 + Old 11)				\$ 2,107.42
Total	\$ 3,688.90	\$ 3,930.45	\$ 4,313.14	\$ 7,052.12
O&M Assessment For Parcel A-11 (Old Econ)	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2018) Assessment For Parcel A-11 (Old Econ)	\$ 3,176.00	\$ 3,176.00	\$ 3,176.00	\$ 776.52
Debt (2025) Assessment For Parcel A-11 (Old Econ)				\$ 3,709.82
Total	\$ 4,019.90	\$ 4,261.45	\$ 4,644.14	\$ 5,909.46
O&M Assessment For Parcel A-12 - Panther National	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-12	\$ 5,102.00	\$ 5,102.00	\$ 5,102.00	\$ 5,102.00
Total	\$ 5,945.90	\$ 6,187.45	\$ 6,570.14	\$ 6,525.12
O&M Assessment For Parcel A-13/14 125' - Panther National	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-13/14 125'	\$ 6,259.00	\$ 6,259.00	\$ 6,259.00	\$ 6,259.00
Total	\$ 7,102.90	\$ 7,344.45	\$ 7,727.14	\$ 7,682.12
O&M Assessment For Parcel A-13/14 175' - Panther National	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-13/14 175'	\$ 7,911.00	\$ 7,911.00	\$ 7,911.00	\$ 7,911.00
Total	\$ 8,754.90	\$ 8,996.45	\$ 9,379.14	\$ 9,334.12
O&M Assessment For Parcel A-15 50'	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-15 50'	\$ 1,889.00	\$ 1,889.00	\$ 1,889.00	\$ 1,889.00
Total	\$ 2,732.90	\$ 2,974.45	\$ 3,357.14	\$ 3,312.12
O&M Assessment For Parcel A-15 62'	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-15 62'	\$ 1,983.00	\$ 1,983.00	\$ 1,983.00	\$ 1,983.00
Total	\$ 2,826.90	\$ 3,068.45	\$ 3,451.14	\$ 3,406.12
O&M Assessment For Parcel A-16 50' - Koller	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Parcel A-16 50'	\$ 5,670.00	\$ 3,457.00	\$ 3,457.00	\$ 3,457.00
Total	\$ 6,513.90	\$ 4,542.45	\$ 4,925.14	\$ 4,880.12
O&M Assessment For Parcel A-16 60' - Koller	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Parcel A-16 60'	\$ 6,805.00	\$ 4,149.00	\$ 4,149.00	\$ 4,149.00
Total	\$ 7,648.90	\$ 5,234.45	\$ 5,617.14	\$ 5,572.12
O&M Assessment For Parcel A-16 75' - Koller	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Parcel A-16 75'	\$ 7,373.00	\$ 5,186.00	\$ 5,186.00	\$ 5,186.00
Total	\$ 8,216.90	\$ 6,271.45	\$ 6,654.14	\$ 6,609.12
O&M Assessment For Parcel A-17	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Parcel A-17	\$ 7,373.00	\$ 7,373.00	\$ 7,373.00	\$ 7,373.00
Total	\$ 8,216.90	\$ 8,458.45	\$ 8,841.14	\$ 8,796.12
O&M Assessment For Parcel A-18 - Kenco	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2024 A) Assessment For Parcel A-18	\$ 3,176.00	\$ 2,208.00	\$ 2,208.00	\$ 2,208.00
Debt (2024 B) Assessment For Parcel A-18	\$ -	\$ -	\$ -	\$ -
Debt (2021 A-2 only) Assessment for Parcel A-18	\$ -	\$ -	\$ 2,038.46	\$ 2,038.46
Total	\$ 4,019.90	\$ 3,293.45	\$ 5,714.60	\$ 5,669.58
O&M Assessment For Parcel A-19	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Parcel A-19	\$ 7,373.00	\$ 7,373.00	\$ 7,373.00	\$ 7,373.00
Total	\$ 8,216.90	\$ 8,458.45	\$ 8,841.14	\$ 8,796.12
O&M Assessment For Parcel A-20 55' - Koller	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-20 55'	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00
Total	\$ 2,778.90	\$ 3,020.45	\$ 3,403.14	\$ 3,358.12
O&M Assessment For Parcel A-20 65' - Koller	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-20 65'	\$ 2,030.00	\$ 2,030.00	\$ 2,030.00	\$ 2,030.00
Total	\$ 2,873.90	\$ 3,115.45	\$ 3,498.14	\$ 3,453.12
O&M Assessment For Parcel A-21	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021 A-2 Only) Assessment For Parcel A-21	\$ 3,176.00	\$ 3,176.00	\$ 1,279.03	\$ 1,279.03
Debt (2025) Assessment For Parcel A-21	\$ -	\$ -	\$ 2,575.75	\$ 2,575.75
Total	\$ 4,019.90	\$ 4,261.45	\$ 5,322.92	\$ 5,277.90
O&M Assessment For Golf Course	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Golf Course per Acre	\$ 295.00	\$ 295.00	\$ 295.00	\$ 295.00
Total	\$ 1,138.90	\$ 1,380.45	\$ 1,763.14	\$ 1,718.12
O&M Assessment For Charter School	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Charter School per Acre	\$ 2,247.00	\$ 2,247.00	\$ 2,247.00	\$ 2,247.00
Total	\$ 3,090.90	\$ 3,332.45	\$ 3,715.14	\$ 3,670.12
O&M Assessment For Commercial Parcel "D"	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Commercial Parcel "D"	\$ 1,481.00	\$ 7,044.00	\$ 7,044.00	\$ 7,044.00
Total	\$ 2,324.90	\$ 8,129.45	\$ 8,512.14	\$ 8,467.12
O&M Assessment For Commercial Parcel "H"	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Commercial Parcel "H"	\$ 1,481.00	\$ 1,481.00	\$ 1,481.00	\$ 1,481.00
Total	\$ 2,324.90	\$ 2,566.45	\$ 2,949.14	\$ 2,904.12
O&M Assessment For Commercial Parcel "J"	\$ 1,002.99	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Commercial Parcel "J"	\$ 7,044.00	\$ 7,044.00	\$ 7,044.00	\$ 7,044.00
Total	\$ 8,046.99	\$ 8,129.45	\$ 8,512.14	\$ 8,467.12

* Assessments Include the Following :
4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Lot Count Information

Phase	Count	Phase	Count	Phase	Count
First Phase		Second Phase		Third Phase	
Parcel A-1	98	Parcel A-6	# 245	Parcel A-10	230
Parcel A-2	92	Parcel A-7	# 47	Parcel A-11	137
Parcel A-3	119	Parcel A-8	# 98	Parcel A-12	139
Parcel A-4	107	Parcel A-9	# 118	Parcel A-13/14 125'	55
Parcel A-5	267	Total Second Phase	# 508	Parcel A-13/14 175'	24
Parcel A-5	202			Parcel A-15 50'	356
SF Villas	250			Parcel A-15 62'	206
First Phase Residential	1,135			Parcel A-16 50'	296
				Parcel A-16 60'	193
				Parcel A-16 75'	2
Econ Dev (50 Acres)	0			Parcel A-17	144
Town Center (41.134 Acres)	86.92			Parcel A-18	104
First Phase Non-Residential	86.92			Parcel A-19	149
				Parcel A-20 55'	75
Total First Phase	1,222			Parcel A-20 65'	69
				Parcel A-21	204
				Third Phase Residential	2,383
				Golf Course	356.81
				Charter School	11.91
				Comm Parcel "D"	159.80
				Comm Parcel "H"	18.75
				Comm Parcel "J"	35.67
				Third Phase Non-Residential	583
				Total Third Phase	# 2,966

O&M Calculations

TOTAL UNITS		Total Gross O&M Expenses / Total O&M Units =	O&M per Unit
Phase 1	1,222		
Phase 2	508	\$6,682,793 / 4,696	\$1,423.12
Phase 3	2,966		
Total Units	4,696		
TOTAL RESIDENTIAL UNITS			
Phase 1	1,135		
Phase 2	508		
Phase 3	2,383		
Total Units	4,026		

From: Ed Weinberg <eweinberg@ewconsultants.com>

Sent: Friday, April 24, 2026 1:33 PM

To: Jason Pierman <JPierman@sdsinc.org>; Michael McElligott <MMcElligott@sdsinc.org>

Cc: Mato, Manuel M. (mmato@waterstonebuilders.com) <mmato@waterstonebuilders.com>

Subject: Avenir Southwest (Phase 3) Conservation Area

The subject Conservation Area is comprised of 354 +/- acres of conservation easement lands within the overall Avenir project. The 354 acres are comprised of 278 +/- acres of wetlands along with 76 +/- acres of native upland habitat. The entire area has been fully restored to native conditions including eradication of invasive and non-native vegetation, re-planting with native vegetation in select areas, and ongoing habitat maintenance to enhance and retain the native habitat characteristics of the area. These conditions provide multiple opportunities for experiencing native Florida habitats, interpretive and educational experiences, and enjoyment of nature.

The southern boundary of the Conservation Area includes more than 3,000 feet of frontage on Northlake Boulevard. This segment of Northlake Boulevard incorporates a "Pedestrian Parkway" along its northern limits directly adjacent to the Conservation Area. There are multiple opportunities for observation vistas from the Parkway across wide expanses of wetland marsh systems and native pine flatwoods habitat. Birdwatching and wildlife observation opportunities can be facilitated from the Northlake Boulevard Parkway. In addition, the designated "Avenir Farm" Agricultural Parcel has over 700 feet of frontage along its west boundary directly on the Conservation Area. This will provide an additional opportunity for educational and interpretative experiences integrated with the working farm environment.

The subject Conservation Area will provide a meaningful natural area experience for residents of Avenir as well as the public at large. Minor improvements such as benches, sitting areas, and interpretive kiosks can deliver visual access to a broad expanse of native Florida habitats. Integrating these experiences with the Northlake Parkway (pedestrian experience) and the Avenir Farm (sustainable lifestyle experience) provides an important and meaningful benefit to residents and the public at large.

Edward R. Weinberg, President

EW Consultants, Inc.

1000 SE Monterey Commons Boulevard, Su. 208

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RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACCEPTANCE OF THE CONVEYANCE OF THREE CONSERVATION AREA PARCELS LOCATED WITHIN THE SOUTHWEST CORNER OF THE DISTRICT FROM AVENIR DEVELOPMENT, LLC; AUTHORIZING THE PROPER DISTRICT OFFICIALS TO EXECUTE ALL CONVEYANCE DOCUMENTS NECESSARY FOR THE DISTRICT TO ACCEPT SUCH CONVEYANCE OF LANDS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Avenir Community Development District (the “District”) is a local unit of special purpose government established and existing pursuant to Chapter 190, Florida Statutes, and is located wholly within the municipal limits of the City of Palm Beach Gardens (the “City”) in Palm Beach County, Florida (the “County”); and

WHEREAS, the District was established by the City pursuant to its Ordinance 17, 2016, enacted and effective January 5, 2017; and

WHEREAS, Avenir Development, LLC has requested that the District accept the conveyance of the conservation area located in the southwest corner of the District (the “Avenir Southwest (Phase 3) Conservation Area”), which Avenir Southwest (Phase 3) Conservation Area consists of three parcels totaling 354 +/- acres and is collectively more particularly described in Composite Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, the Avenir Southwest (Phase 3) Conservation Area is comprised of 278 +/- acres of wetlands and 76 +/- acres of native upland habitat; and

WHEREAS, the Avenir Southwest (Phase 3) Conservation Area has been fully restored to native conditions, including, but not limited to, the eradication of invasive and non-native vegetation, re-planting of native vegetation in select areas, and ongoing habitat maintenance to enhance and retain the native habitat characteristics of the area; and

WHEREAS, the restoration of native conditions of the Avenir Southwest (Phase 3) Conservation Area provided for compensatory mitigation used in the permitting of the Avenir development area (the “Compensatory Mitigation”), which Avenir Development, LLC shall retain; and

WHEREAS, upon conveyance, the maintenance of Avenir Southwest (Phase 3) Conservation Area would become the responsibility of the District; and

WHEREAS, the southern boundary of the Avenir Southwest (Phase 3) Conservation Area includes more than 3,000 feet of frontage on Northlake Boulevard, which area incorporates a “Pedestrian Parkway” along its northern limits directly adjacent to the Avenir Southwest (Phase 3) Conservation Area

providing multiple observation vistas from the Pedestrian Parkway across the wide expanses of wetland marsh systems and native pine flatwoods habitat for birdwatching and wildlife observation; and

WHEREAS, the western boundary of the Avenir Farm Agricultural Parcel is immediately adjacent to the Avenir Southwest (Phase 3) Conservation Area and provides for similar observation opportunities and educational and interpretative experiences integrated with the working farm environment; and

WHEREAS, it is the intent of the District and of Avenir Development, LLC that the existing boardwalk located within the Avenir Southwest (Phase 3) Conservation Area will be owned and maintained by the L’Ambiance at Avenir Neighborhood Association, Inc., and that an easement in substantially the same form as that which is attached hereto as Exhibit “B” will be entered into by the appropriate parties and recorded in the Public Records of Palm Beach County, Florida; and

WHEREAS, the District Board finds it to be in the best interests of the District, its residents, and landowners to accept the conveyance of the Avenir Southwest (Phase 3) Conservation Area, as it will provide a meaningful natural area experience for the residents and landowners within the District and the public at large.

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

SECTION 1. The foregoing recitals are true and correct and are hereby ratified and confirmed by the Board.

SECTION 2. The District hereby authorizes the acceptance of the conveyance of the Avenir Southwest (Phase 3) Conservation Area as provided for in this Resolution, with Avenir Development, LLC retaining the Compensatory Mitigation. Virginia Cepero, the current Chair of the Board, or any successor Chair, is hereby authorized to execute those conveyance documents determined to be necessary by District Counsel for the District (“Conveyance Documents”), provided that the District Manager is satisfied that all title matters have been resolved to the satisfaction of the District and such Conveyance Documents have been reviewed and approved by the District Manager and approved as to legal form by the District Counsel. In the absence of the Chair, the Vice-Chair of the District Board is authorized to execute Conveyance Documents pursuant to this section.

SECTION 3. The District Manager and the Chair of the Board are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. That this Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE AVENIR
COMMUNITY DEVELOPMENT DISTRICT THIS _____ DAY OF _____, 2026.**

ATTEST:

**AVENIR COMMUNITY DEVELOPMENT
DISTRICT**

Jason Pierman, Secretary

Virginia Cepero, Chair
Board of Supervisors

Composite Exhibit “A”

Avenir Southwest (Phase 3) Conservation Area

DESCRIPTION:

A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGES 85 THROUGH 109, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT C-2 OF SAID PLAT OF AVENIR; THENCE N01°05'27"E, A DISTANCE OF 243.43 FEET; THENCE N49°46'38"E, A DISTANCE OF 18.91 FEET; THENCE N41°34'11"E, A DISTANCE OF 41.36 FEET; THENCE N46°47'03"E, A DISTANCE OF 38.64 FEET; THENCE S86°47'34"E, A DISTANCE OF 53.17 FEET; THENCE S74°45'48"E, A DISTANCE OF 66.39 FEET; THENCE S81°17'03"E, A DISTANCE OF 40.54 FEET; THENCE S83°58'24"E, A DISTANCE OF 62.83 FEET; THENCE N62°26'52"E, A DISTANCE OF 87.02 FEET; THENCE N60°22'01"E, A DISTANCE OF 47.81 FEET; THENCE N66°59'09"E, A DISTANCE OF 60.06 FEET; THENCE N12°18'44"E, A DISTANCE OF 23.25 FEET; THENCE N57°54'21"E, A DISTANCE OF 101.81 FEET; THENCE S82°24'02"E, A DISTANCE OF 25.28 FEET; THENCE N59°36'08"E, A DISTANCE OF 152.81 FEET; THENCE N49°59'25"E, A DISTANCE OF 224.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 84°22'14", A DISTANCE OF 250.33 FEET TO A POINT OF TANGENCY; THENCE N34°22'49"W, A DISTANCE OF 142.93 FEET; THENCE N83°58'24"W, A DISTANCE OF 48.99 FEET; THENCE N76°25'20"W, A DISTANCE OF 51.80 FEET; THENCE S89°40'05"W, A DISTANCE OF 64.40 FEET; THENCE N72°40'11"W, A DISTANCE OF 28.04 FEET; THENCE N37°07'08"W, A DISTANCE OF 29.06 FEET; THENCE N00°19'55"W, A DISTANCE OF 56.92 FEET; THENCE N21°22'01"W, A DISTANCE OF 54.68 FEET; THENCE N36°44'06"W, A DISTANCE OF 117.60 FEET; THENCE N21°21'55"W, A DISTANCE OF 35.72 FEET; THENCE N12°18'38"E, A DISTANCE OF 75.75 FEET; THENCE S85°50'31"W, A DISTANCE OF 623.65 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 213.00 FEET, WHERE A RADIAL LINE BEARS N07°23'50"W; THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 185°20'15" , A DISTANCE OF 689.00 FEET; THENCE N55°37'11"E, A DISTANCE OF 47.11 FEET; THENCE N23°49'55"E, A DISTANCE OF 16.72 FEET; THENCE N46°46'56"E, A DISTANCE OF 44.89 FEET; THENCE N22°09'50"E, A DISTANCE OF 87.82 FEET; THENCE N35°20'16"E, A DISTANCE OF 31.78 FEET; THENCE N47°18'27"E, A DISTANCE OF 86.08 FEET; THENCE N21°51'20"E, A DISTANCE OF 110.85 FEET; THENCE N47°56'51"E, A DISTANCE OF 75.71 FEET; THENCE N41°34'04"E, A DISTANCE OF 55.36 FEET; THENCE S71°03'40"E, A DISTANCE OF 25.85 FEET; THENCE S50°26'21"E, A DISTANCE OF 23.06 FEET; THENCE S42°13'54"E, A DISTANCE OF 85.24 FEET; THENCE S67°39'01"E, A DISTANCE OF 56.72 FEET; THENCE N47°26'59"E, A DISTANCE OF 454.14 FEET; THENCE N04°59'45"W, A DISTANCE OF 83.48 FEET; THENCE N24°29'40"W, A DISTANCE OF 40.70 FEET; THENCE N07°36'52"W, A DISTANCE OF 78.36 FEET; THENCE N06°04'02"E, A DISTANCE OF 54.40 FEET; THENCE N31°13'06"W, A DISTANCE OF 22.66 FEET; THENCE N69°17'14"E, A DISTANCE OF 54.09 FEET; THENCE N60°32'16"E, A DISTANCE OF 35.16 FEET; THENCE N79°08'38"E, A DISTANCE OF 31.23 FEET; THENCE N69°17'09"E, A DISTANCE OF 49.85 FEET; THENCE N89°40'05"E, A DISTANCE OF 16.19 FEET; THENCE S35°16'36"E, A DISTANCE OF 32.28 FEET; THENCE S48°36'41"E, A DISTANCE OF 41.76 FEET; THENCE S48°36'42"E, A DISTANCE OF 45.79 FEET; THENCE S72°40'08"E, A DISTANCE OF 78.45 FEET; THENCE S82°24'06"E, A DISTANCE OF 47.77 FEET;

DESCRIPTION:(CONTINUED SHEET 2)

SHEET 1 OF 10



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	4/27/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**AVENIR
CONSERVATION AREA C-2
SKETCH OF DESCRIPTION**

DESCRIPTION: (CONTINUED)

THENCE N89°40'01"E, A DISTANCE OF 59.51 FEET; THENCE N74°05'48"E, A DISTANCE OF 72.93 FEET; THENCE S56°33'39"E, A DISTANCE OF 53.73 FEET; THENCE S66°18'18"E, A DISTANCE OF 106.80 FEET; THENCE S19°24'36"W, A DISTANCE OF 31.67 FEET; THENCE S42°14'00"E, A DISTANCE OF 37.60 FEET; THENCE S34°16'12"E, A DISTANCE OF 34.65 FEET; THENCE S66°18'21"E, A DISTANCE OF 20.48 FEET; THENCE S89°39'47"E, A DISTANCE OF 229.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 570.00 FEET; THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°33'42", A DISTANCE OF 224.45 FEET; THENCE N41°33'58"E, A DISTANCE OF 83.97 FEET; THENCE N69°17'09"E, A DISTANCE OF 52.49 FEET; THENCE N53°03'02"E, A DISTANCE OF 60.27 FEET; THENCE N41°33'49"E, A DISTANCE OF 71.53 FEET; THENCE N23°49'42"E, A DISTANCE OF 42.42 FEET; THENCE N16°59'06"W, A DISTANCE OF 54.16 FEET; THENCE N21°52'06"W, A DISTANCE OF 61.17 FEET; THENCE N42°14'03"W, A DISTANCE OF 50.48 FEET; THENCE N53°03'01"W, A DISTANCE OF 40.09 FEET; THENCE N16°59'06"W, A DISTANCE OF 8.39 FEET; THENCE N00°20'09"W, A DISTANCE OF 36.35 FEET; THENCE N12°58'04"W, A DISTANCE OF 55.75 FEET; THENCE N34°16'18"W, A DISTANCE OF 17.73 FEET; THENCE N24°29'43"W, A DISTANCE OF 82.05 FEET; THENCE N14°42'44"W, A DISTANCE OF 79.54 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 210.00 FEET, WHERE A RADIAL LINE BEARS N20°38'27"E; THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°03'23", A DISTANCE OF 201.79 FEET; THENCE N50°26'26"W, A DISTANCE OF 45.67 FEET; THENCE N61°12'17"W, A DISTANCE OF 61.33 FEET; THENCE N74°45'50"W, A DISTANCE OF 46.87 FEET; THENCE N19°24'28"E, A DISTANCE OF 32.26 FEET; THENCE N09°50'26"E, A DISTANCE OF 30.49 FEET; THENCE N20°41'54"E, A DISTANCE OF 44.52 FEET; THENCE N14°02'36"E, A DISTANCE OF 48.69 FEET; THENCE N65°38'14"E, A DISTANCE OF 44.56 FEET; THENCE S81°17'12"E, A DISTANCE OF 73.39 FEET; THENCE N47°56'35"E, A DISTANCE OF 49.67 FEET; THENCE N41°33'53"E, A DISTANCE OF 34.08 FEET; THENCE S79°22'23"E, A DISTANCE OF 22.01 FEET; THENCE S51°18'21"E, A DISTANCE OF 47.88 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 210.00 FEET, WHERE A RADIAL LINE BEARS S17°20'15"E; THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°45'21", A DISTANCE OF 178.70 FEET; THENCE N90°00'00"E , A DISTANCE OF 137.30 FEET; THENCE N00°00'00"E, A DISTANCE OF 537.59 FEET; THENCE N76°54'04"W , A DISTANCE OF 61.66 FEET; THENCE N61°12'17"W, A DISTANCE OF 23.36 FEET; THENCE N69°57'09"W, A DISTANCE OF 41.20 FEET; THENCE S89°39'53"W, A DISTANCE OF 25.18 FEET; THENCE N61°12'13"W, A DISTANCE OF 61.48 FEET; THENCE N31°13'10"W, A DISTANCE OF 44.45 FEET; THENCE N69°57'11"W, A DISTANCE OF 77.99 FEET; THENCE S41°33'52"W, A DISTANCE OF 77.38 FEET; THENCE S29°46'56"W, A DISTANCE OF 102.67 FEET; THENCE S10°56'28"W, A DISTANCE OF 48.49 FEET; THENCE S64°07'57"W, A DISTANCE OF 74.67 FEET; THENCE S51°08'33"W, A DISTANCE OF 58.86 FEET; THENCE S18°15'42"W, A DISTANCE OF 52.35 FEET; THENCE S45°58'26"W, A DISTANCE OF 39.81 FEET; THENCE S75°45'14"W, A DISTANCE OF 34.79 FEET; THENCE N64°48'04"W, A DISTANCE OF 28.22 FEET; THENCE N42°13'57"W, A DISTANCE OF 37.50 FEET; THENCE N50°26'22"W, A DISTANCE OF 57.91 FEET; THENCE N66°18'16"W, A DISTANCE OF 86.11 FEET; THENCE N74°45'47"W, A DISTANCE OF 42.98 FEET; THENCE N34°16'18"W, A DISTANCE OF 35.51 FEET; THENCE N12°58'33"W, A DISTANCE OF 15.09 FEET; THENCE N09°50'26"E, A DISTANCE OF 21.75 FEET; THENCE N27°57'39"E, A DISTANCE OF 64.26 FEET; THENCE N32°31'02"E, A DISTANCE OF 56.10 FEET; THENCE N00°19'57"W, A DISTANCE OF 38.63 FEET; THENCE N23°49'35"E, A DISTANCE OF 39.84 FEET; THENCE N00°19'58"W, A DISTANCE OF 39.30 FEET; **DESCRIPTION: (CONTINUED SHEET 3)**

SHEET 2 OF 10



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 4/27/2026

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7955

**AVENIR ADDITION TO
CONSERVATION AREA C-2
SKETCH OF DESCRIPTION**

DESCRIPTION: (CONTINUED)

THENCE N16°59'03"W, A DISTANCE OF 62.21 FEET; THENCE N24°29'35"W, A DISTANCE OF 44.00 FEET; THENCE N36°00'12"W, A DISTANCE OF 82.68 FEET; THENCE N61°12'07"W, A DISTANCE OF 38.75 FEET; THENCE N42°13'54"W, A DISTANCE OF 24.42 FEET; THENCE N59°52'00"W, A DISTANCE OF 88.26 FEET; THENCE N16°59'01"W, A DISTANCE OF 31.18 FEET; THENCE N28°37'37"W, A DISTANCE OF 32.32 FEET; THENCE N07°38'11"W, A DISTANCE OF 51.67 FEET; THENCE N64°30'42"W, A DISTANCE OF 66.09 FEET; THENCE N55°01'27"W, A DISTANCE OF 67.51 FEET; THENCE N66°18'49"W, A DISTANCE OF 86.86 FEET; THENCE N76°52'32"W, A DISTANCE OF 123.56 FEET; THENCE S66°23'02"W, A DISTANCE OF 78.71 FEET; THENCE S37°43'00"W, A DISTANCE OF 58.63 FEET; THENCE S31°46'54"W, A DISTANCE OF 43.18 FEET; THENCE S47°08'30"W, A DISTANCE OF 39.89 FEET; THENCE S10°37'59"W, A DISTANCE OF 43.68 FEET; THENCE S14°39'33"E, A DISTANCE OF 74.46 FEET; THENCE S32°41'23"E, A DISTANCE OF 128.59 FEET; THENCE S00°19'58"E, A DISTANCE OF 52.88 FEET; THENCE S10°30'19"E, A DISTANCE OF 59.29 FEET; THENCE S09°50'25"W, A DISTANCE OF 30.57 FEET; THENCE S08°32'27"E, A DISTANCE OF 154.84 FEET; THENCE S00°19'56"E, A DISTANCE OF 90.53 FEET; THENCE S06°01'34"E, A DISTANCE OF 48.17 FEET; THENCE S28°56'55"W, A DISTANCE OF 43.10 FEET; THENCE S49°46'26"W, A DISTANCE OF 20.91 FEET; THENCE N88°19'54"W, A DISTANCE OF 326.92 FEET; THENCE N20°04'26"W, A DISTANCE OF 72.96 FEET; THENCE N28°37'35"W, A DISTANCE OF 42.25 FEET; THENCE N24°29'36"W, A DISTANCE OF 53.12 FEET; THENCE N28°37'29"W, A DISTANCE OF 32.76 FEET; THENCE N16°59'06"W, A DISTANCE OF 22.02 FEET; THENCE N42°13'47"W, A DISTANCE OF 36.82 FEET; THENCE N72°40'02"W, A DISTANCE OF 48.62 FEET; THENCE N81°17'06"W, A DISTANCE OF 42.39 FEET; THENCE S89°40'03"W, A DISTANCE OF 50.90 FEET; THENCE S89°40'09"W, A DISTANCE OF 45.46 FEET; THENCE S80°37'16"W, A DISTANCE OF 36.84 FEET; THENCE N50°26'18"W, A DISTANCE OF 125.08 FEET; THENCE S79°08'44"W, A DISTANCE OF 49.04 FEET; THENCE S60°32'13"W, A DISTANCE OF 25.65 FEET; THENCE S75°45'26"W, A DISTANCE OF 51.44 FEET; THENCE S55°53'47"W, A DISTANCE OF 39.24 FEET; THENCE S45°58'32"W, A DISTANCE OF 58.18 FEET; THENCE S30°33'15"W, A DISTANCE OF 43.33 FEET; THENCE S41°34'00"W, A DISTANCE OF 72.59 FEET; THENCE S38°34'25"W, A DISTANCE OF 77.47 FEET; THENCE S72°00'17"W, A DISTANCE OF 21.09 FEET; THENCE N56°33'35"W, A DISTANCE OF 25.80 FEET; THENCE N79°48'27"W, A DISTANCE OF 44.11 FEET; THENCE S80°03'10"W, A DISTANCE OF 40.08 FEET; THENCE N50°37'10"W, A DISTANCE OF 79.29 FEET; THENCE S77°06'13"W, A DISTANCE OF 36.50 FEET; THENCE N83°58'18"W, A DISTANCE OF 42.56 FEET; THENCE N48°36'29"W, A DISTANCE OF 23.11 FEET; THENCE N24°29'29"W, A DISTANCE OF 27.74 FEET; THENCE N53°42'58"W, A DISTANCE OF 44.64 FEET; THENCE N42°13'42"W, A DISTANCE OF 54.83 FEET; THENCE N79°48'29"W, A DISTANCE OF 76.43 FEET; THENCE N53°42'58"W, A DISTANCE OF 13.90 FEET; THENCE N61°11'57"W, A DISTANCE OF 47.99 FEET; THENCE S79°08'44"W, A DISTANCE OF 64.76 FEET; THENCE N69°57'02"W, A DISTANCE OF 4.12 FEET; THENCE N00°45'13"E, A DISTANCE OF 406.07 FEET; THENCE N53°23'37"W, A DISTANCE OF 30.62 FEET; THENCE N01°16'44"E, A DISTANCE OF 405.48 FEET; THENCE N90°00'00"W, A DISTANCE OF 500.64 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 8; THENCE ALONG SAID WEST LINE, S01°28'46"E, A DISTANCE OF 595.34 FEET; THENCE ALONG SAID WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 17, S00°53'56"E, A DISTANCE OF 4376.01 FEET TO A LINE LYING 50.00 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 1229, PAGE 131, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S88°54'50"E, A DISTANCE OF 1319.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,086,294 SQUARE FEET/231.549 ACRES, MORE OR LESS.

SHEET 3 OF 10



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 4/27/2026

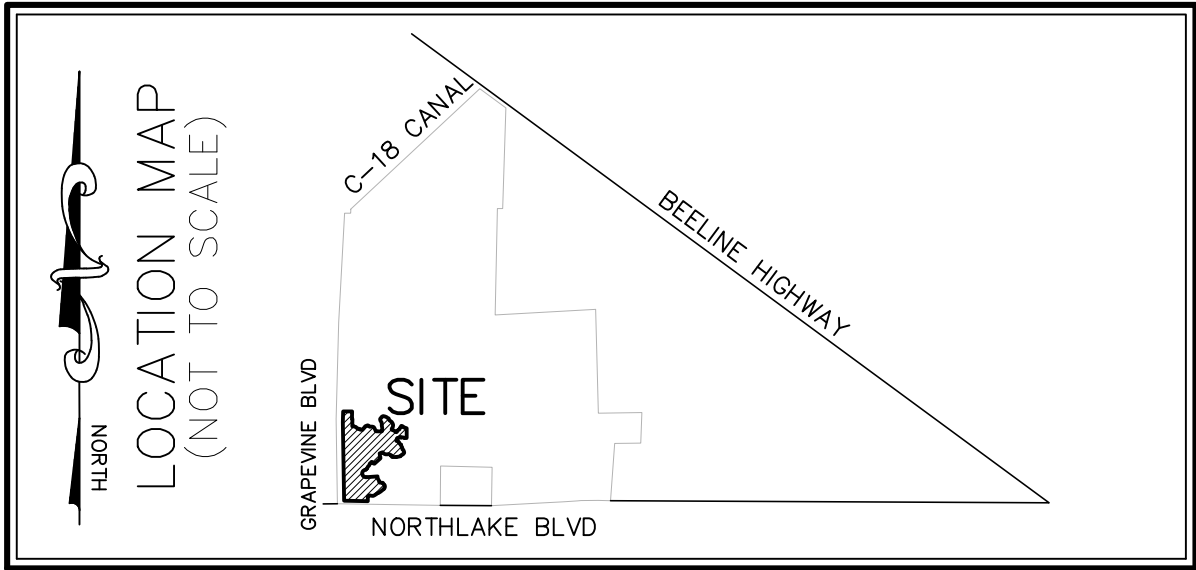
DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7955

**AVENIR ADDITION TO
 CONSERVATION AREA C-2
 SKETCH OF DESCRIPTION**



NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S01°28'46"W ALONG THE WEST LINE OF THE EAST HALF OF SECTION 8 TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
3. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON APRIL 27, 2026. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

 DAVID P. LINDLEY, PLS
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 5005
 CAULFIELD AND WHEELER, INC.
 LICENSED BUSINESS # LB 3591

SHEET 4 OF 10



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	4/27/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**AVENIR ADDITION TO
 CONSERVATION AREA C-2
 SKETCH OF DESCRIPTION**

LINE #	BEARING	DISTANCE
L1	N49°46'38"E	18.91'
L2	N41°34'11"E	41.36'
L3	N46°47'03"E	38.64'
L4	S86°47'34"E	53.17'
L5	S74°45'48"E	66.39'
L6	S81°17'03"E	40.54'
L7	S83°58'24"E	62.83'
L8	N62°26'52"E	87.02'
L9	N60°22'01"E	47.81'
L10	N66°59'09"E	60.06'
L11	N12°18'44"E	23.25'
L12	N57°54'21"E	101.81'
L13	S82°24'02"E	25.28'
L14	N59°36'08"E	152.81'
L15	N49°59'25"E	224.50'
L16	N34°22'49"W	142.93'
L17	N83°58'24"W	48.99'
L18	N76°25'20"W	51.80'
L19	S89°40'05"W	64.40'
L20	N72°40'11"W	28.04'
L21	N37°07'08"W	29.06'
L22	N00°19'55"W	56.92'
L23	N21°22'01"W	54.68'
L24	N36°44'06"W	117.60'
L25	N21°21'55"W	35.72'
L26	N12°18'38"E	75.75'
L27	S85°50'31"W	623.65'
L28	N55°37'11"E	47.11'
L29	N23°49'55"E	16.72'
L30	N46°46'56"E	44.89'

LINE #	BEARING	DISTANCE
L31	N22°09'50"E	87.82'
L32	N35°20'16"E	31.78'
L33	N47°18'27"E	86.08'
L34	N21°51'20"E	110.85'
L35	N47°56'51"E	75.71'
L36	N41°34'04"E	55.36'
L37	S71°03'40"E	25.85'
L38	S50°26'21"E	23.06'
L39	S42°13'54"E	85.24'
L40	S67°39'01"E	56.72'
L41	N47°26'59"E	454.14'
L42	N04°59'45"W	83.48'
L43	N24°29'40"W	40.70'
L44	N07°36'52"W	78.36'
L45	N06°04'02"E	54.40'
L46	N31°13'06"W	22.66'
L47	N69°17'14"E	54.09'
L48	N60°32'16"E	35.16'
L49	N79°08'38"E	31.23'
L50	N69°17'09"E	49.85'
L51	N89°40'05"E	16.19'
L52	S35°16'36"E	32.28'
L53	S48°36'41"E	41.76'
L54	S48°36'42"E	45.79'
L55	S72°40'08"E	78.45'
L56	S82°24'06"E	47.77'
L57	N89°40'01"E	59.51'
L58	N74°05'48"E	72.93'
L59	S56°33'39"E	53.73'
L60	S66°18'18"E	106.80'

LINE #	BEARING	DISTANCE
L61	S19°24'36"W	31.67'
L62	S42°14'00"E	37.60'
L63	S34°16'12"E	34.65'
L64	S66°18'21"E	20.48'
L65	S89°39'47"E	229.23'
L66	N41°33'58"E	83.97'
L67	N69°17'09"E	52.49'
L68	N53°03'02"E	60.27'
L69	N41°33'49"E	71.53'
L70	N23°49'42"E	42.42'
L71	N16°59'06"W	54.16'
L72	N21°52'06"W	61.17'
L73	N42°14'03"W	50.48'
L74	N53°03'01"W	40.09'
L75	N16°59'06"W	8.39'
L76	N00°20'09"W	36.35'
L77	N12°58'04"W	55.75'
L78	N34°16'18"W	17.73'
L79	N24°29'43"W	82.05'
L80	N14°42'44"W	79.54'
L81	N50°26'26"W	45.67'
L82	N61°12'17"W	61.33'
L83	N74°45'50"W	46.87'
L84	N19°24'28"E	32.26'
L85	N09°50'26"E	30.49'
L86	N20°41'54"E	44.52'
L87	N14°02'36"E	48.69'
L88	N65°38'14"E	44.56'
L89	S81°17'12"E	73.39'
L90	N47°56'35"E	49.67'

SHEET 5 OF 10



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

**AVENIR ADDITION TO
 CONSERVATION AREA C-2
 SKETCH OF DESCRIPTION**

DATE 4/27/2026

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7955

LINE #	BEARING	DISTANCE
L91	N41°33'53"E	34.08'
L92	S79°22'23"E	22.01'
L93	S51°18'21"E	47.88'
L94	N90°00'00"E	137.30'
L95	N00°00'00"E	537.59'
L96	N76°54'04"W	61.66'
L97	N61°12'17"W	23.36'
L98	N69°57'09"W	41.20'
L99	S89°39'53"W	25.18'
L100	N61°12'13"W	61.48'
L101	N31°13'10"W	44.45'
L102	N69°57'11"W	77.99'
L103	S41°33'52"W	77.38'
L104	S29°46'56"W	102.67'
L105	S10°56'28"W	48.49'
L106	S64°07'57"W	74.67'
L107	S51°08'33"W	58.86'
L108	S18°15'42"W	52.35'
L109	S45°58'26"W	39.81'
L110	S75°45'14"W	34.79'
L111	N64°48'04"W	28.22'
L112	N42°13'57"W	37.50'
L113	N50°26'22"W	57.91'
L114	N66°18'16"W	86.11'
L115	N74°45'47"W	42.98'
L116	N34°16'18"W	35.51'
L117	N12°58'33"W	15.09'
L118	N09°50'26"E	21.75'
L119	N27°57'39"E	64.26'
L120	N32°31'02"E	56.10'

LINE #	BEARING	DISTANCE
L121	N00°19'57"W	38.63'
L122	N23°49'35"E	39.84'
L123	N00°19'58"W	39.30'
L124	N16°59'03"W	62.21'
L125	N24°29'35"W	44.00'
L126	N36°00'12"W	82.68'
L127	N61°12'07"W	38.75'
L128	N42°13'54"W	24.42'
L129	N59°52'00"W	88.26'
L130	N16°59'01"W	31.18'
L131	N28°37'37"W	32.32'
L132	N07°38'11"W	51.67'
L133	N64°30'42"W	66.09'
L134	N55°01'27"W	67.51'
L135	N66°18'49"W	86.86'
L136	N76°52'32"W	123.56'
L137	S66°23'02"W	78.71'
L138	S37°43'00"W	58.63'
L139	S31°46'54"W	43.18'
L140	S47°08'30"W	39.89'
L141	S10°37'59"W	43.68'
L142	S14°39'33"E	74.46'
L143	S32°41'23"E	128.59'
L144	S00°19'58"E	52.88'
L145	S10°30'19"E	59.29'
L146	S09°50'25"W	30.57'
L147	S08°32'27"E	154.84'
L148	S00°19'56"E	90.53'
L149	S06°01'34"E	48.17'
L150	S28°56'55"W	43.10'

LINE #	BEARING	DISTANCE
L151A	S49°46'26"W	20.91'
L178	N88°19'54"W	326.92'
L179B	N20°04'26"W	72.96'

SHEET 6 OF 10



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**AVENIR ADDITION TO
 CONSERVATION AREA C-2
 SKETCH OF DESCRIPTION**

DATE 4/27/2026

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7955

LINE #	BEARING	DISTANCE
L180	N28°37'35"W	42.25'
L181	N24°29'36"W	53.12'
L182	N28°37'29"W	32.76'
L183	N16°59'06"W	22.02'
L184	N42°13'47"W	36.82'
L185	N72°40'02"W	48.62'
L186	N81°17'06"W	42.39'
L187	S89°40'03"W	50.90'
L188	S89°40'09"W	45.46'
L189	S80°37'16"W	36.84'
L190	N50°26'18"W	125.08'
L191	S79°08'44"W	49.04'
L192	S60°32'13"W	25.65'
L193	S75°45'26"W	51.44'
L194	S55°53'47"W	39.24'
L195	S45°58'32"W	58.18'
L196	S30°33'15"W	43.33'
L197	S41°34'00"W	72.59'

LINE #	BEARING	DISTANCE
L198	S38°34'25"W	77.47'
L199	S72°00'17"W	21.09'
L200	N56°33'35"W	25.80'
L201	N79°48'27"W	44.11'
L202	S80°03'10"W	40.08'
L203	N50°37'10"W	79.29'
L204	S77°06'13"W	36.50'
L205	N83°58'18"W	42.56'
L206	N48°36'29"W	23.11'
L207	N24°29'29"W	27.74'
L208	N53°42'58"W	44.64'
L209	N42°13'42"W	54.83'
L210	N79°48'29"W	76.43'
L211	N53°42'58"W	13.90'
L212	N61°11'57"W	47.99'
L213	S79°08'44"W	64.76'
L214	N69°57'02"W	4.12'

SHEET 7 OF 10



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AVENIR ADDITION TO
 CONSERVATION AREA C-2
 SKETCH OF DESCRIPTION

DATE 4/27/2026

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7955

SEE SHEETS 9 & 10

LEGEND

- CONC- CONCRETE
- MON - MONUMENT
- ORB - OFFICIAL RECORD BOOK
- PBC - PALM BEACH COUNTY
- P.B. - PLAT BOOK
- P.G. - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- Δ - DELTA (CENTRAL) ANGLE
- R - RADIUS
- RB - RADIAL BEARING
- L - LENGTH
- UE - UTILITY EASEMENT

**CONSERVATION AREA
TRACT C-2
(P.B. 127, PG 85)
(ORB 26765 PG 1236)**

**EAST 1/2 SECTION 17
TOWNSHIP 42 SOUTH
RANGE 41 EAST**

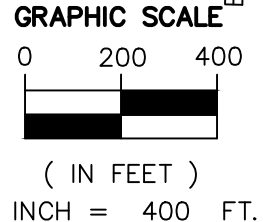
**PARCEL A-1
(P.B. 127, PG 85)**

**CONSERVATION AREA
TRACT C-2
(P.B. 127, PG 85)
(ORB 26765 PG 1236)**

RELEASE OF SURFACE RIGHTS OF ACCESS
(ORB 25564, PG 1330)
30' INGRESS/EGRESS EASEMENT
SUBJECT TO RESERVATIONS
(ORB 2196, PG 717)

POB
SOUTHEAST CORNER OF TRACT C-2

E. 1/4 CORNER SECTION 17
FND PBC BRASS DISK IN CONCRETE



S00°53'56"E 4376.01'
WEST LINE OF THE EAST 1/2 OF SECTION 17

EAST LINE OF SECTION 17
S01°28'40"W

WEST LINE OF SECTION 16

Δ=185°20'15"
A=689.00'
R=213.00'

RADIAL=
N07°23'50"W

Δ=84°22'14"
A=250.33'
R=170.00'

40'
S88°54'50"E 1319.08'

243.43'
N01°05'27"E

10' UE

TRACT RW-1

NORTH RIGHT-OF-WAY
NORTHLAKE BOULEVARD

SHEET 8 OF 10



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	4/27/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**AVENIR ADDITION TO
CONSERVATION AREA C-2
SKETCH OF DESCRIPTION**

LEGEND

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**EAST 1/2 SECTION 8
TOWNSHIP 42 SOUTH
RANGE 41 EAST**

S.W. CORNER
SECTION 9
FND PBC
BRASS DISK
IN CONCRETE

S89°24'39"E 2566.04'
SOUTH LINE OF SECTION 9

N85°34'57"E 2901.48'
SOUTH LINE OF SECTION 8

**SECTION 16
TOWNSHIP 42 SOUTH
RANGE 41 EAST**

**PARCEL A-1
(P.B. 127, PG 85)**

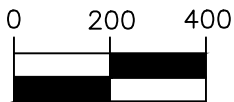
SEE SHEET 10

**EAST 1/2 SECTION 17
TOWNSHIP 42 SOUTH
RANGE 41 EAST**

**CONSERVATION AREA
TRACT C-2
(P.B. 127, PG 85)
(ORB 26765 PG 1236)**



GRAPHIC SCALE



(IN FEET)

1 INCH = 400 FT.

SEE SHEET 8

SHEET 9 OF 10



CAULFIELD & WHEELER, INC.

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**AVENIR ADDITION TO
CONSERVATION AREA C-2
SKETCH OF DESCRIPTION**

DATE 4/27/2026

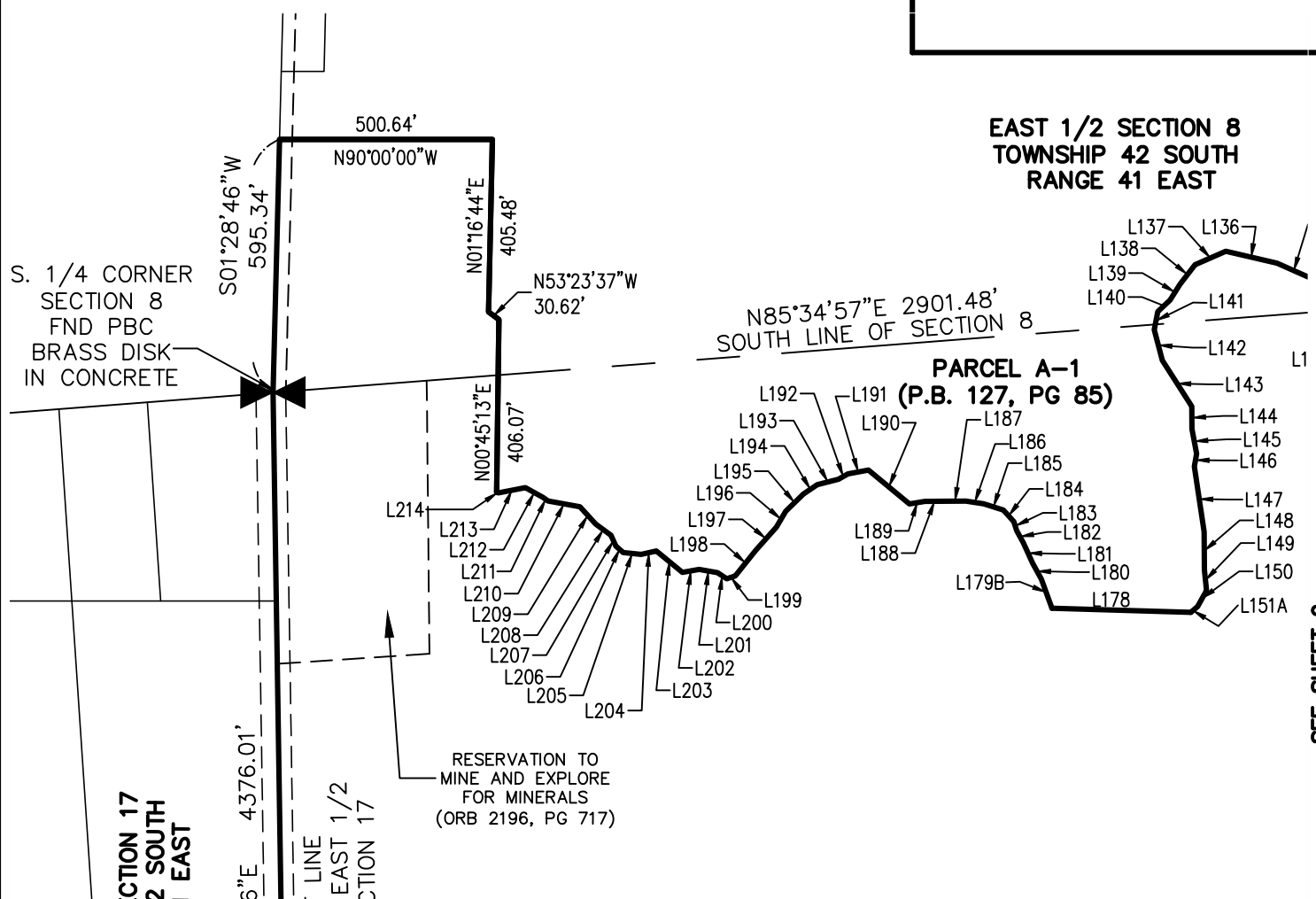
DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7955

**EAST 1/2 SECTION 8
TOWNSHIP 42 SOUTH
RANGE 41 EAST**



S. 1/4 CORNER
SECTION 8
FND PBC
BRASS DISK
IN CONCRETE

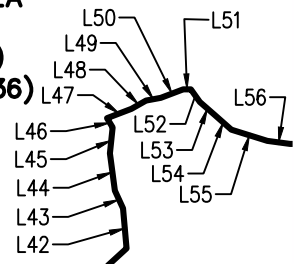
**WEST 1/2 SECTION 17
TOWNSHIP 42 SOUTH
RANGE 41 EAST**

**EAST 1/2 SECTION 17
TOWNSHIP 42 SOUTH
RANGE 41 EAST**

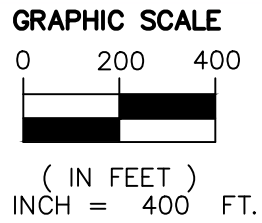
RESERVATION TO
MINE AND EXPLORE
FOR MINERALS
(ORB 2196, PG 717)

**PARCEL A-1
(P.B. 127, PG 85)**

**CONSERVATION AREA
TRACT C-2
(P.B. 127, PG 85)
(ORB 26765 PG 1236)**



- LEGEND**
- CONC - CONCRETE
 - MON - MONUMENT
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SEE SHEET 8

SEE SHEET 9



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**AVENIR ADDITION TO
CONSERVATION AREA C-2
SKETCH OF DESCRIPTION**

DATE	4/27/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

SHEET 10 OF 10

DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 16, S01°28'40"W, A DISTANCE OF 95.14 FEET; THENCE S88°31'20"E, A DISTANCE OF 1445.98 FEET; TO THE POINT OF BEGINNING; THENCE N08°10'15"E, A DISTANCE OF 37.63 FEET; THENCE N12°18'25"E, A DISTANCE OF 44.07 FEET; THENCE N33°36'07"E, A DISTANCE OF 23.89 FEET; THENCE N36°27'01"E, A DISTANCE OF 43.65 FEET; THENCE N41°33'49"E, A DISTANCE OF 38.55 FEET; THENCE N09°50'15"E, A DISTANCE OF 68.66 FEET; THENCE N09°50'13"E, A DISTANCE OF 26.79 FEET; THENCE N27°57'36"E, A DISTANCE OF 34.41 FEET; THENCE N09°50'12"E, A DISTANCE OF 24.14 FEET; THENCE N55°53'36"E, A DISTANCE OF 25.21 FEET; THENCE N41°33'45"E, A DISTANCE OF 38.68 FEET; THENCE N27°57'39"E, A DISTANCE OF 34.40 FEET; THENCE N41°33'49"E, A DISTANCE OF 19.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 84°44'28" EAST; THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 68°03'25", A DISTANCE OF 249.44 FEET; THENCE N36°02'21"E, A DISTANCE OF 47.78 FEET; THENCE N77°05'51"E, A DISTANCE OF 24.23 FEET; THENCE N57°10'15"E, A DISTANCE OF 44.32 FEET; THENCE N80°37'01"E, A DISTANCE OF 35.82 FEET; THENCE N69°17'03"E, A DISTANCE OF 32.78 FEET; THENCE N89°39'51"E, A DISTANCE OF 24.84 FEET; THENCE S23°49'35"W, A DISTANCE OF 53.06 FEET; THENCE S00°20'14"E, A DISTANCE OF 23.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 17°19'16" WEST; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°32'29", A DISTANCE OF 122.94 FEET; THENCE N55°53'30"E, A DISTANCE OF 33.34 FEET; THENCE N45°58'21"E, A DISTANCE OF 47.10 FEET; THENCE S16°59'18"E, A DISTANCE OF 31.19 FEET; THENCE N78°12'30"E, A DISTANCE OF 77.83 FEET; THENCE S74°45'59"W, A DISTANCE OF 65.13 FEET; THENCE N89°39'46"E, A DISTANCE OF 72.29 FEET; THENCE N49°46'18"E, A DISTANCE OF 39.21 FEET; THENCE N41°33'40"E, A DISTANCE OF 34.35 FEET; THENCE N41°33'49"E, A DISTANCE OF 13.26 FEET; THENCE N89°39'46"E, A DISTANCE OF 32.62 FEET; THENCE N41°33'46"E, A DISTANCE OF 50.46 FEET; THENCE N47°56'30"E, A DISTANCE OF 39.43 FEET; THENCE N27°57'31"E, A DISTANCE OF 29.38 FEET; THENCE N69°16'55"E, A DISTANCE OF 29.67 FEET; THENCE N49°46'08"E, A DISTANCE OF 23.56 FEET; THENCE N89°39'58"E, A DISTANCE OF 12.56 FEET; THENCE N70°30'21"E, A DISTANCE OF 36.93 FEET; THENCE N55°53'33"E, A DISTANCE OF 37.70 FEET; THENCE N89°39'46"E, A DISTANCE OF 19.88 FEET; THENCE N41°33'42"E, A DISTANCE OF 40.70 FEET; THENCE N89°39'46"E, A DISTANCE OF 66.72 FEET; THENCE N00°01'41"W, A DISTANCE OF 276.21 FEET; THENCE S74°05'31"W, A DISTANCE OF 26.43 FEET; THENCE N42°14'09"W, A DISTANCE OF 78.00 FEET; THENCE N81°17'29"W, A DISTANCE OF 45.97 FEET; THENCE N74°45'59"W, A DISTANCE OF 22.57 FEET; THENCE N78°02'14"W, A DISTANCE OF 76.74 FEET; THENCE N50°26'36"W, A DISTANCE OF 19.12 FEET; THENCE N32°59'31"W, A DISTANCE OF 58.04 FEET; THENCE N82°24'19"W, A DISTANCE OF 31.37 FEET; THENCE N05°21'21"E, A DISTANCE OF 25.76 FEET; THENCE N27°57'29"E, A DISTANCE OF 51.14 FEET; THENCE N81°43'55"E, A DISTANCE OF 56.48 FEET; THENCE N08°50'32"W, A DISTANCE OF 47.98 FEET;

SHEET 1 OF 12



CAULFIELD & WHEELER, INC.

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**AVENIR
CONSERVATION AREA C-3
SKETCH OF DESCRIPTION**

DATE 4/28/2026

DRAWN BY RFL

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7955

DESCRIPTION: (CONTINUED)

THENCE N49°46'13"E, A DISTANCE OF 47.46 FEET; THENCE N27°57'26"E, A DISTANCE OF 27.25 FEET; THENCE N79°08'22"E, A DISTANCE OF 74.89 FEET; THENCE N00°00'00"E, A DISTANCE OF 57.58 FEET; THENCE N53°43'23"W, A DISTANCE OF 20.75 FEET; THENCE N35°19'58"E, A DISTANCE OF 51.45 FEET; THENCE S54°40'02"E, A DISTANCE OF 35.57 FEET; THENCE S61°12'25"E, A DISTANCE OF 49.21 FEET; THENCE N77°05'43"E, A DISTANCE OF 27.85 FEET; THENCE S61°12'28"E, A DISTANCE OF 24.02 FEET; THENCE N80°36'55"E, A DISTANCE OF 45.20 FEET; THENCE N89°39'46"E, A DISTANCE OF 42.87 FEET; THENCE N59°15'57"E, A DISTANCE OF 132.93 FEET; THENCE N30°32'55"E, A DISTANCE OF 48.56 FEET; THENCE N65°37'58"E, A DISTANCE OF 47.47 FEET; THENCE N41°02'22"E, A DISTANCE OF 49.74 FEET; THENCE N41°33'42"E, A DISTANCE OF 46.79 FEET; THENCE N10°30'39"W, A DISTANCE OF 54.18 FEET; THENCE N65°38'02"E, A DISTANCE OF 28.23 FEET; THENCE N06°01'51"W, A DISTANCE OF 179.34 FEET; THENCE N50°19'23"W, A DISTANCE OF 416.04 FEET; THENCE N86°58'49"W, A DISTANCE OF 113.62 FEET; THENCE S65°38'05"W, A DISTANCE OF 26.85 FEET; THENCE N74°45'56"W, A DISTANCE OF 29.21 FEET; THENCE S41°33'40"W, A DISTANCE OF 80.45 FEET; THENCE S41°33'40"W, A DISTANCE OF 18.27 FEET; THENCE S30°32'55"W, A DISTANCE OF 24.15 FEET; THENCE S30°32'46"W, A DISTANCE OF 14.48 FEET; THENCE S60°32'06"W, A DISTANCE OF 11.74 FEET; THENCE S33°36'01"W, A DISTANCE OF 65.85 FEET; THENCE S29°37'07"E, A DISTANCE OF 9.12 FEET; THENCE S23°49'27"W, A DISTANCE OF 43.60 FEET; THENCE S09°50'12"W, A DISTANCE OF 36.07 FEET; THENCE S08°17'42"W, A DISTANCE OF 36.22 FEET; THENCE S00°20'14"E, A DISTANCE OF 35.46 FEET; THENCE S16°18'48"W, A DISTANCE OF 18.97 FEET; THENCE S00°20'12"E, A DISTANCE OF 36.72 FEET; THENCE S12°58'51"E, A DISTANCE OF 24.84 FEET; THENCE S00°20'09"E, A DISTANCE OF 21.46 FEET; THENCE S00°20'14"E, A DISTANCE OF 34.13 FEET; THENCE S09°50'12"W, A DISTANCE OF 33.04 FEET; THENCE S10°30'36"E, A DISTANCE OF 21.28 FEET; THENCE S47°56'27"W, A DISTANCE OF 12.90 FEET; THENCE S89°39'46"W, A DISTANCE OF 3.98 FEET; THENCE N32°59'27"W, A DISTANCE OF 65.08 FEET; THENCE S49°46'13"W, A DISTANCE OF 86.85 FEET; THENCE S41°33'43"W, A DISTANCE OF 20.88 FEET; THENCE S65°38'08"W, A DISTANCE OF 6.22 FEET; THENCE N42°14'11"W, A DISTANCE OF 6.21 FEET; THENCE N42°14'06"W, A DISTANCE OF 70.28 FEET; THENCE S81°43'55"W, A DISTANCE OF 55.48 FEET; THENCE S89°39'46"W, A DISTANCE OF 29.24 FEET; THENCE N83°16'33"W, A DISTANCE OF 40.39 FEET; THENCE N50°26'36"W, A DISTANCE OF 66.63 FEET; THENCE S06°58'04"W, A DISTANCE OF 80.62 FEET; THENCE S79°08'19"W, A DISTANCE OF 38.65 FEET; THENCE S20°41'50"W, A DISTANCE OF 52.17 FEET; THENCE S53°02'56"W, A DISTANCE OF 17.23 FEET; THENCE N61°12'23"W, A DISTANCE OF 27.34 FEET; THENCE N32°59'25"W, A DISTANCE OF 46.11 FEET; THENCE N42°14'06"W, A DISTANCE OF 56.50 FEET; THENCE N67°39'13"W, A DISTANCE OF 47.13 FEET; THENCE N42°14'03"W, A DISTANCE OF 67.49 FEET; THENCE N77°46'12"W, A DISTANCE OF 22.09 FEET; THENCE N20°04'40"W, A DISTANCE OF 17.74 FEET; THENCE N16°59'06"W, A DISTANCE OF 9.00 FEET; THENCE N23°49'24"E, A DISTANCE OF 22.61 FEET; THENCE N00°20'09"W, A DISTANCE OF 23.28 FEET; THENCE N27°57'31"W, A DISTANCE OF 26.49 FEET; THENCE N35°19'59"W, A DISTANCE OF 40.77 FEET; THENCE N12°18'26"E, A DISTANCE OF 30.83 FEET; THENCE N08°10'03"E, A DISTANCE OF 43.95 FEET; THENCE N20°04'40"W, A DISTANCE OF 49.15 FEET; THENCE N66°18'25"W, A DISTANCE OF 30.88 FEET; THENCE N24°29'47"W, A DISTANCE OF 22.77 FEET; THENCE N50°26'31"W, A DISTANCE OF 25.62 FEET; THENCE N12°58'43"W, A DISTANCE OF 22.88 FEET; THENCE N42°14'06"W, A DISTANCE OF 33.46 FEET; THENCE N53°43'12"W, A DISTANCE OF 26.40 FEET; THENCE N30°04'43"W, A DISTANCE OF 6.77 FEET; THENCE N09°50'18"E, A DISTANCE OF 35.53 FEET; THENCE N21°22'06"W, A DISTANCE OF 62.76 FEET; THENCE N66°18'31"W, A DISTANCE OF 37.97 FEET;

SHEET 2 OF 12



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**AVENIR
CONSERVATION AREA C-3
SKETCH OF DESCRIPTION**

DATE 4/28/2026

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7955

DESCRIPTION: (CONTINUED)

THENCE N56°33'44"W, A DISTANCE OF 27.42 FEET; THENCE N42°14'01"W, A DISTANCE OF 41.73 FEET; THENCE N61°12'17"W, A DISTANCE OF 19.13 FEET; THENCE N72°40'18"W, A DISTANCE OF 35.64 FEET; THENCE N42°13'59"W, A DISTANCE OF 25.31 FEET; THENCE N76°25'26"W, A DISTANCE OF 61.14 FEET; THENCE S89°39'46"W, A DISTANCE OF 27.48 FEET; THENCE N77°46'03"W, A DISTANCE OF 21.44 FEET; THENCE N61°12'17"W, A DISTANCE OF 39.42 FEET; THENCE S46°46'40"W, A DISTANCE OF 66.25 FEET; THENCE S35°46'48"W, A DISTANCE OF 42.35 FEET; THENCE S52°16'14"W, A DISTANCE OF 90.40 FEET; THENCE S32°15'59"W, A DISTANCE OF 108.14 FEET; THENCE S19°24'24"W, A DISTANCE OF 39.65 FEET; THENCE S00°20'00"E, A DISTANCE OF 28.58 FEET; THENCE S00°20'12"E, A DISTANCE OF 26.64 FEET; THENCE S16°18'53"W, A DISTANCE OF 42.82 FEET; THENCE S21°22'03"E, A DISTANCE OF 56.12 FEET; THENCE S31°13'10"E, A DISTANCE OF 30.03 FEET; THENCE S61°12'24"E, A DISTANCE OF 32.70 FEET; THENCE S66°18'18"E, A DISTANCE OF 27.39 FEET; THENCE S50°26'32"E, A DISTANCE OF 25.57 FEET; THENCE S28°37'53"E, A DISTANCE OF 33.85 FEET; THENCE S10°30'29"E, A DISTANCE OF 31.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 14°16'03" WEST; THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64°58'03", A DISTANCE OF 238.12 FEET; THENCE N81°43'56"E, A DISTANCE OF 63.19 FEET; THENCE S44°33'39"E, A DISTANCE OF 78.23 FEET; THENCE S78°12'30"W, A DISTANCE OF 46.80 FEET; THENCE S51°08'21"W, A DISTANCE OF 51.71 FEET; THENCE S37°13'32"W, A DISTANCE OF 80.89 FEET; THENCE S23°49'28"W, A DISTANCE OF 62.91 FEET; THENCE S28°56'45"W, A DISTANCE OF 46.52 FEET; THENCE S64°07'55"W, A DISTANCE OF 24.87 FEET; THENCE N74°45'59"W, A DISTANCE OF 15.61 FEET; THENCE N85°47'04"W, A DISTANCE OF 82.93 FEET; THENCE S75°14'24"W, A DISTANCE OF 75.26 FEET; THENCE S83°52'43"W, A DISTANCE OF 54.18 FEET; THENCE N77°46'12"W, A DISTANCE OF 14.55 FEET; THENCE N37°07'13"W, A DISTANCE OF 36.13 FEET; THENCE N37°07'14"W, A DISTANCE OF 48.31 FEET; THENCE N50°26'36"W, A DISTANCE OF 41.94 FEET; THENCE S83°18'17"W, A DISTANCE OF 59.43 FEET; THENCE N69°57'17"W, A DISTANCE OF 29.90 FEET; THENCE N74°45'59"W, A DISTANCE OF 43.22 FEET; THENCE N61°12'19"W, A DISTANCE OF 46.81 FEET; THENCE N61°12'19"W, A DISTANCE OF 75.67 FEET; THENCE S26°48'29"W, A DISTANCE OF 63.83 FEET; THENCE N69°17'01"W, A DISTANCE OF 41.42 FEET; THENCE S74°05'45"W, A DISTANCE OF 42.43 FEET; THENCE S81°44'00"W, A DISTANCE OF 53.15 FEET; THENCE S35°03'57"W, A DISTANCE OF 146.64 FEET; THENCE S35°03'57"W, A DISTANCE OF 868.73 FEET; THENCE S50°13'47"W, A DISTANCE OF 53.26 FEET; THENCE S33°26'47"W, A DISTANCE OF 85.89 FEET; THENCE S61°12'20"E, A DISTANCE OF 34.38 FEET; THENCE S77°46'05"E, A DISTANCE OF 37.06 FEET; THENCE N77°06'00"E, A DISTANCE OF 30.67 FEET; THENCE N89°39'55"E, A DISTANCE OF 76.04 FEET; THENCE S77°46'05"E, A DISTANCE OF 22.59 FEET; THENCE S66°18'21"E, A DISTANCE OF 23.36 FEET; THENCE S46°57'31"E, A DISTANCE OF 42.01 FEET; THENCE S61°12'17"E, A DISTANCE OF 11.29 FEET; THENCE S37°07'10"E, A DISTANCE OF 29.20 FEET; THENCE S09°50'18"W, A DISTANCE OF 25.36 FEET; THENCE S14°42'49"E, A DISTANCE OF 46.07 FEET; THENCE S00°20'06"E, A DISTANCE OF 44.06 FEET; THENCE S18°25'38"E, A DISTANCE OF 75.98 FEET; THENCE S34°16'24"E, A DISTANCE OF 44.31 FEET; THENCE S81°51'19"E, A DISTANCE OF 514.37 FEET; THENCE N41°33'52"E, A DISTANCE OF 68.17 FEET; THENCE N38°16'28"E, A DISTANCE OF 70.49 FEET; THENCE N08°51'58"E, A DISTANCE OF 75.40 FEET; THENCE N04°47'32"E, A DISTANCE OF 59.41 FEET; THENCE N16°18'55"E, A DISTANCE OF 56.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,552,389 SF, 58.595 ACRES, MORE OR LESS.

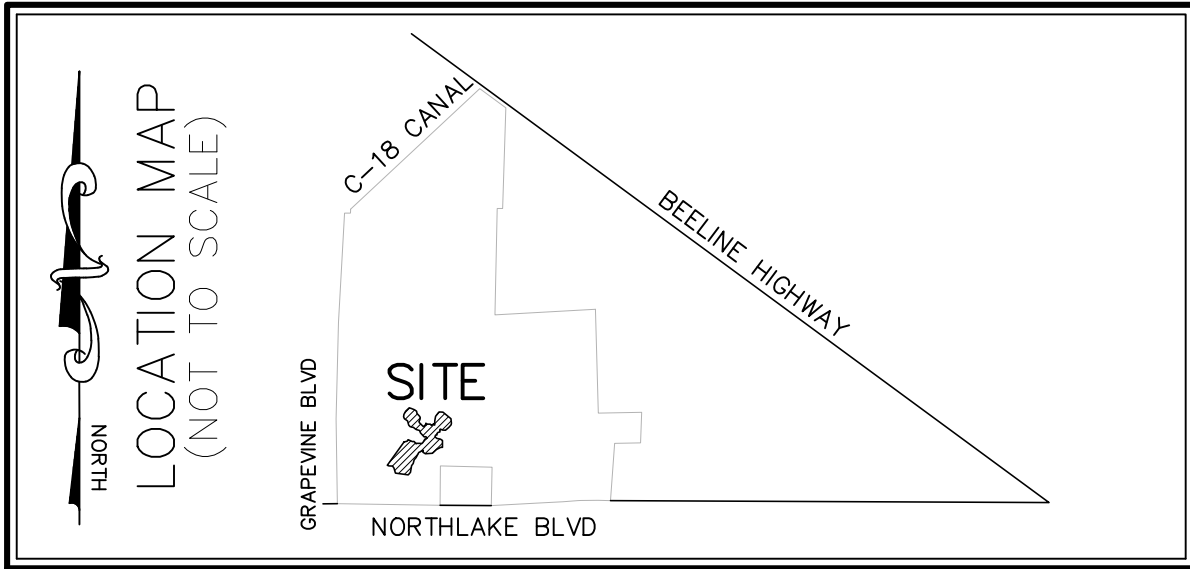
SHEET 3 OF 12



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	4/28/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**AVENIR
CONSERVATION AREA C-3
SKETCH OF DESCRIPTION**



NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S01°28'40"W ALONG THE WEST LINE OF SECTION 16 TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
3. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON APRIL 28, 2026. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 4 OF 12

CAULFIELD & WHEELER, INC.
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**AVENIR
 CONSERVATION AREA C-3
 SKETCH OF DESCRIPTION**

DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 LB 3591

DATE	4/28/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

Line Table		
Line #	Direction	Length
L299	N08° 10' 15"E	37.63
L300	N12° 18' 25"E	44.07
L301	N33° 36' 07"E	23.89
L302	N36° 27' 01"E	43.65
L303	N41° 33' 49"E	38.55
L304	N09° 50' 15"E	68.66
L305	N09° 50' 13"E	26.79
L306	N27° 57' 36"E	34.41
L307	N09° 50' 12"E	24.14
L308	N55° 53' 36"E	25.21
L309	N41° 33' 45"E	38.68
L310	N27° 57' 39"E	34.40
L311	N41° 33' 49"E	19.58
L313	N36° 02' 21"E	47.78
L314	N77° 05' 51"E	24.23
L315	N57° 10' 15"E	44.32
L316	N80° 37' 01"E	35.82
L317	N69° 17' 03"E	32.78
L318	N89° 39' 51"E	24.84
L319	S23° 49' 35"W	53.06

Line Table		
Line #	Direction	Length
L320	S00° 20' 14"E	23.41
L322	N55° 53' 30"E	33.34
L323	N45° 58' 21"E	47.10
L324	S16° 59' 18"E	31.19
L325	N78° 12' 30"E	77.83
L326	S74° 45' 59"E	65.13
L327	N89° 39' 46"E	72.29
L328	N49° 46' 18"E	39.21
L329	N41° 33' 40"E	34.35
L330	N41° 33' 49"E	13.26
L331	N89° 39' 46"E	32.62
L332	N41° 33' 46"E	50.46
L333	N47° 56' 30"E	39.43
L334	N27° 57' 31"E	29.38
L335	N69° 16' 55"E	29.67
L336	N49° 46' 08"E	23.56
L337	N89° 39' 58"E	12.56
L338	N70° 30' 21"E	36.93
L339	N55° 53' 33"E	32.70
L340	N89° 39' 46"E	19.88

Line Table		
Line #	Direction	Length
L341	N41° 33' 42"E	40.70
L342	N89° 39' 46"E	66.72
L343	N00° 01' 41"W	276.21
L344	S74° 05' 31"W	26.43
L345	N42° 14' 09"W	78.00
L346	N81° 17' 29"W	45.97
L347	N74° 45' 59"W	22.57
L348	N78° 02' 14"W	76.74
L349	N50° 26' 36"W	19.12
L350	N32° 59' 31"W	58.04
L351	N82° 24' 19"W	31.37
L352	N05° 21' 21"E	25.76
L353	N27° 57' 29"E	51.14
L354	N81° 43' 55"E	56.48
L355	N08° 50' 32"W	47.98
L356	N49° 46' 13"E	47.46
L357	N27° 57' 26"E	27.25
L358	N79° 08' 22"E	74.89
L359	N00° 00' 00"E	57.58
L360	N53° 43' 23"W	20.75

SHEET 5 OF 12



CAULFIELD & WHEELER, INC.
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**AVENIR
 CONSERVATION AREA C-3
 SKETCH OF DESCRIPTION**

DATE	4/28/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

Line Table		
Line #	Direction	Length
L361	N35° 19' 58"E	51.45
L362	S54° 40' 02"E	35.57
L363	S61° 12' 25"E	49.21
L364	N77° 05' 43"E	27.85
L365	S61° 12' 28"E	24.02
L366	N80° 36' 55"E	45.20
L367	N89° 39' 46"E	42.87
L368	N59° 15' 57"E	132.93
L369	N30° 32' 55"E	48.56
L370	N65° 37' 58"E	47.47
L371	N14° 02' 22"E	49.74
L372	N41° 33' 42"E	46.79
L373	N10° 30' 39"W	54.18
L374	N65° 38' 02"E	28.23
L375	N06° 01' 51"W	179.34
L376	N50° 19' 23"W	416.04
L377	N86° 58' 49"W	113.62
L378	S65° 38' 05"W	26.85
L379	N74° 45' 56"W	29.21
L380	S41° 33' 40"W	80.45

Line Table		
Line #	Direction	Length
L381	S41° 33' 40"W	18.27
L382	S30° 32' 55"W	24.15
L383	S30° 32' 46"W	14.48
L384	S60° 32' 06"W	11.74
L385	S33° 36' 01"W	65.85
L386	S29° 37' 07"E	9.12
L387	S23° 49' 27"W	43.60
L388	S09° 50' 12"W	36.07
L389	S08° 17' 42"W	36.22
L390	S00° 20' 14"E	35.46
L391	S16° 18' 48"W	18.97
L392	S00° 20' 12"E	36.72
L393	S12° 58' 51"E	24.84
L394	S00° 20' 09"E	21.46
L395	S00° 20' 14"E	34.13
L396	S09° 50' 12"W	33.04
L397	S10° 30' 36"E	21.28
L398	S47° 56' 27"W	12.90
L399	S89° 39' 46"W	3.98
L400	N32° 59' 27"W	65.08

Line Table		
Line #	Direction	Length
L401	S49° 46' 13"W	86.85
L402	S41° 33' 43"W	20.88
L403	S65° 38' 08"W	6.22
L404	N42° 14' 11"W	6.21
L405	N42° 14' 06"W	70.28
L406	S81° 43' 55"W	55.48
L407	S89° 39' 46"W	29.34
L408	N83° 16' 33"W	40.39
L409	N50° 26' 36"W	66.63
L410	S06° 58' 04"W	80.62
L411	S79° 08' 19"W	38.65
L412	S20° 41' 50"W	52.17
L413	S53° 02' 56"W	17.23
L414	N61° 12' 23"W	27.34
L415	N32° 59' 25"W	46.11
L416	N42° 14' 06"W	56.50
L417	N67° 39' 13"W	47.13
L418	N42° 14' 03"W	67.49
L419	N77° 46' 12"W	22.09
L420	N20° 04' 40"W	17.74

SHEET 6 OF 12



CAULFIELD & WHEELER, INC.
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**AVENIR
 CONSERVATION AREA C-3
 SKETCH OF DESCRIPTION**

DATE	4/28/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

Line Table		
Line #	Direction	Length
L421	N16° 59' 06"W	9.00
L422	N23° 49' 24"E	22.61
L423	N00° 20' 09"W	23.28
L424	N27° 57' 31"E	26.49
L425	N35° 19' 59"E	40.77
L426	N12° 18' 26"E	30.83
L427	N08° 10' 03"E	43.95
L428	N20° 04' 40"W	49.15
L429	N66° 18' 25"W	30.88
L430	N24° 29' 47"W	22.77
L431	N50° 26' 31"W	25.62
L432	N12° 58' 43"W	22.88
L433	N42° 14' 06"W	33.46
L434	N53° 43' 12"W	26.40
L435	N30° 04' 43"W	6.77
L436	N09° 50' 18"E	35.53
L437	N21° 22' 06"W	62.76
L438	N66° 18' 31"W	37.97
L439	N56° 33' 44"W	27.42
L440	N42° 14' 01"W	41.73

Line Table		
Line #	Direction	Length
L441	N61° 12' 17"W	19.13
L442	N72° 40' 18"W	35.64
L443	N42° 13' 59"W	25.31
L444	N76° 25' 26"W	61.14
L445	S89° 39' 46"W	27.48
L446	N77° 46' 03"W	21.45
L447	N61° 12' 17"W	39.42
L448	S46° 46' 40"W	66.25
L449	S35° 46' 48"W	42.35
L450	S52° 16' 14"W	90.40
L451	S32° 15' 59"W	108.14
L452	S19° 24' 24"W	39.65
L453	S00° 20' 00"E	28.58
L454	S00° 20' 12"E	26.64
L455	S16° 18' 53"W	42.82
L456	S21° 22' 03"E	56.12
L457	S31° 13' 10"E	30.03
L458	S61° 12' 24"E	32.70
L459	S66° 18' 18"E	27.39
L460	S50° 26' 32"E	25.57

Line Table		
Line #	Direction	Length
L481	S28° 37' 53"E	33.85
L482	S10° 30' 29"E	31.77
L484	N81° 43' 56"E	63.19
L485	S44° 33' 39"E	78.23
L486	S78° 12' 30"W	46.80
L487	S51° 08' 21"W	57.71
L488	S37° 13' 32"W	80.89
L489	S23° 49' 28"W	62.91
L490	S28° 56' 45"W	46.52
L491	S64° 07' 55"W	24.87
L492	N74° 45' 59"W	15.61
L493	N85° 47' 04"W	82.93
L494	S75° 14' 24"W	75.26
L495	S83° 52' 43"W	54.18
L496	N77° 46' 12"W	14.55
L497	N37° 07' 13"W	36.13
L498	N37° 07' 14"W	48.31
L499	N50° 26' 36"W	41.94
L500	S83° 18' 17"W	59.43
L501	N69° 57' 17"W	29.90

SHEET 7 OF 12



CAULFIELD & WHEELER, INC.
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**AVENIR
 CONSERVATION AREA C-3
 SKETCH OF DESCRIPTION**

DATE	4/28/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

Line Table		
Line #	Direction	Length
L502	N74° 45' 59"W	43.22
L503	N61° 12' 19"W	46.81
L504	N61° 12' 19"W	75.67
L505	S26° 48' 29"W	63.83
L506	S69° 17' 01"W	41.42
L507	S74° 05' 45"W	42.43
L508	S81° 44' 00"W	53.15
L509	S35° 03' 57"W	146.64
L510	S35° 03' 57"W	868.73
L511	S50° 13' 47"W	53.26
L512	S33° 26' 47"W	85.89
L513	S61° 12' 20"E	34.38
L514	S77° 46' 05"E	37.06
L515	N77° 06' 00"E	30.67
L516	N89° 39' 55"E	76.04
L517	S77° 46' 05"E	22.59
L518	S66° 18' 21"E	23.36
L519	S46° 57' 31"E	42.01
L520	S61° 12' 17"E	11.29
L521	S37° 07' 10"E	29.20

Line Table		
Line #	Direction	Length
L522	S09° 50' 18"W	25.36
L523	S14° 42' 49"E	46.07
L524	S00° 20' 06"E	44.06
L525	S18° 25' 38"E	75.98
L526	S34° 16' 24"E	44.31
L527	S81° 51' 19"E	514.37
L528	N41° 33' 52"E	68.17
L529	N38° 16' 28"E	70.49
L530	N08° 51' 58"E	75.40
L531	N04° 47' 32"E	59.41
L532	N16° 18' 55"E	56.17

SHEET 8 OF 12

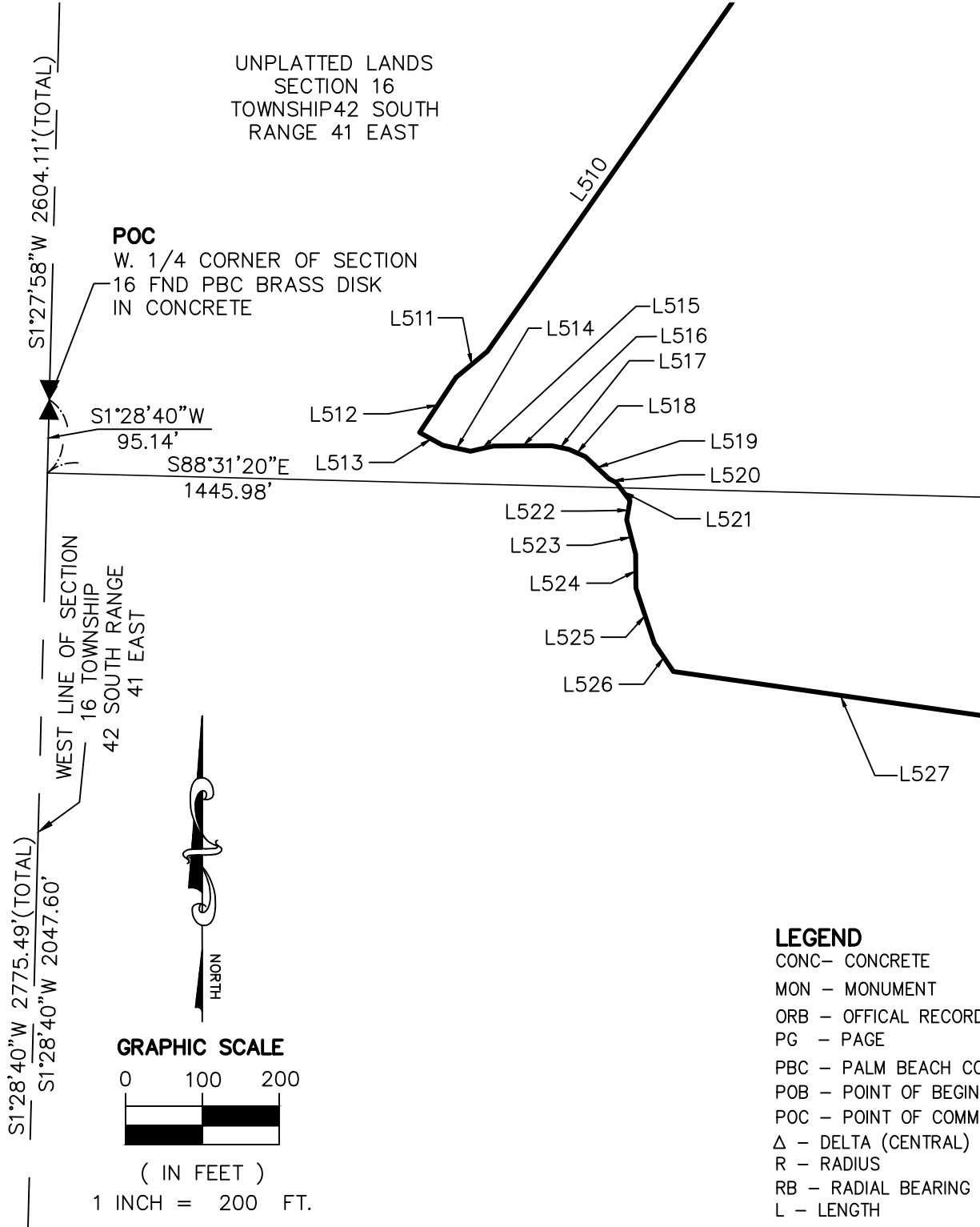


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**AVENIR
 CONSERVATION AREA C-3
 SKETCH OF DESCRIPTION**

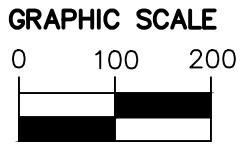
DATE	4/28/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

UNPLATTED LANDS
SECTION 16
TOWNSHIP 42 SOUTH
RANGE 41 EAST



SEE SHEET 10 OF 12

- LEGEND**
- CONC- CONCRETE
 - MON - MONUMENT
 - ORB - OFFICAL RECORD BOOK
 - PG - PAGE
 - PBC - PALM BEACH COUNTY
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - Δ - DELTA (CENTRAL) ANGLE
 - R - RADIUS
 - RB - RADIAL BEARING
 - L - LENGTH

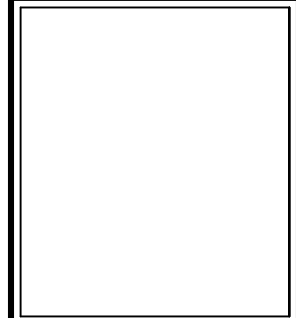


(IN FEET)
1 INCH = 200 FT.



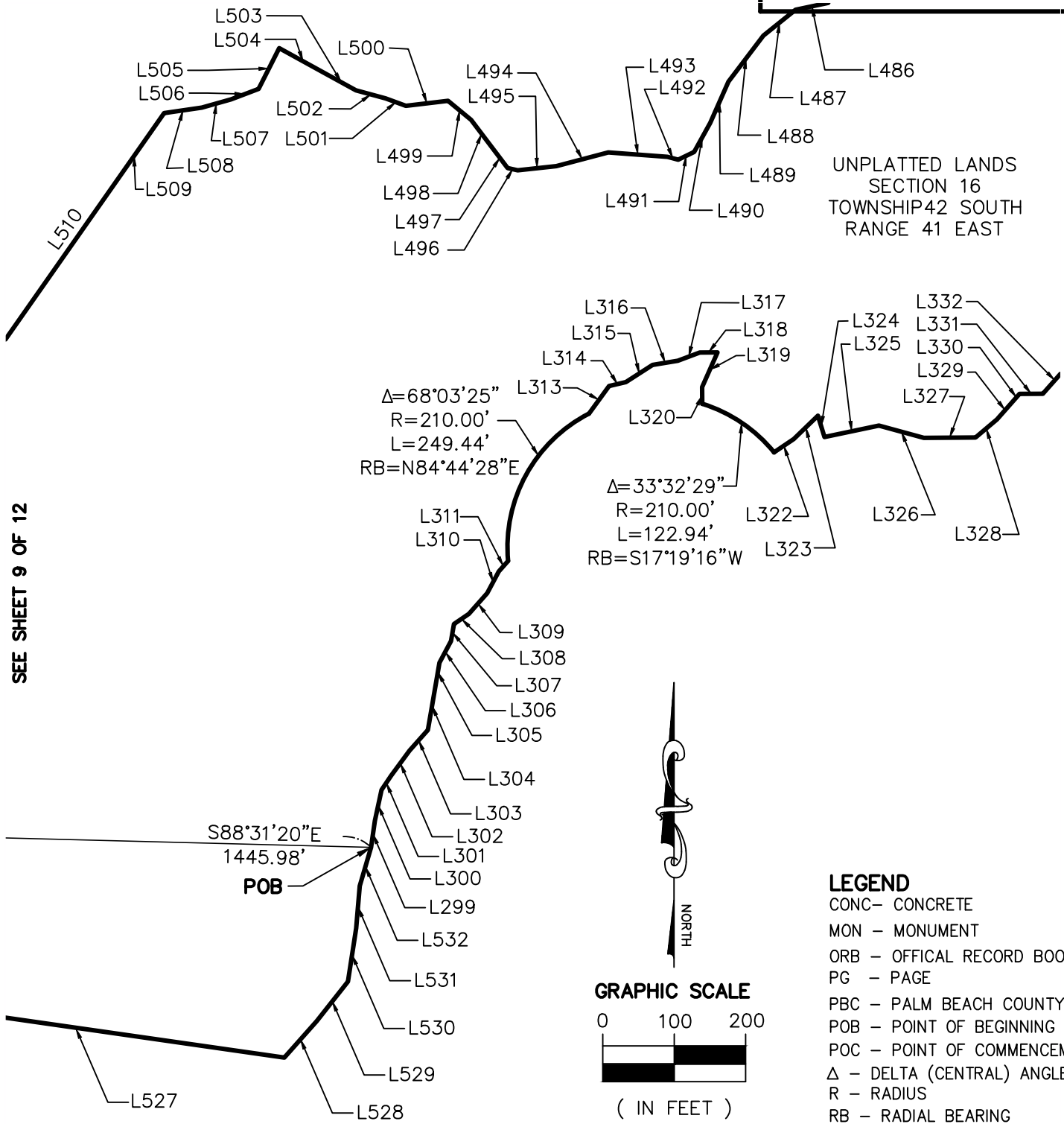
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AVENIR
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SKETCH OF DESCRIPTION



DATE	4/28/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

SEE SHEET 11 OF 12



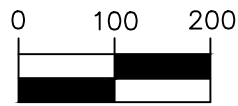
UNPLATTED LANDS
SECTION 16
TOWNSHIP 42 SOUTH
RANGE 41 EAST

SEE SHEET 9 OF 12

SEE SHEET 11 OF 12



GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

LEGEND

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SHEET 10 OF 12



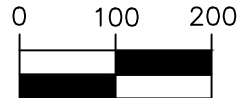
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**AVENIR
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 SKETCH OF DESCRIPTION**

DATE	4/28/2026
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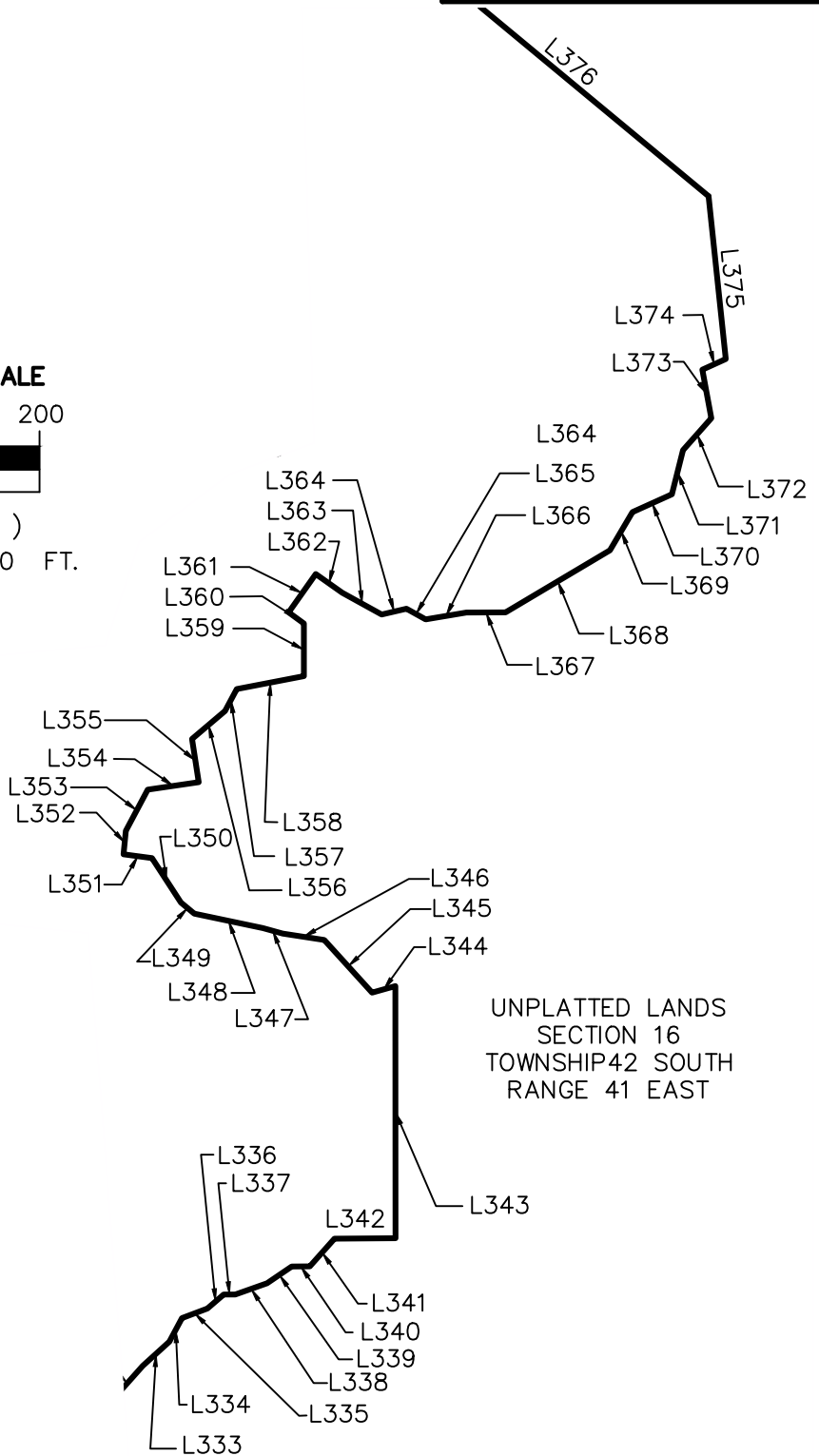
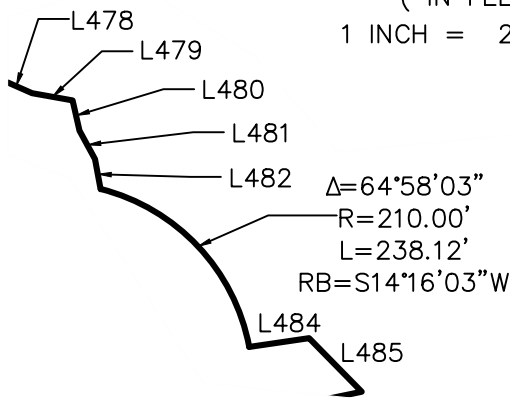


GRAPHIC SCALE



(IN FEET)
1 INCH = 200 FT.

SEE SHEET 12 OF 12



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SEE SHEET 10 OF 12

SHEET 11 OF 12



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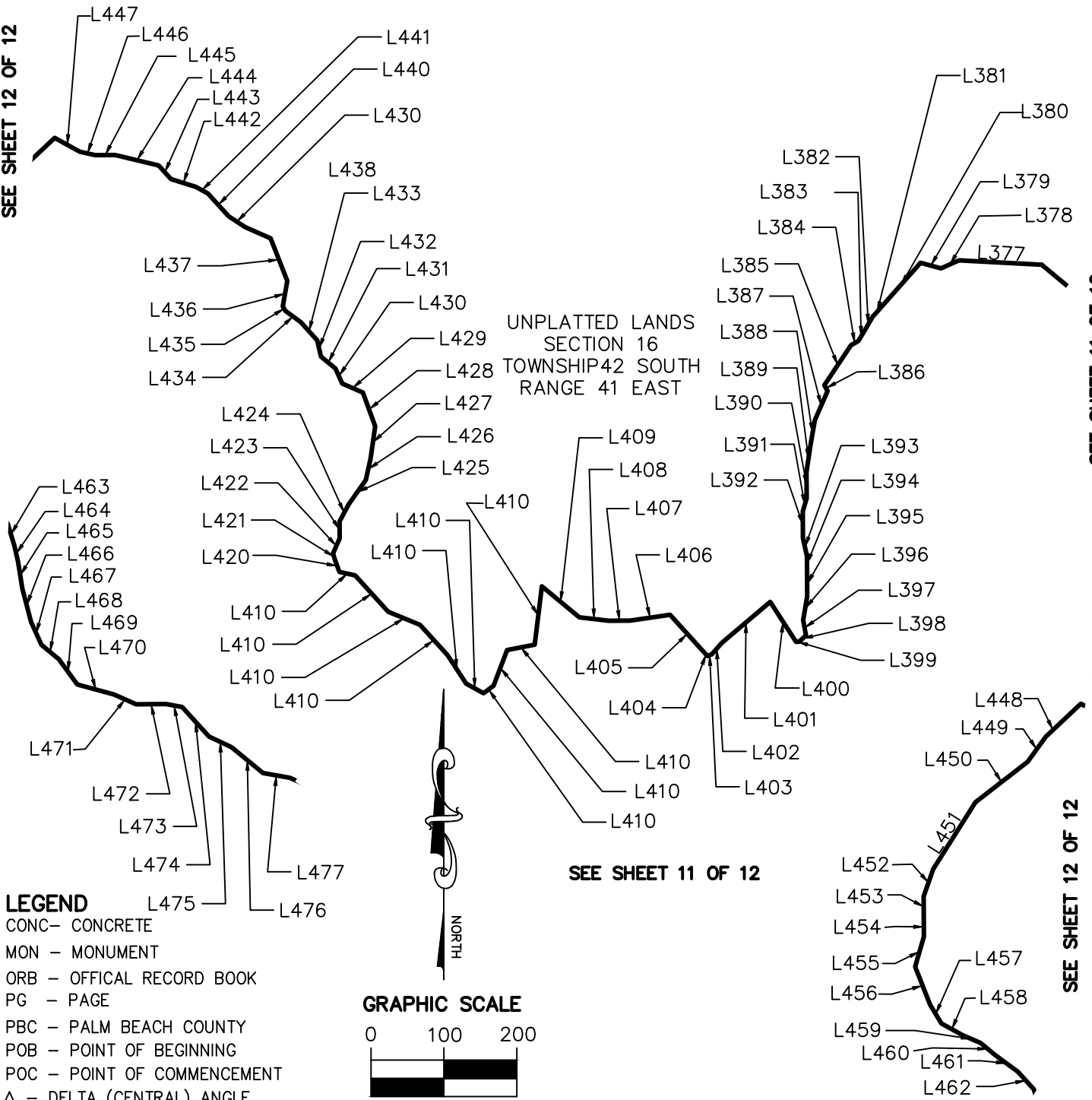
DATE	4/28/2026
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F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**AVENIR
CONSERVATION AREA C-3
SKETCH OF DESCRIPTION**

SEE SHEET 12 OF 12

SEE SHEET 11 OF 12

SEE SHEET 12 OF 12

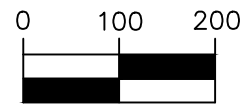


UNPLATTED LANDS
SECTION 16
TOWNSHIP 42 SOUTH
RANGE 41 EAST

LEGEND

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GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

SEE SHEET 11 OF 12

SHEET 12 OF 12



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DATE	4/28/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**AVENIR
CONSERVATION AREA C-3
SKETCH OF DESCRIPTION**

DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 16, S01°28'40"W, A DISTANCE OF 2047.60 FEET; THENCE S89°20'55"E, A DISTANCE OF 892.88 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUING S89°20'55"E, A DISTANCE OF 1756.14 FEET; THENCE N00°26'57"E, A DISTANCE OF 2011.79 FEET; THENCE S88°34'05"E, A DISTANCE OF 171.56 FEET; THENCE N01°25'55"E, A DISTANCE OF 723.54 FEET; THENCE S24°05'07"W, A DISTANCE OF 180.89 FEET; THENCE N063°06'58"W, A DISTANCE OF 52.63 FEET; THENCE N42°13'54"W, A DISTANCE OF 54.71 FEET; THENCE S09°50'12"W, A DISTANCE OF 64.99 FEET; THENCE S46°46'37"W, A DISTANCE OF 64.16 FEET; THENCE N85°01'50"W, A DISTANCE OF 58.26 FEET; THENCE S77°05'51"W, A DISTANCE OF 37.71 FEET; THENCE S50°24'09"W, A DISTANCE OF 106.00 FEET; THENCE S74°05'40"W, A DISTANCE OF 42.87 FEET; THENCE S60°32'03"W, A DISTANCE OF 63.95 FEET; THENCE S12°18'21"W, A DISTANCE OF 63.63 FEET; THENCE S00°20'15"E, A DISTANCE OF 60.20 FEET; THENCE S14°02'31"W, A DISTANCE OF 52.60 FEET; THENCE S37°07'17"E, A DISTANCE OF 42.65 FEET; THENCE S23°49'30"W, A DISTANCE OF 44.23 FEET; THENCE N42°14'12"W, A DISTANCE OF 24.96 FEET; THENCE N82°24'20"W, A DISTANCE OF 61.43 FEET; THENCE S60°32'06"W, A DISTANCE OF 28.13 FEET; THENCE N27°57'31"W, A DISTANCE OF 36.15 FEET; THENCE N53°03'02"W, A DISTANCE OF 20.58 FEET; THENCE S26°48'29"W, A DISTANCE OF 65.19 FEET; THENCE S23°21'44"E, A DISTANCE OF 115.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 56°46'11" WEST; THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 58°19'18", A DISTANCE OF 213.76 FEET; THENCE S61°12'40"E, A DISTANCE OF 20.46 FEET; THENCE S12°58'46"E, A DISTANCE OF 35.53 FEET; THENCE S41°33'47"W, A DISTANCE OF 44.33 FEET; THENCE S89°39'46"W, A DISTANCE OF 43.09 FEET; THENCE S65°38'07"W, A DISTANCE OF 31.35 FEET; THENCE S82°36'15"W, A DISTANCE OF 73.71 FEET; THENCE S45°22'58"W, A DISTANCE OF 57.85 FEET; THENCE S41°33'49"W, A DISTANCE OF 39.44 FEET; THENCE S51°08'27"W, A DISTANCE OF 48.64 FEET; THENCE S41°33'49"W, A DISTANCE OF 48.84 FEET; THENCE S51°08'29"W, A DISTANCE OF 52.62 FEET; THENCE S23°49'35"W, A DISTANCE OF 44.18 FEET; THENCE S31°47'43"W, A DISTANCE OF 53.27 FEET; THENCE S51°08'26"W, A DISTANCE OF 176.32 FEET; THENCE S57°54'02"W, A DISTANCE OF 57.66 FEET; THENCE S50°38'16"W, A DISTANCE OF 76.80 FEET; THENCE S58°41'44"W, A DISTANCE OF 61.53 FEET; THENCE N85°56'25"W, A DISTANCE OF 170.76 FEET; THENCE S27°17'31"W, A DISTANCE OF 102.37 FEET; THENCE S09°50'18"W, A DISTANCE OF 21.80 FEET; THENCE S64°08'04"W, A DISTANCE OF 16.96 FEET; THENCE N63°06'52"W, A DISTANCE OF 70.10 FEET; THENCE N76°54'10"W, A DISTANCE OF 79.75 FEET; THENCE N69°57'20"W, A DISTANCE OF 47.36 FEET; THENCE S63°28'14"W, A DISTANCE OF 57.06 FEET; THENCE S23°23'47"E, A DISTANCE OF 165.25 FEET; THENCE N64°08'04"E, A DISTANCE OF 92.96 FEET; THENCE S55°28'33"E, A DISTANCE OF 75.94 FEET; THENCE N89°39'53"E, A DISTANCE OF 55.21 FEET; THENCE S59°02'21"E, A DISTANCE OF 30.45 FEET; THENCE S55°53'38"W, A DISTANCE OF 48.00 FEET; THENCE S77°05'57"W, A DISTANCE OF 55.70 FEET; THENCE S55°53'40"W, A DISTANCE OF 39.37 FEET; THENCE S46°46'50"W, A DISTANCE OF 53.69 FEET; THENCE S16°11'10"W, A DISTANCE OF 117.60 FEET; THENCE S30°22'20"W, A DISTANCE OF 75.26 FEET;

SHEET 1 OF 9



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DATE 4/28/2026

DRAWN BY RFL

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7955

**AVENIR
CONSERVATION AREA C-4
SKETCH OF DESCRIPTION**

DESCRIPTION: (CONTINUED)

THENCE S53°03'09"W, A DISTANCE OF 33.68 FEET; THENCE S66°59'00"W, A DISTANCE OF 41.87 FEET; THENCE S77°05'57"W, A DISTANCE OF 59.25 FEET; THENCE S51°08'32"W, A DISTANCE OF 47.19 FEET; THENCE S83°18'22"W, A DISTANCE OF 46.10 FEET; THENCE S89°39'55"W, A DISTANCE OF 10.47 FEET; FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 22°11'55" WEST; THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 67°30'59", A DISTANCE OF 247.46 FEET; THENCE N77°46'06"W, A DISTANCE OF 40.31 FEET; THENCE S45°23'10"W, A DISTANCE OF 70.95 FEET; THENCE S60°32'09"W, A DISTANCE OF 29.92 FEET; THENCE S79°08'41"W, A DISTANCE OF 45.04 FEET; THENCE S14°02'40"W, A DISTANCE OF 68.48 FEET; THENCE S24°29'51"E, A DISTANCE OF 30.66 FEET; THENCE S46°46'56"W, A DISTANCE OF 41.78 FEET; THENCE S15°59'51"E, A DISTANCE OF 221.31 FEET; THENCE S37°53'53"E, A DISTANCE OF 60.92 FEET; THENCE S42°20'26"E, A DISTANCE OF 67.24 FEET; THENCE S54°59'22"E, A DISTANCE OF 18.76 FEET; THENCE S89°20'55"E, A DISTANCE OF 44.04 FEET; THENCE S54°59'22"E, A DISTANCE OF 21.09 FEET; THENCE S72°40'19"E, A DISTANCE OF 79.87 FEET; THENCE S69°57'18"E, A DISTANCE OF 69.70 FEET; THENCE S23°18'46"E, A DISTANCE OF 35.06 FEET; THENCE S00°39'05"W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,844,768 SF, 65.307 ACRES, MORE OR LESS.

SHEET 2 OF 9

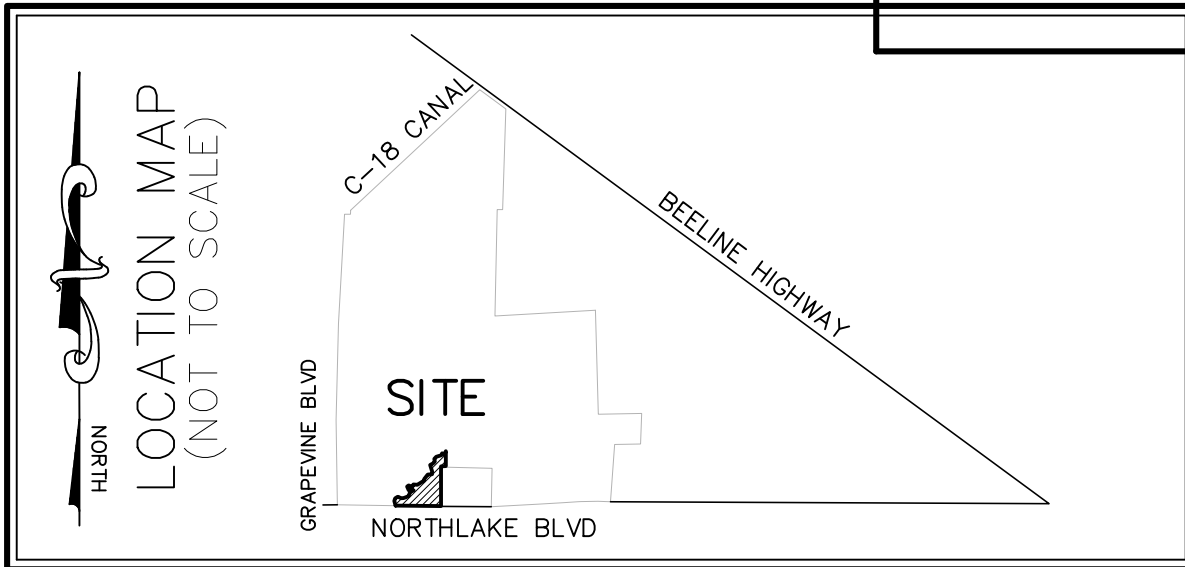


CAULFIELD & WHEELER, INC.

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**AVENIR
CONSERVATION AREA C-4
SKETCH OF DESCRIPTION**

DATE	4/28/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955



NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S01°28'40"W ALONG THE WEST LINE OF SECTION 16 TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
3. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON APRIL 28, 2026. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 3 OF 9



CAULFIELD & WHEELER, INC.
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 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 LB 3591

DATE	4/28/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**AVENIR
 CONSERVATION AREA C-4
 SKETCH OF DESCRIPTION**

Line Table		
Line #	Direction	Length
L215	N01° 25' 55"E	723.54
L216	S24° 05' 07"W	180.89
L217	N63° 06' 58"W	52.63
L218	N42° 13' 54"W	54.71
L219	S09° 50' 12"W	64.99
L220	S46° 46' 37"W	64.16
L221	N85° 01' 50"W	58.26
L222	S77° 05' 51"W	37.71
L223	S50° 24' 09"W	106.00
L224	S74° 05' 40"W	42.87
L225	S60° 32' 03"W	63.95
L226	S12° 18' 21"W	63.63
L227	S00° 20' 15"E	60.20
L228	S14° 02' 31"W	52.60
L229	S37° 07' 17"E	42.65
L230	S23° 49' 30"W	44.23
L231	N42° 14' 12"W	24.96
L232	N82° 24' 20"W	61.43
L233	S60° 32' 06"W	28.13
L234	S27° 57' 31"W	36.15

Line Table		
Line #	Direction	Length
L235	S53° 03' 02"W	20.58
L236	S26° 48' 29"W	65.19
L237	S23° 21' 44"E	115.33
L239	S61° 12' 40"E	20.46
L240	S12° 58' 46"E	35.53
L241	S41° 33' 47"W	44.33
L242	S89° 39' 46"W	43.09
L243	S65° 38' 07"W	31.35
L244	S82° 36' 15"W	73.71
L245	S45° 22' 58"W	57.85
L246	S41° 33' 49"W	39.44
L247	S51° 08' 27"W	48.64
L248	S41° 33' 49"W	48.84
L249	S51° 08' 29"W	52.62
L250	S23° 49' 35"W	44.18
L251	S31° 47' 43"W	53.27
L252	S51° 08' 26"W	176.32
L253	S57° 54' 02"W	57.66
L254	S50° 38' 16"W	76.80
L255	S58° 41' 44"W	61.53

Line Table		
Line #	Direction	Length
L256	N85° 56' 25"W	170.76
L257	S27° 17' 31"W	102.37
L258	S09° 50' 18"W	21.80
L259	S64° 08' 04"W	16.96
L260	N63° 06' 52"W	70.10
L261	N76° 54' 10"W	79.75
L262	N69° 57' 20"W	47.36
L263	S63° 28' 14"W	57.06
L264	S23° 23' 47"E	165.25
L265	N64° 08' 04"E	92.96
L266	S55° 28' 33"E	75.94
L267	N89° 39' 53"E	55.21
L268	S59° 02' 21"E	30.45
L269	S55° 53' 38"W	48.00
L270	S77° 05' 57"W	55.70
L271	S55° 53' 40"W	39.37
L272	S46° 46' 50"W	53.69
L273	S16° 11' 10"W	117.60
L274	S30° 22' 20"W	75.26
L275	S53° 03' 09"W	33.68

SHEET 4 OF 9



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**AVENIR
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DATE	4/28/2026
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F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

Line Table		
Line #	Direction	Length
L276	S66° 59' 00"W	41.87
L277	S77° 05' 57"W	59.25
L278	S51° 08' 32"W	47.19
L279	S83° 18' 22"W	46.10
L280	S89° 39' 55"W	10.47
L282	N77° 46' 06"W	40.31
L283	S45° 23' 10"W	70.95
L284	S60° 32' 09"W	29.92
L285	S79° 08' 41"W	45.04
L286	S14° 02' 40"W	68.48
L287	S24° 29' 51"E	30.66
L288	S46° 46' 56"W	41.78
L289	S15° 59' 51"E	221.31
L290	S37° 53' 53"E	60.92
L291	S42° 20' 26"E	67.24
L292	S54° 59' 22"E	18.76
L293	S89° 20' 55"E	44.04
L294	S54° 59' 22"E	21.09
L295	S72° 40' 19"E	79.87
L296	S69° 57' 18"E	69.70

Line Table		
Line #	Direction	Length
L297	S23° 18' 46"E	35.06
L298	S00° 39' 05"W	10.00

SHEET 5 OF 9



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**AVENIR
 CONSERVATION AREA C-4
 SKETCH OF DESCRIPTION**

DATE 4/28/2026

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

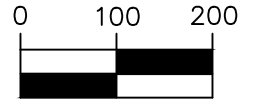
JOB NO. 7955

LEGEND

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GRAPHIC SCALE



(IN FEET)
1 INCH = 200 FT.

POC

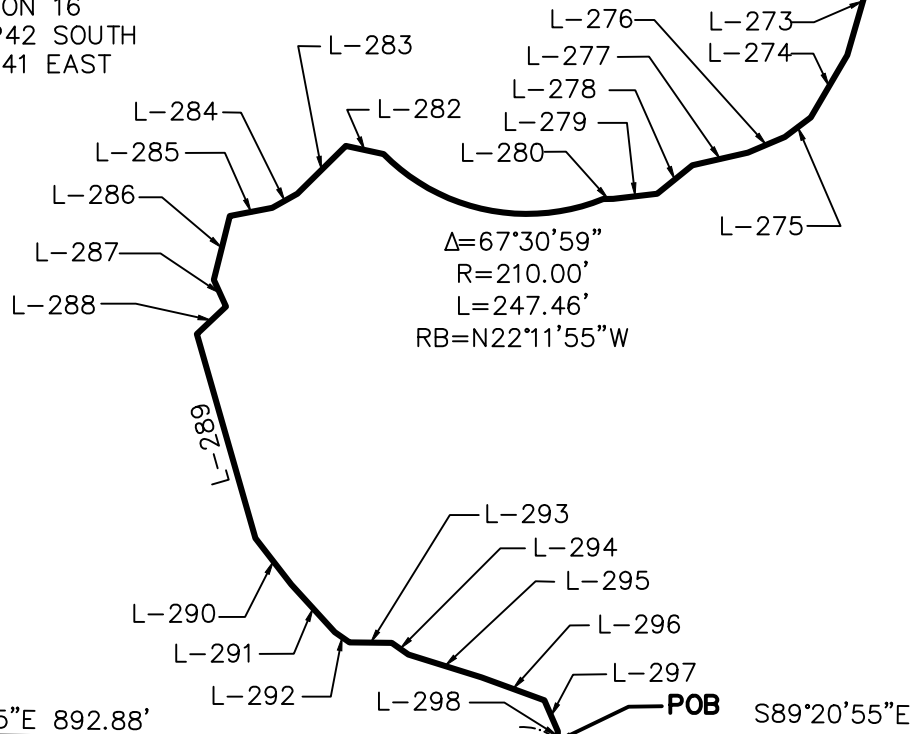
W. 1/4 CORNER OF SECTION
16 FND PBC BRASS DISK
IN CONCRETE

SEE SHEET 9 OF 9

UNPLATTED LANDS
SECTION 16
TOWNSHIP 42 SOUTH
RANGE 41 EAST

WEST LINE OF SECTION
16 TOWNSHIP
42 SOUTH RANGE
41 EAST

S1°28'40"W 2775.49'(TOTAL)
S1°28'40"W 2047.60'



S89°20'55"E 892.88'

1756.14'

NORTHLAKE BOULEVARD
(LAKE PARK ROAD WEST EXTENSION)

100' RIGHT-OF-WAY
(ORB 1229, PG 125)

SEE SHEET 7 OF 9

SHEET 6 OF 9



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

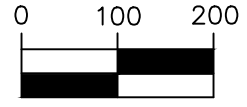
DATE	4/28/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

AVENIR
CONSERVATION AREA C-4
SKETCH OF DESCRIPTION

SEE SHEET 8 OF 9

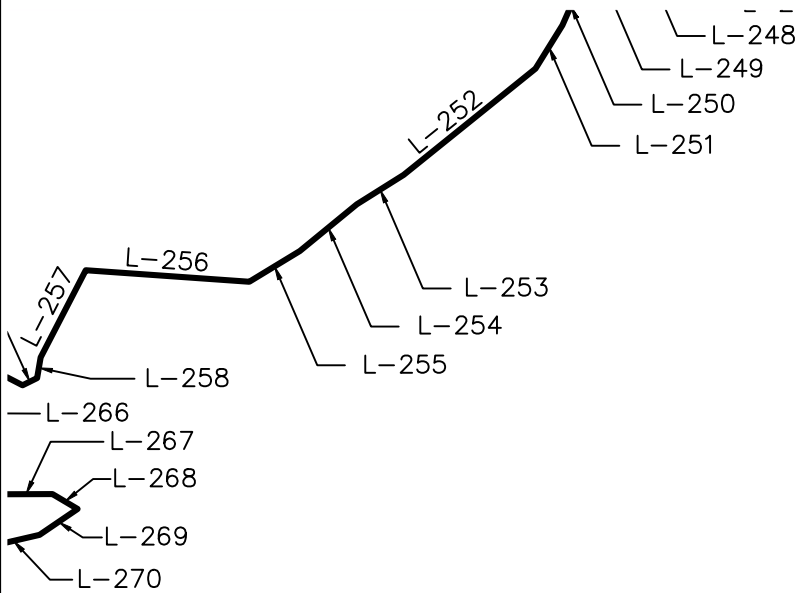


GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.



N00°26'57"E 2011.79'
SE 1/4 SECTION 16
TOWNSHIP 42 SOUTH
RANGE 41 EAST

SEE SHEET 6 OF 9

UNPLATTED LANDS
SECTION 16
TOWNSHIP 42 SOUTH
RANGE 41 EAST

30' INGRESS/EGRESS EASEMENT
(ORB 2196, PG 717)
RELEASE OF SURFACE
RIGHTS OF ACCESS
SUBJECT TO RESERVATIONS
(ORB 25564, PG 1330)

LEGEND

- CONC- CONCRETE
- MON - MONUMENT
- ORB - OFFICAL RECORD BOOK
- PG - PAGE
- PBC - PALM BEACH COUNTY
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- Δ - DELTA (CENTRAL) ANGLE
- R - RADIUS
- RB - RADIAL BEARING
- L - LENGTH

S89°20'55"E

1756.14'

NORTHLAKE BOULEVARD
(LAKE PARK ROAD WEST EXTENSION)

100' RIGHT-OF-WAY
(ORB 1229, PG 125)

SHEET 7 OF 9

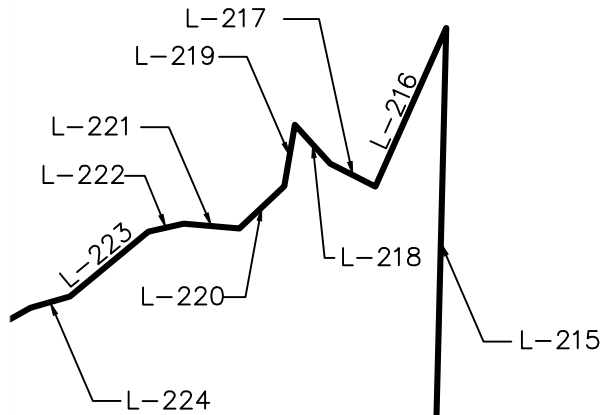


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

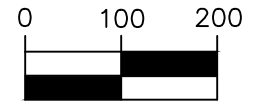
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DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**AVENIR
CONSERVATION AREA C-4
SKETCH OF DESCRIPTION**

SEE SHEET 9 OF 9



GRAPHIC SCALE



(IN FEET)
1 INCH = 200 FT.

UNPLATTED LANDS
SECTION 16
TOWNSHIP 42 SOUTH
RANGE 41 EAST

30' INGRESS/EGRESS EASEMENT
(ORB 2196, PG 717)
RELEASE OF SURFACE
RIGHTS OF ACCESS
SUBJECT TO RESERVATIONS
(ORB 25564, PG 1330)

S88°34'05"E

171.56'

SE 1/4 SECTION 16
TOWNSHIP 42 SOUTH
RANGE 41 EAST

N00°26'57"E 2011.79'

LEGEND

- CONC- CONCRETE
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SEE SHEET 7 OF 9

SHEET 8 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 4/28/2026

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7955

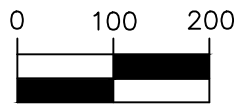
AVENIR
 CONSERVATION AREA C-4
 SKETCH OF DESCRIPTION

LEGEND

- CONC- CONCRETE
- MON - MONUMENT
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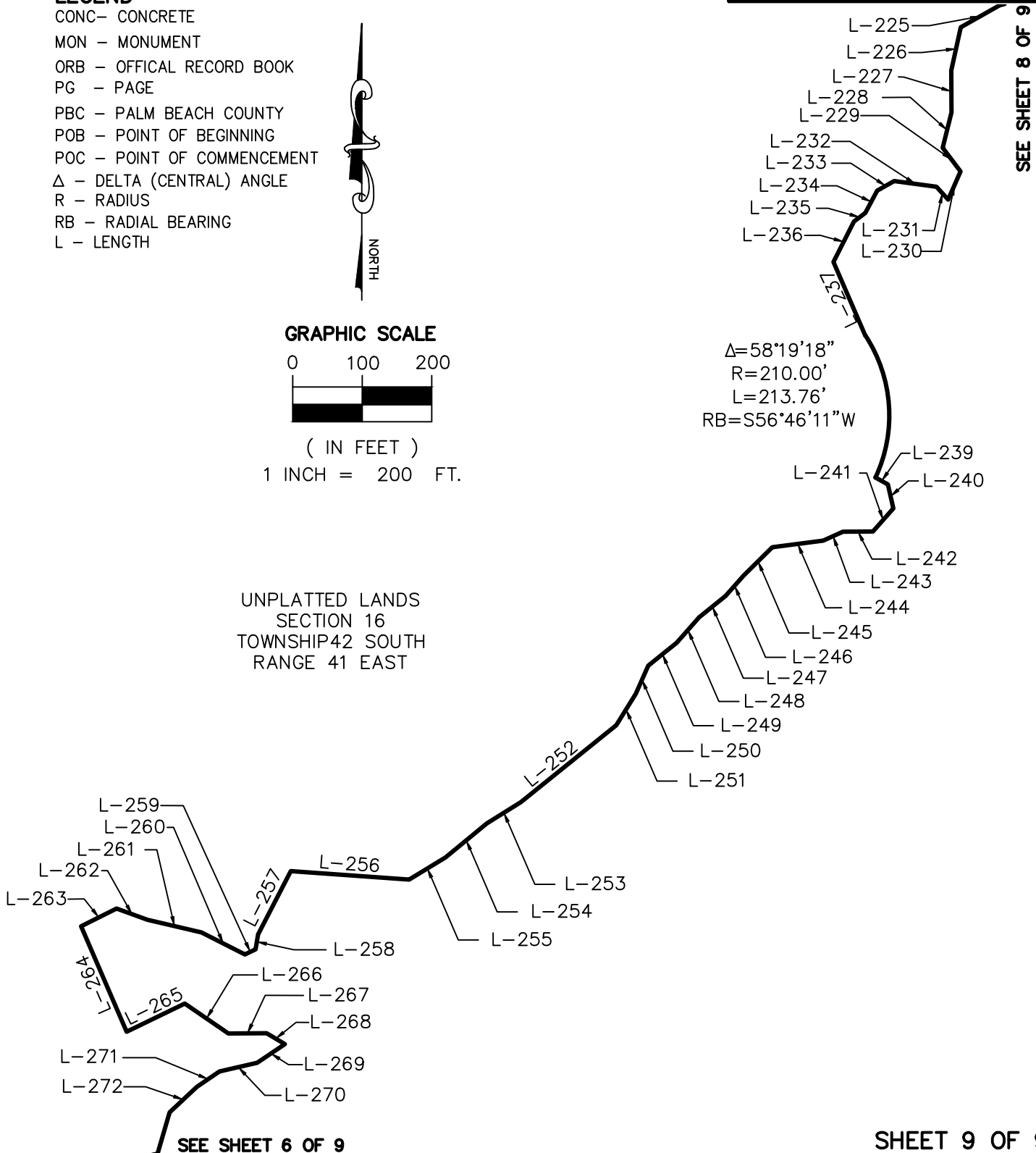


GRAPHIC SCALE



(IN FEET)
1 INCH = 200 FT.

UNPLATTED LANDS
SECTION 16
TOWNSHIP 42 SOUTH
RANGE 41 EAST



SEE SHEET 8 OF 9

SEE SHEET 6 OF 9

SHEET 9 OF 9



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	4/28/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**AVENIR
CONSERVATION AREA C-4
SKETCH OF DESCRIPTION**

Exhibit "B"
Boardwalk Easement

Prepared by and return to:

Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive, Suite 500 East
West Palm Beach, Florida 33401

[Space Above This Line for Recording Data]

BOARDWALK EASEMENT AGREEMENT

THIS BOARDWALK EASEMENT AGREEMENT (this “*Agreement*”) is made and entered into this ____ day of June, 2026 (the “*Effective Date*”), by and between AVENIR DEVELOPMENT, LLC, a Florida limited liability company (“*Grantor*”), whose address is 550 Biltmore Way, Suite 1110, Coral Gables, FL 33134, and L’AMBIANCE AT AVENIR NEIGHBORHOOD ASSOCIATION, INC., a Florida corporation not-for-profit (“*Grantee*”), whose mailing address is 790 Park of Commerce Boulevard, Suite 200, Boca Raton, Florida 33487.

WHEREAS, Grantor is the owner of the property described on Exhibit “A” attached hereto and made a part hereof (the “*Easement Area*”);

WHEREAS, Grantee has constructed a pedestrian boardwalk (the “*Boardwalk*”) within the Easement Area and in connection therewith, Grantee desires an easement for the use, operation, maintenance, repair, and replacement of the Boardwalk [CAN YOU PLEASE INCLUDE LANGUAGE THROUGHOUT THE DOCUMENT INDICATING THAT THE ASSOCIATION/GRANTEE IS THE OWNER OF THE BOARDWALK? BILL OF SALE TO ASSOCIATION];

WHEREAS, Grantee will further fund any and all costs and expenses arising out of the use, operation, maintenance, repair, and replacement of the Boardwalk, including any costs associated with restoration or damages and operational costs, as provided herein; and

WHEREAS, Grantor desires to grant to Grantee a non-exclusive easement within the Easement Area to use, operate, maintain, repair, and replace the Boardwalk.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein expressed, the faithful performance of the same and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties mutually agree as follows:

SECTION 1. RECITALS AND FINDINGS

1.01 The recitals and findings set forth above are hereby adopted by reference and incorporated herein as if fully set forth in this section.

SECTION 2. TERM

2.01 This Agreement shall be effective upon the Effective Date and shall remain in effect in perpetuity unless this Agreement is terminated pursuant to the terms hereof.

SECTION 3. EASEMENT PREMISES AND PERMITTED USES

3.01 Grantor hereby grants and conveys to Grantee, its successors and assigns, a non-exclusive perpetual easement to enter upon the Easement Area for the purposes of using, operating, maintaining, repairing, and replacing the Boardwalk within the Easement Area, as follows:

- (a) Grantee shall be responsible for restoration of the Easement Area, as well as any other property that is damaged or otherwise altered by Grantee or Grantee's agents performing any service or work in connection with use, operation, maintenance, repair, or replacement of the Boardwalk; and
- (b) Grantee shall be responsible for the care, protection and condition of all work associated with the Boardwalk and shall make good at Grantee's own costs any damage or injury occurring from any cause arising out of Grantee's negligence, acts, or omissions, or the negligence, acts or omissions of Grantee's agents, including, but not limited to contractors and subcontractors performing any service or work in connection with the Boardwalk.

3.02 Grantor and Grantee agree that any change to the design, placement and type of construction of the Boardwalk from that existing as of the date hereof shall be in the sole discretion of Grantor, subject to permitting by the City of Palm Beach Gardens (the "**City**"). Grantee acknowledges that it does not have a right to grant a lien on the Easement Area. Grantee shall timely pay any and all costs associated with the Boardwalk. [ADD PROVISION REQUIRING GRANTEE TO REMOVE ANY LIENS AT ITS COST, PAY OFF LIENS, WITHIN 30 DAYS]

3.03 Prior to commencement of any project associated with the Boardwalk, Grantee must obtain the required permits for such project from the City and Palm Beach County, if necessary. [ANY OTHER AGENCIES/ENTITIES HAVE AUTHORITY OVER THESE LANDS? I.E. SFWMD, DEP]

3.04 Grantee hereby covenants and agrees to occupy and use the Easement Area only for the purpose of using, operating, maintaining, repairing, and replacing the Boardwalk and for no other purposes.

SECTION 4. CONSIDERATION AND MAINTENANCE

4.01 Consideration: Grantee acknowledges and agrees that it is fully responsible for any and all costs associated with the Boardwalk.

4.02 Maintenance: Grantee acknowledges and agrees that it is the party responsible for the ongoing maintenance and all costs and expenses associated with the maintenance of the Boardwalk.

4.03 Alterations: Except as designated in this Agreement, Grantee shall not make any alterations, additions, or improvements to the Easement Area without the prior written consent of Grantor.

4.04 Default by Grantee: In addition to any other remedies available at law or in equity, and any other rights of Grantor expressly provided in this Agreement, if Grantee fails, refuses, or neglects to furnish or perform any one or more of the required operation and/or maintenance services required of Grantee under this Agreement within thirty (30) days from the date of receipt of a written notice of default from Grantor, the Avenir Community Development District (the "**CDD**"), and/or their successors and/or assigns (the "**Grantor Party**") (or if the nature of such default is such that more than thirty (30) calendar days are reasonably required for its cure, such additional time as may reasonably be required for such cure so long as Grantee commences such cure within said thirty (30) calendar day period and thereafter diligently pursues such cure to completion), the Grantor Party, in its sole discretion, may elect to assume responsibility as to the Boardwalk. In such event, Grantee shall reimburse the Grantor Party for the reasonable out-of-pocket costs incurred by the Grantor Party in providing such services (the "**Reimbursement Payments**"). In connection with any request by the Grantor Party for Reimbursement Payments, the Grantor Party shall provide Grantee copies of invoices for such services provided by the Grantor Party and the request for Reimbursement Payments shall not exceed the amount of the invoices for the applicable services.

[DISTRICT SHOULD HAVE THE ABILITY TO CLOSE BOARDWALK IF IT IS NOT BEING MAINTAINED UNTIL SUCH TIME AS ASSOCIATION DOES MAINTAIN THE BOARDWALK. ALSO MAY NEED TO ADD PROVISION REGARDING PAYMENT OF ANY FINES AND PENALTIES IMPOSED BY CITY, COUNTY, OR OTHER GOVERNMENTAL AGENCY HAVING JURISIDCTION THEREOF, AS SAME PERTAINS TO BOARDWALK]

4.05 Late Payments: If a party shall fail to make any payment when due that is not cured within ten (10) days after receipt of written notice of such failure from the other party, the non-paying party shall pay, in addition to the payment then due, an administrative charge equal to 10% of the past due payment. The non-paying party will reimburse the other party for any bank and administrative charges incurred by the other party as a result of any dishonored payment.

SECTION 5. INDEMNIFICATION

5.01 Grantee agrees to indemnify and hold harmless Grantor, Grantor Party, the CDD, and all their respective officers, elected or otherwise, and employees from any loss, damage, or injury to persons or property to the extent arising out of Grantee's negligence or Grantee's failure to comply with all the terms and conditions of this Agreement. If a claim is litigated and names Grantor Party, Grantor or the CDD as a party defendant, Grantor Party, Grantor and the CDD, as applicable, shall be held harmless by Grantee as to all actual costs and expenses associated with the litigation related to that claim to the extent arising out of Grantee's negligence or Grantee's failure to comply with all the terms and conditions of this Agreement, including but not limited to, out-of-pocket costs, reasonable attorneys' fees, reasonable paralegal expenses, reasonable attorneys' fees on appeal, monies paid in settlement or monies paid to satisfy any judgment obtained herein.

SECTION 6. INSURANCE

6.01 The parties shall each individually maintain throughout the term of this Agreement any and all applicable insurance coverage required by Florida law.

6.02 GRANTEE, AT ALL TIMES DURING THE TERM OF THIS AGREEMENT, AND THE CONTRACTOR(S) (EACH, A "CONTRACTOR") HIRED BY GRANTEE IN ACCORDANCE WITH THIS AGREEMENT, PRIOR TO ANY MAINTENANCE ACTIVITY UNDERTAKEN WITH RESPECT TO THE BOARDWALK, SHALL SUBMIT TO GRANTOR PARTY COPIES OF ITS REQUIRED COVERAGES AND SPECIFICALLY PROVIDING THAT THE AVENIR COMMUNITY DEVELOPMENT (DEFINED TO MEAN THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS OFFICERS, AGENTS, EMPLOYEES, VOLUNTEERS AND REPRESENTATIVES) AND GRANTOR PARTY (DEFINED TO MEAN GRANTOR, ITS OFFICERS, AGENTS, EMPLOYEES, VOLUNTEERS AND REPRESENTATIVES) ARE BOTH ADDITIONAL INSUREDS OR ADDITIONAL NAMED INSUREDS WITH RESPECT TO THE REQUIRED COVERAGES AND THE OPERATIONS OF GRANTEE AND THE CONTRACTOR.

In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the contract and extension there under is in effect. Grantee and Contractor shall not complete any maintenance, repair or replacement of the Boardwalk required by this Agreement unless all required insurance remains in full force and effect.

6.03 Grantee shall require Contractor to procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability:

(a) Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act

and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of two hundred thousand and xx/100 dollars (\$200,000.00) per accident. Contractor shall agree to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

(b) Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

6.04 Grantor does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Grantee's or Contractor's interest or liabilities but are merely minimum requirements established by Grantor. Grantor reserves the right to reasonably require other insurance coverages that Grantor deems necessary depending upon the risk of loss and exposure to liability.

6.05 Insurance companies selected must be acceptable to Grantor. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to Grantor by certified mail.

6.06 The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

6.07 All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against Grantor with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

6.08 Any contractor retained by Grantee to perform work at the subject property shall ensure that any company issuing insurance to cover the requirements contained in this Agreement agrees that they shall have no recourse against Grantor for payment or assessments in any form on any policy of insurance.

6.09 The clauses, “Other Insurance Provisions” and “Insured Duties in the Event of an Occurrence, Claim or Suit” as they appear in any policy of insurance in which Grantor is named as an additional insured shall not be applicable to Grantor.

6.10 Each party shall provide written notice of occurrence to the other within fifteen (15) working days of that party’s actual notice of such an event.

6.11 Violation of the terms of this Section and its sub-parts shall constitute a breach of the Agreement, and Grantor, in its sole discretion, may cancel the Agreement, and all rights, title and interest of Grantee in this Agreement shall thereupon cease and terminate.

SECTION 7. TERMINATION

7.01 In addition to any other provision of this Agreement providing for termination hereof, Grantor may terminate this Agreement for cause in accordance with the provisions of Section 8 hereof.

SECTION 8. DEFAULT

8.01 The failure of Grantee to observe or perform any of the covenants, conditions or provisions of this Agreement shall constitute a material breach of this Agreement by Grantee, where such failure continues for a period of thirty (30) calendar days after written notice thereof from Grantor Party, and/or their successors and/or assigns, to Grantee; provided, however, that if the nature of Grantee’s default is such that more than thirty (30) calendar days are reasonably required for its cure, Grantee shall not be deemed to be in default if Grantee commences such cure within said thirty (30) calendar day period and thereafter diligently pursues such cure to completion.

8.02 In the event of any uncured default or breach by Grantee continuing beyond the applicable notice and cure period, Grantor, may at any time thereafter, without notice or demand and without limiting Grantor in the exercise of any right or remedy which Grantor may have by reason of such default or breach, terminate Grantee’s right to use and possession of the Easement Area by any lawful means and retake possession thereof.

8.03 If this Agreement is terminated, then Grantee shall, at Grantee’s sole cost and expense, promptly remove the Boardwalk from the Easement Area and return the Easement Area to the condition existing prior to the installation of the Boardwalk within the Easement Area.

SECTION 9. COVENANT RUNNING WITH EASEMENT AREA.

9.01 It is intended that the terms, covenants and conditions set forth in this Agreement shall be construed as both covenants and conditions and that they shall run with the Easement Area, and be affirmatively enforceable against the parties and their respective successors and assigns and shall continue to be an easement and covenants benefiting, binding and running with the Easement Area.

SECTION 10. SEVERABILITY

10.01 Should any part, term, or provision of this Agreement be by the courts decided to be illegal or in conflict with any law of the State, the validity of the remaining portions or provisions shall not be affected thereby.

SECTION 11. GOVERNING LAW AND VENUE

11.01 The validity, construction and effect of this Agreement shall be governed by the laws of the State of Florida. Any claim, objection or dispute arising out of the terms of this Agreement shall be litigated in the Fifteenth Judicial Circuit in and for Palm Beach County, Florida.

SECTION 12. CONSTRUCTION OF AGREEMENT

12.01 The terms and conditions herein are to be construed with their common meaning to effectuate the intent of this Agreement. All words used in the singular form shall extend to and include the plural and all words in the plural form shall extend to and include the singular. All words in any gender shall extend to and include all genders.

SECTION 13. ENTIRE AGREEMENT, NO ORAL MODIFICATION

13.01 This Agreement represents the entire and integrated agreement between Grantee and Grantor and supersedes all prior negotiations, representations or agreements, either written or verbal. This Agreement may only be amended by written instruments signed by both Grantor and Grantee and recorded in the Public Records of Palm Beach County, Florida. The failure of a party to insist on strict performance of any terms of this Agreement shall not be construed as a waiver and relinquishment for the future of any term, condition or election but the same shall remain in full force and effect.

SECTION 14. CONFLICT OF INTEREST

Inasmuch as the Easement Area is intended to be subsequently owned by the CDD:

14.01 Grantee covenants that no person under its employ who presently exercises any functions or responsibilities in connection with this Agreement has any personal financial interests, direct or indirect, with Grantor or the CDD. Grantee further covenants that, in the performance of this Agreement, no person having such conflicting interests shall be employed. Any such interests on the part of Grantee or its agents and employees must be disclosed in writing to Grantor and the CDD.

14.02 Grantee is aware of the conflict of interest laws and Chapter 112, Florida Statutes (2025), as amended, and agrees that it will comply in all respects with the terms of said laws.

14.03 Grantee warrants that it has not employed or retained any person employed by Grantor or the CDD to solicit or secure this Agreement, and that they have not offered to pay, paid, or agreed to pay, any public official or person employed by Grantor or the CDD any fee,

commission, percentage, brokerage fee, or gift of any kind contingent or resulting from the award of this Agreement.

SECTION 15. NOTICES

15.01 All notices or other communications required by this Agreement shall be in writing and deemed delivered upon mailing by certified mail, return receipt requested, to the following persons and addresses unless otherwise specified herein:

IF TO GRANTEE:

L’Ambiance at Avenir Neighborhood Association, Inc.
790 Park of Commerce Boulevard, Suite 200
Boca Raton, FL 33487
Attention: _____
E-Mail: _____

COPY TO:

IF TO GRANTOR:

AVENIR DEVELOPMENT, LLC
550 Biltmore Way, Suite 1110
Coral Gables, FL 33134
Attention: David Serviansky
Telephone No.: (305) 461-2440, Extension 17
E-Mail Address: ds@landstardevelopment.com

COPY TO:

AVENIR COMMUNITY DEVELOPMENT DISTRICT
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attention: District Manager
Telephone No.: (561) 630-4922
jpierman@sdsinc.org

COPY TO:

Rosa Eckstein Schechter, Esq.
550 Biltmore Way, Suite 1110
Coral Gables, FL 33134
Telephone No.: (305) 461-2440, Extension 17
E-Mail Address: res@landstardevelopment.com

Except as otherwise provided in this Agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day, shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

[Signature Page to Boardwalk Easement Agreement]

IN WITNESS WHEREOF, Grantor has caused this Agreement to be executed as of the day and year first written above.

Signed, sealed and delivered
in the presence of:

AVENIR DEVELOPMENT, LLC,
a Florida limited liability company

Witness sign: _____
Print name: _____
Print Address: _____

By: _____
Rosa Eckstein Schechter
Vice President

Witness sign: _____
Print name: _____
Print Address: _____

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of June, 2026, by Rosa Eckstein Schechter, Vice President of AVENIR DEVELOPMENT, LLC, a Florida limited liability company, on behalf of the company, who:

is personally known to me or
 has produced _____ as identification.

Notary Public – State of Florida

Notary Seal: _____

EXHIBIT "A"

Easement Area

[See attached]



April 24, 2026

Mr. Carlos Ballbe, P.E.
District Engineer

Jason Pierman
District Manager

Avenir Community Development District
c/o Special District Services, Inc.
2501A Burns Rd
Palm Beach Gardens, FL 33410

RE: Avenir Phase 3 Mitigation Area; FY 2026-27 Habitat Maintenance Services

Dear Carlos and Jason:

Pursuant to our existing contract with the Avenir CDD regarding the above referenced project, EW Consultants, Inc. is pleased to provide this scope and budget for continued professional environmental services.

PROJECT UNDERSTANDING

The City of Palm Beach Gardens will be assuming maintenance responsibility for Phase 1 (303 +/- acres) and Phase 2 (1,748 +/- acres) Mitigation Areas beginning October 1, 2026. The Phase 3 (354 +/- acres) Mitigation Area will remain the responsibility of the Avenir CDD for Fiscal Year 2026-27.

This maintenance control scope of services for FY 2026-27 program will cover a total of 354 +/- acres over a period of 12 months, beginning with October 2026 and running through and including September 2027 (FY 2027-27).

Based on this project understanding, we are providing the following proposed scope of services, schedule, and fees for your consideration.

SCOPE OF SERVICES

Task 1 –Mitigation Area Maintenance of 354 +/- Acres of Mitigation Areas -

Under this Task, we will conduct the required habitat maintenance and monitoring of approximately 354 acres which comprise the Phase 3 mitigation area. This maintenance effort will begin October 1, 2026 and continue through September 30, 2027.

Project Management -

We will provide a qualified restoration biologist to direct the habitat maintenance activities within the 354 +/- acres of mitigation area. The project manager will provide operational direction, scheduling, subcontractor management, and quality control services as part of the overall project direction. The project manager will provide for all necessary compliance reporting to permit agencies, restricted use chemical management, and prepare required annual monitoring report submittals to SFWMD, U.S. Army Corps of Engineers, and the City of Palm Beach Gardens.

Vegetative Maintenance Control Treatments -

The project area for the habitat maintenance treatment will be comprised of approximately 354 acres as shown on the attached map. The vegetative maintenance control treatment process will entail the following activities.

1) Invasive Species Surveillance and Spot Treatment –

This activity will entail using field crews, properly labeled herbicides, and herbicide spray equipment for treatment of re-growth and new recruitment of invasive non-native species, primarily Brazilian pepper, melaleuca, Australian pine, earleaf acacia, and old world climbing fern. Treated vegetation will be left in place to decay naturally.

2) Invasive Grasses/Herbaceous Species Broad Spectrum Treatment –

This activity will entail application of properly labeled foliar herbicide to invasive grasses and herbaceous species in the restored wetland areas. The process involves preparation (selective mowing of invasive grass species) followed by herbicide application with specialized equipment to avoid treatment of non-target species. Treated vegetation will be left in place to decay naturally.

3) Invasive Wildlife Species Control -

This activity will entail a professional invasive wildlife control specialist to assist in control and removal of invasive wildlife species within the areas under habitat maintenance. The primary target species will be wild hogs, as they cause significant damage throughout the mitigation areas, and without control, will also cause damage in the development area.

4) Native Vegetation Thinning/Biomass Control –

This effort will entail conducting ongoing selective cutting and thinning of nuisance level native species as necessary throughout the 354 +/- acre maintenance area. We will utilize a combination of forestry mulching equipment, roller chopping, and selective mowing to maintain native vegetation species below nuisance levels where necessary. If permissible through state and local agencies, this effort will also include conducting prescribed fire management.

5) Compliance Monitoring Reports and Coordination –

Under this task, we will prepare the required annual monitoring report for the 354 +/- acre area under active maintenance. This will include purchase and installation of specified water level monitoring wells, as well as any required replacement of this equipment where already installed. Data collection and reporting will be conducted in the first quarter of 2027 for submittal in accordance with required permit schedules. Reports will be provided to SFWMD, U.S. Army Corps of Engineers, and the City of Palm Beach Gardens.

These Task 1 services will be provided for a total of 12 months (October 2026 through and including September 2027). Task 1 services will be billed at \$12,000.00 per month for a 12-month lump sum fee of \$144,000.00.

Task 2 – On Call Regulatory Services –

Under this task we will provide on-call services in relation to regulatory compliance for the Phase 3 Mitigation Area. A final permit for the restoration and maintenance requirements is currently under review and is expected to be issued on or before September 1, 2026. In the event that this permit requires additional compliance related services (SFWMD inspections, documentation, etc.) we will provide these services under this task.

These Task 2 services will be provided as necessary for a total of 12 months (October 2026 through and including September 2027). Task 2 services will be billed on a time and materials basis if required. A Not To Exceed budget of \$5,000.00 is established for these services.

SCHEDULE

We will provide our services in an orderly and expeditious manner to meet the mutually agreed project schedule. This agreement will cover habitat maintenance requirements from October 1, 2026 through and including September 30, 2027.

FEES AND BILLING

We will provide the services described above on the basis of percentage complete during each month work is performed. The Task 1 services have been broken into a “per month” fee, however, the total lump sum fee of \$144,000.00 will govern. Task 2 services will be provided on a time and materials basis under a Not To Exceed amount of \$5,000.00

All invoices are due and payable within 30 days of receipt by the Client.

We look forward to the opportunity to continue to assist you on this project, and if you have any questions, please feel free to call me.

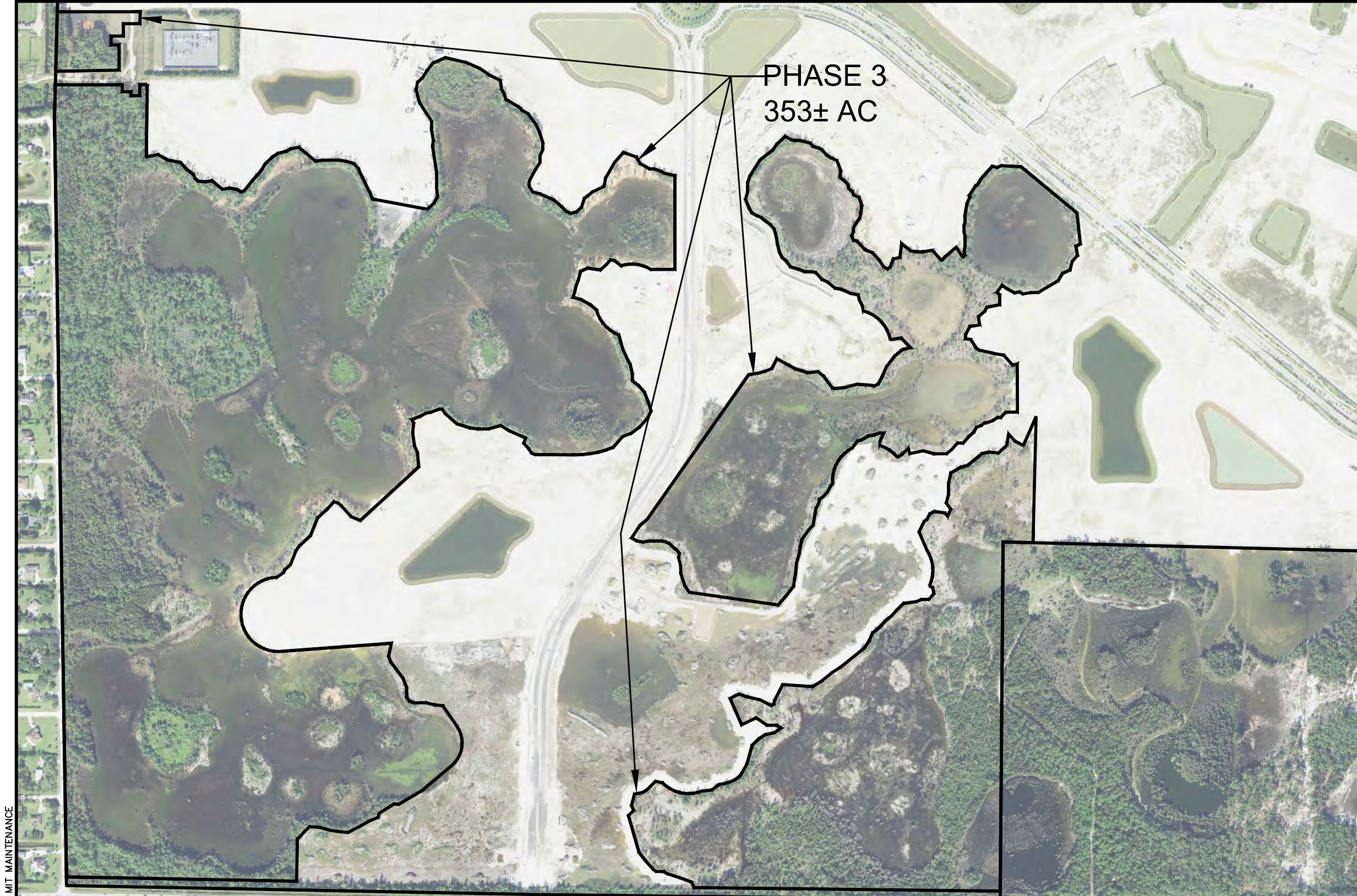
Sincerely,
EW Consultants, Inc.

Ed Weinberg, President

Signed: _____

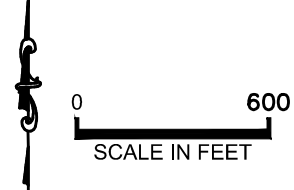
Title: _____

Date: _____



PHASE 3
353± AC

NORTHLAKE BLVD



PALM BEACH COUNTY AERIALS DATED 2024

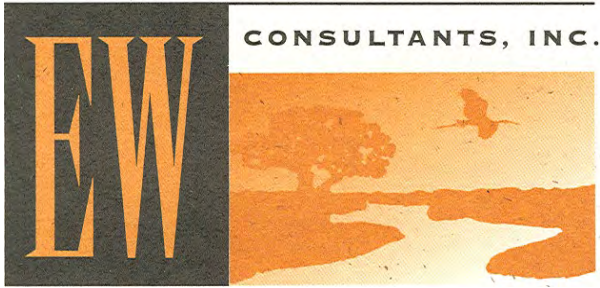
Avenir Phase 3 Mitigation.dwg MIT MAINTENANCE

AVENIR PHASE 3 - MITIGATION MAINTENANCE



EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
 772-287-8771 FAX 772-287-2988
 WWW.EWCONSULTANTS.COM

APRIL 2025
FIGURE



May 11, 2026

Mr. Jason Pierman
District Manager

Mr. Carlos Ballbe, P.E.
District Engineer

Avenir Community Development District
c/o Special District Services, Inc.
2501A Burns Rd
Palm Beach Gardens, FL 33410

RE: Avenir Consolidated Water Use Permit; Hydrobiologic Monitoring

Dear Jason and Carlos:

Pursuant to our discussions regarding the above referenced project, EW Consultants, Inc. is pleased to provide this proposed approach and agreement for professional environmental services.

PROJECT UNDERSTANDING

The Avenir Consolidated Water Use Permit (50-12168-W) was issued in June 2023 with Avenir Community Development District as the permittee along with Avenir Development, LLC as a co-permittee. Among other requirements of the permit is the implementation of a detailed Wetland Hydrobiologic Monitoring Program (Special Condition 21) to address potential concerns related to drawdown impacts on off site wetland areas. A copy of the approved Hydrobiologic Monitoring Program extracted from the Permit, was provided with our previous agreement for these services.

Based on this project understanding, we are providing the following proposed scope of services, schedule, and fees for your consideration.

SCOPE OF SERVICES

Task 1 – Year 3 Data Collection and Documentation -

Under this Task, we will collect the required field data (consistent with the parameters established under the Baseline Data Collection, First, and Second Annual Reports) for preparation of the Third Annual Hydrobiologic Monitoring report. Data collection will be initiated in October 2026.

We will conduct two semi-annual data collection events (October 2026 and April 2027) and compile the Year 3 results into the required Third Annual Hydrobiologic Monitoring report for submittal in compliance with the permit requirements.

SCHEDULE

We will provide our services in an orderly and expeditious manner to meet the mutually agreed project schedule and permit compliance requirements.

FEES AND BILLING

We will provide the services described above in Tasks 1 and 2 for a Lump Sum Fee of \$25,000.00. Services will be billed on a percentage complete basis through completion of the Third Annual Hydrobiologic Monitoring report.

All invoices are due and payable within 30 days of receipt by the Client.

We look forward to the opportunity to continue to assist you on this project, and if you have any questions, please feel free to call me.

Sincerely,
EW Consultants, Inc.

Signed: _____

Title: _____

Date: _____

Ed Weinberg, President



HSQ GROUP, LLC
Engineers • Planners
 1001 Yamato Road, Suite 105
 Boca Raton, Florida 33431
 (561) 392-0221 Phone • (561) 392-6458 Fax

May 13, 2026

Mr. Jason Pierman
AVENIR COMMUNITY DEVELOPMENT DISTRICT
 550 Biltmore Way, Suite 1110
 Miami, FL 33134
 Phone: (305) 447-7494
 Fax: (561) 828-0440

Supplemental Agreement 22

Re: **140th Ave at Northlake Blvd**
(From Hamilton Blvd to 1200' north of Northlake Blvd)

BID DOCUMENTS AND SPECIFICATIONS

Palm Beach Gardens, Palm Beach County, Florida

Dear Mr. Pierman:

The purpose of this Supplemental Agreement is to provide **bid documents and specification services** related to the construction of the proposed improvements for the referenced project.

To prepare a bid package including:

- 1- Quantities for the roadway elements, signing and marking and the 1200' segment north of Northlake Blvd.
- 2- Roadway plans, signing and marking plans for the intersection of 140th Ave and Northlake Blvd and the 1200' segment north of Northlake Blvd.
- 3- Copies of the associated permits.
- 4- Invitation to bid and instructions to bidders.
- 5- Proposal form and Bid proposal form that shows quantities for the contractor to bid.
- 6- Payment and performance bonds.
- 7- Specifications referenced to FDOT latest specs with amended sections as applicable.
- 8- General provisions
- 9- Construction contract

Total fee = \$24,585

Acceptance of Proposal:

By: **HSQ Group, LLC**

By: **Avenir Community Development District**

Signed: Nour Shehadeh

Signed: _____

Name: Nour Shehadeh, PE

Name: _____

Title: Managing Partner

Title: _____

Date: 5/13/2026

Date: _____

Consultant _____ Client _____

AVENIR – POD 17

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109, TOGETHER WITH A PORTION OF TRACT RBE4, AVENIR – POD 20, AS RECORDED IN PLAT BOOK 135, PAGES 113 THROUGH 123, TOGETHER WITH A PORTION OF TRACT RBE3, AVENIR – SPINE ROAD 6, AS RECORDED IN PLAT BOOK 135, PAGES 189 THROUGH 191, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD & WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
MARCH 2026

DEDICATION AND RESERVATIONS CONTINUED:

3. TRACT "RW3", AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE WITH RESPECT TO TRACT "RW3", AN EASEMENT OVER TRACT "RW3", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

4. TRACTS "W1" AND "W2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

5. TRACTS "LM1" AND "LM2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, STRUCTURES AND LANDSCAPING MAY BE PERMITTED WITHIN SAID TRACT AS APPROVED BY OR WITH PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

6. TRACTS "PARK-1" AND "PARK-2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR – POD 17 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, MAIL KIOSK, PARKING, PARK, PLAYGROUND, SIDEWALKS AND RECREATIONAL PURPOSES, ALONG WITH THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE LINES THEREIN, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

7. TRACTS "O-1" THROUGH "O-29", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR – POD 17 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, SIGNAGE AND OTHER STRUCTURES, DRAINAGE AND UTILITY PURPOSES, AND FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS BY THE AVENIR COMMUNITY DEVELOPMENT DISTRICT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

8. THE LIFT STATION EASEMENT "LSE", AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

9. RETAINING WALL ACCESS EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS "RWAE", IS HEREBY DEDICATED TO AVENIR – POD 17 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF RETAINING WALLS, YARD DRAINAGE AND UTILITIES AND FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS/PALM BEACH COUNTY, FLORIDA.

10. FIRE SAFETY ACCESS EASEMENT, AS SHOWN HEREON AND DESIGNATED AS "FSE", IS HEREBY DEDICATED IN PERPETUITY TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, CONTROL AND JURISDICTION FOR FIRE SAFETY. STRUCTURES, FENCING OR VEGETATION, OTHER THAN SOG, ARE PROHIBITED WITHIN THE EASEMENT. RETAINING WALLS WILL BE ALLOWED WITHIN THE EASEMENT. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

11. THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "UE", ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES. SUCH UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES BY AV BROADBAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. LANDS ENCUMBERED BY SUCH EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

12. DRAINAGE EASEMENTS DESIGNATED AS "DE", AS SHOWN HEREON, ARE HEREBY RESERVED FOR AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

13. THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS "SUAE", ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNERS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

14. YARD DRAINAGE EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS "YDE", IS HEREBY DEDICATED TO AVENIR – POD 17 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF YARD DRAINAGE AND UTILITIES AND FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

**AVENIR DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,**
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS _____ DAY OF _____, 2026.

AVENIR DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.

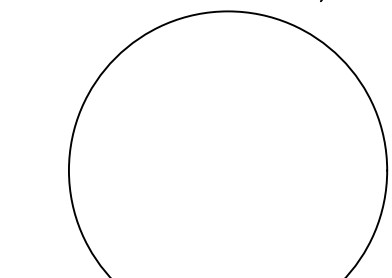
WITNESS: _____

PRINT NAME _____

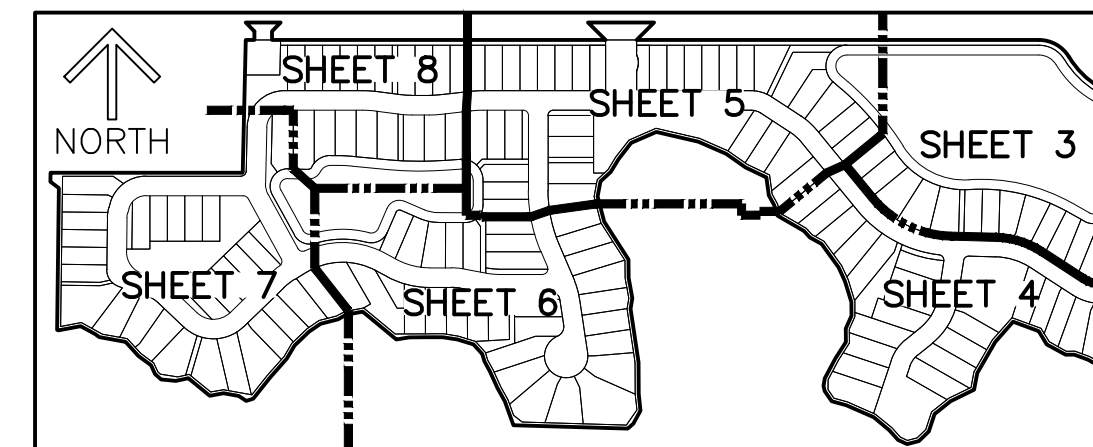
WITNESS: _____

PRINT NAME _____

AVENIR DEVELOPMENT, LLC



BY: _____
MANUEL M. MATO
PRESIDENT



KEY MAP
(NOT TO SCALE)

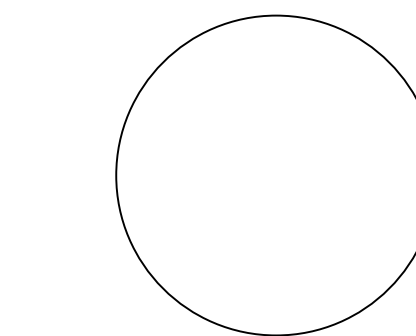
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
MICHAEL A. CARUSO

SHEET 1 OF 8

CLERK



**DEDICATION AND RESERVATIONS CONTINUED:
AVENIR DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ACKNOWLEDGEMENT:**

(STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2026, BY MANUEL M. MATO, PRESIDENT, ON BEHALF OF AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(SEAL)

NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

TITLE CERTIFICATION:

(STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, TYRONE T. BONGARD, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY AS VESTED IN AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

TYRONE T. BONGARD, ESQ.,
ATTORNEY AT LAW
FLORIDA BAR #649295
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF S00°00'00"E, ALONG THE WEST LINE OF TRACT RBE4, AVENIR – POD 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGES 113 THROUGH 123 OF THE PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA.
- LINES INTERSECTING CURVES ARE NON-RADIAL, UNLESS SHOWN OTHERWISE.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

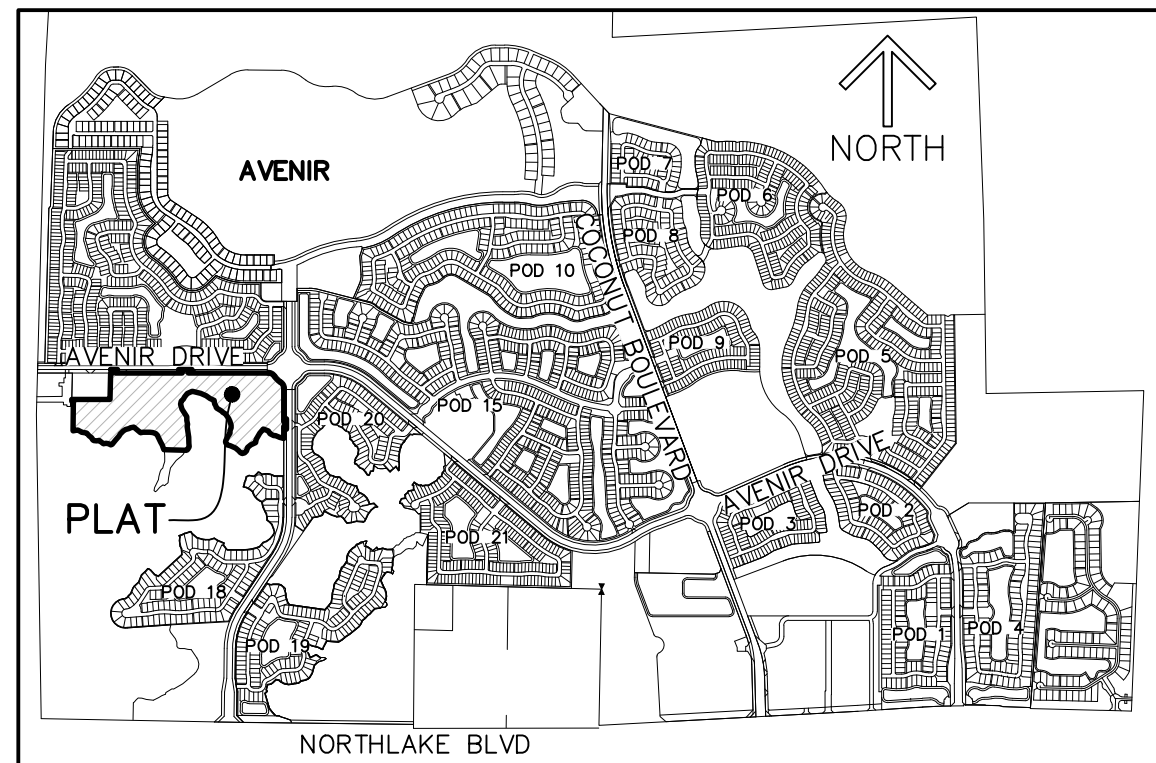
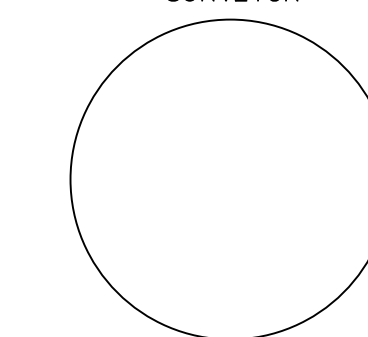
SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SEC. 177.091(7), F.S. HAVE BEEN PLACED AND PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SEC. 177.091(8) WILL BE PLACED AS REQUIRED BY LAW AND THAT MONUMENTS AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATED: _____

DAVID P. LINDLEY
PROFESSIONAL SURVEYOR MAPPER #5005
STATE OF FLORIDA.
CAULFIELD AND WHEELER, INC
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591

SURVEYOR



LOCATION MAP
(NOT TO SCALE)

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS AVENIR – POD 17, BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109, TOGETHER WITH A PORTION OF TRACT RBE4, AVENIR – POD 20, AS RECORDED IN PLAT BOOK 135, PAGES 113 THROUGH 123, TOGETHER WITH A PORTION OF TRACT RBE3, AVENIR – SPINE ROAD 6, AS RECORDED IN PLAT BOOK 135, PAGES 189 THROUGH 191, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT RBE5, AVENIR – POD 15, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 179 THROUGH 195 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT RBE4, S00°00'00"E, A DISTANCE OF 478.27 FEET; THENCE N45°00'00"E, A DISTANCE OF 56.56 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF TRACT R1, AS SHOWN ON SAID AVENIR – POD 20; THENCE ALONG SAID RIGHT-OF-WAY LINE, S00°00'00"E, A DISTANCE OF 147.99 FEET; THENCE N45°00'00"W, A DISTANCE OF 56.56 FEET TO A POINT OF INTERSECTION WITH SAID WEST LINE OF TRACT RBE4; THENCE ALONG SAID WEST LINE, S00°00'00"E, A DISTANCE OF 173.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF CONSERVATION AREA TRACT C-2, AS SHOWN ON SAID PLAT, AVENIR; THENCE ALONG SAID NORTH BOUNDARY LINE, THE FOLLOWING FIFTY SIX (56) COURSES AND DISTANCES: THENCE N76°54'04"W, A DISTANCE OF 61.66 FEET; THENCE N61°21'77"W, A DISTANCE OF 23.36 FEET; THENCE N69°57'09"W, A DISTANCE OF 41.20 FEET; THENCE S89°59'53"W, A DISTANCE OF 25.18 FEET; THENCE N61°12'13"W, A DISTANCE OF 61.48 FEET; THENCE N31°13'10"W, A DISTANCE OF 44.45 FEET; THENCE N69°57'11"W, A DISTANCE OF 77.99 FEET; THENCE S41°33'52"W, A DISTANCE OF 77.38 FEET; THENCE S29°46'56"W, A DISTANCE OF 102.67 FEET; THENCE S10°56'28"W, A DISTANCE OF 48.49 FEET; THENCE S64°07'57"W, A DISTANCE OF 74.67 FEET; THENCE S51°08'33"W, A DISTANCE OF 58.86 FEET; THENCE S18°15'42"W, A DISTANCE OF 52.35 FEET; THENCE S45°58'26"W, A DISTANCE OF 39.81 FEET; THENCE S75°45'17"W, A DISTANCE OF 34.79 FEET; THENCE N64°48'04"W, A DISTANCE OF 28.22 FEET; THENCE N42°13'57"W, A DISTANCE OF 37.50 FEET; THENCE N50°26'22"W, A DISTANCE OF 57.91 FEET; THENCE N66°18'16"W, A DISTANCE OF 86.11 FEET; THENCE N74°45'47"W, A DISTANCE OF 42.98 FEET; THENCE N34°16'18"W, A DISTANCE OF 35.51 FEET; THENCE N12°58'33"W, A DISTANCE OF 15.09 FEET; THENCE N09°50'26"E, A DISTANCE OF 21.75 FEET; THENCE N27°57'39"E, A DISTANCE OF 64.26 FEET; THENCE N32°31'02"E, A DISTANCE OF 56.10 FEET; THENCE N00°19'57"W, A DISTANCE OF 38.63 FEET; THENCE N2°34'35"E, A DISTANCE OF 39.84 FEET; THENCE N00°19'58"W, A DISTANCE OF 39.30 FEET; THENCE N16°59'03"W, A DISTANCE OF 62.21 FEET; THENCE N24°29'35"W, A DISTANCE OF 44.00 FEET; THENCE N36°00'12"W, A DISTANCE OF 82.68 FEET; THENCE N61°12'07"W, A DISTANCE OF 38.75 FEET; THENCE N42°13'54"W, A DISTANCE OF 24.42 FEET; THENCE N59°52'00"W, A DISTANCE OF 88.26 FEET; THENCE N16°59'01"W, A DISTANCE OF 31.18 FEET; THENCE N28°37'37"W, A DISTANCE OF 32.32 FEET; THENCE N07°38'11"W, A DISTANCE OF 51.67 FEET; THENCE N64°30'42"W, A DISTANCE OF 66.09 FEET; THENCE N55°01'27"W, A DISTANCE OF 67.51 FEET; THENCE N66°18'49"W, A DISTANCE OF 86.86 FEET; THENCE N76°52'32"W, A DISTANCE OF 123.56 FEET; THENCE S66°23'02"W, A DISTANCE OF 78.71 FEET; THENCE S37°43'00"W, A DISTANCE OF 58.63 FEET; THENCE S31°46'54"W, A DISTANCE OF 43.18 FEET; THENCE S47°08'30"W, A DISTANCE OF 39.89 FEET; THENCE S10°37'59"W, A DISTANCE OF 43.68 FEET; THENCE S14°59'33"E, A DISTANCE OF 74.46 FEET; THENCE S32°41'03"E, A DISTANCE OF 128.59 FEET; THENCE S00°19'58"E, A DISTANCE OF 52.89 FEET; THENCE S07°19'19"E, A DISTANCE OF 59.29 FEET; THENCE S09°50'25"W, A DISTANCE OF 30.57 FEET; THENCE S08°32'27"E, A DISTANCE OF 154.84 FEET; THENCE S00°19'56"E, A DISTANCE OF 90.53 FEET; THENCE S06°01'34"E, A DISTANCE OF 48.17 FEET; THENCE S28°56'55"W, A DISTANCE OF 43.10 FEET; THENCE S49°46'26"W, A DISTANCE OF 20.91 FEET; THENCE N88°19'54"W, A DISTANCE OF 326.92 FEET TO A POINT OF INTERSECTION WITH SAID NORTH BOUNDARY LINE OF CONSERVATION AREA TRACT C-2, THENCE ALONG SAID NORTH BOUNDARY LINE, THE FOLLOWING THIRTY EIGHT (38) COURSES AND DISTANCES: THENCE N20°04'26"W, A DISTANCE OF 72.96 FEET; THENCE N28°37'35"W, A DISTANCE OF 42.25 FEET; THENCE N24°29'36"W, A DISTANCE OF 53.12 FEET; THENCE N28°37'29"W, A DISTANCE OF 32.76 FEET; THENCE N16°59'06"W, A DISTANCE OF 22.02 FEET; THENCE N42°13'47"W, A DISTANCE OF 36.82 FEET; THENCE N72°40'02"W, A DISTANCE OF 48.62 FEET; THENCE N81°17'06"W, A DISTANCE OF 42.39 FEET; THENCE S89°40'03"W, A DISTANCE OF 50.90 FEET; THENCE S89°09'19"W, A DISTANCE OF 45.46 FEET; THENCE S80°37'16"W, A DISTANCE OF 36.84 FEET; THENCE N50°26'18"W, A DISTANCE OF 125.08 FEET; THENCE S79°08'44"W, A DISTANCE OF 49.04 FEET; THENCE S60°32'13"W, A DISTANCE OF 25.65 FEET; THENCE S75°45'26"W, A DISTANCE OF 51.44 FEET; THENCE S55°53'47"W, A DISTANCE OF 39.24 FEET; THENCE S45°58'32"W, A DISTANCE OF 58.18 FEET; THENCE S30°33'15"W, A DISTANCE OF 43.33 FEET; THENCE S41°34'00"W, A DISTANCE OF 72.59 FEET; THENCE S38°34'25"W, A DISTANCE OF 77.47 FEET; THENCE S71°01'77"W, A DISTANCE OF 21.09 FEET; THENCE N56°33'35"W, A DISTANCE OF 25.80 FEET; THENCE N79°48'27"W, A DISTANCE OF 44.11 FEET; THENCE S80°03'10"W, A DISTANCE OF 40.08 FEET; THENCE N50°37'10"W, A DISTANCE OF 79.29 FEET; THENCE S77°06'13"W, A DISTANCE OF 36.50 FEET; THENCE N83°58'18"W, A DISTANCE OF 42.56 FEET; THENCE N48°36'29"W, A DISTANCE OF 23.11 FEET; THENCE N24°29'29"W, A DISTANCE OF 27.74 FEET; THENCE N53°42'58"W, A DISTANCE OF 44.64 FEET; THENCE N42°13'42"W, A DISTANCE OF 54.83 FEET; THENCE N07°48'29"W, A DISTANCE OF 76.43 FEET; THENCE N53°42'58"W, A DISTANCE OF 13.00 FEET; THENCE N61°11'57"W, A DISTANCE OF 47.99 FEET; THENCE S79°08'44"W, A DISTANCE OF 64.76 FEET; THENCE N69°57'02"W, A DISTANCE OF 4.12 FEET; THENCE N00°45'13"E, A DISTANCE OF 406.07 FEET; THENCE N5°23'37"W, A DISTANCE OF 30.62 FEET; THENCE N01°16'44"E, A DISTANCE OF 25.48 FEET; THENCE N90°00'00"E, A DISTANCE OF 550.00 FEET; THENCE N01°16'44"E, A DISTANCE OF 380.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT RBE3; THENCE ALONG SAID SOUTH LINE, N00°00'00"E, A DISTANCE OF 25.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 25.00 FEET; THENCE N45°00'00"W, A DISTANCE OF 35.36 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF TRACT R1, AS SHOWN ON SAID AVENIR – SPINE ROAD 6; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N90°00'00"E, A DISTANCE OF 189.07 FEET; THENCE S45°00'00"W, A DISTANCE OF 70.71 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH LINE OF TRACT RBE3, AVENIR – SPINE ROAD 6; THENCE ALONG SAID SOUTH LINE, N90°00'00"E, A DISTANCE OF 1,151.63 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 59°03'01"; THENCE SOUTHEASTERLY ALONG THE ARC AND ALONG SAID WEST LINE OF TRACT RBE5, A DISTANCE OF 103.06 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 28°06'02"; THENCE SOUTHEASTERLY ALONG THE ARC AND ALONG SAID WEST LINE OF TRACT RBE5, A DISTANCE OF 122.61 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 59°03'01"; THENCE SOUTHEASTERLY ALONG THE ARC AND ALONG SAID WEST LINE OF TRACT RBE5, A DISTANCE OF 103.06 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST LINE OF TRACT RBE5, S00°00'00"E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,330,709 SQUARE FEET OR 53.5057 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "R1", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR – POD 17 NEIGHBORHOOD ASSOCIATION, INC, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, PARKING, SIDEWALK, DRAINAGE, SIGNAGE, GATE, UTILITY AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. AN EASEMENT OVER TRACT "R" IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNERS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

2. TRACTS "RW1", AND "RW2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE WITH RESPECT TO TRACTS "RW1", AND "RW2", AN EASEMENT OVER TRACTS "RW1", AND "RW2", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

AVENIR – POD 17

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN
 PLAT BOOK 127, PAGES 85 THROUGH 109, TOGETHER WITH A PORTION OF TRACT RBE4, AVENIR – POD 20,
 AS RECORDED IN PLAT BOOK 135, PAGES 113 THROUGH 123, TOGETHER WITH A PORTION OF TRACT RBE3, AVENIR – SPINE ROAD 6,
 AS RECORDED IN PLAT BOOK 135, PAGES 189 THROUGH 191, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD & WHEELER, INC.
 SURVEYORS – ENGINEERS – PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 – (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591
 MARCH 2026

TABULAR DATA

NAME	SQUARE FEET	ACRES
LOTS 1-144	1,194,138	27.4139
TRACT LM1	41,086	0.9432
TRACT LM2	59,865	1.3743
TRACT LSE	31,866	0.7315
TRACT 0-1	9,998	0.2295
TRACT 0-2	75,671	1.7372
TRACT 0-3	1,946	0.0447
TRACT 0-4	1,710	0.0393
TRACT 0-5	3,921	0.0900
TRACT 0-6	4,340	0.0996
TRACT 0-7	1,889	0.0434
TRACT 0-8	2,702	0.0620
TRACT 0-9	1,902	0.0437
TRACT 0-10	8,506	0.1953
TRACT 0-11	1,853	0.0425
TRACT 0-12	9,600	0.2204
TRACT 0-13	1,989	0.0457
TRACT 0-14	10,715	0.2460
TRACT 0-15	2,576	0.0591
TRACT 0-16	2,632	0.0604
TRACT 0-17	2,633	0.0605
TRACT 0-18	2,253	0.0517
TRACT 0-19	2,491	0.0572
TRACT 0-20	5,840	0.1341
TRACT 0-21	4,572	0.1049
TRACT 0-22	4,775	0.1096
TRACT 0-23	2,004	0.0460
TRACT 0-24	982	0.0225
TRACT 0-25	29,300	0.6726
TRACT 0-26	2,089	0.0480
TRACT 0-27	1,787	0.0410
TRACT 0-28	3,642	0.0836
TRACT 0-29	13,947	0.3202
TRACT PARK-1	39,337	0.9030
TRACT PARK-2	40,186	0.9225
TRACT R1	393,701	9.0381
TRACT RW1	4,320	0.0992
TRACT RW2	6,954	0.1596
TRACT RW3	3,125	0.0717
TRACT W1	74,202	1.7034
TRACT W2	223,664	5.1346
TOTAL	2,330,709	53.5057

AVENIR COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)

IN WITNESS WHEREOF, THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY THE CHAIRMAN OF ITS BOARD OF SUPERVISORS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS ____ DAY OF _____, 2026.

AVENIR COMMUNITY DEVELOPMENT DISTRICT

WITNESS: _____
 PRINT NAME _____
 WITNESS: _____
 PRINT NAME _____

BY: _____
 VIRGINIA CEPERO
 CHAIRMAN

**AVENIR – POD 17 NEIGHBORHOOD ASSOCIATION, INC,
 A FLORIDA CORPORATION NOT FOR PROFIT.**

IN WITNESS WHEREOF, THE ABOVE NAMED, AVENIR – POD 17 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS ____ DAY OF _____, 2026.

AVENIR – POD 17 NEIGHBORHOOD ASSOCIATION, INC,
 A FLORIDA CORPORATION NOT FOR PROFIT.

WITNESS: _____
 PRINT NAME _____
 WITNESS: _____
 PRINT NAME _____

BY: _____
 MANUEL M. MATO
 PRESIDENT

**AVENIR COMMUNITY DEVELOPMENT DISTRICT
 ACKNOWLEDGEMENT:**

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY VIRGINIA CEPERO, CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(SEAL)

NOTARY PUBLIC
 PRINT NAME _____
 MY COMMISSION EXPIRES: _____
 COMMISSION NUMBER: _____

**AVENIR – POD 17 NEIGHBORHOOD ASSOCIATION, INC,
 A FLORIDA CORPORATION NOT FOR PROFIT.**

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY MANUEL M. MATO, PRESIDENT, ON BEHALF OF AVENIR – POD 17 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(SEAL)

NOTARY PUBLIC
 PRINT NAME _____
 MY COMMISSION EXPIRES: _____
 COMMISSION NUMBER: _____

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS ____ DAY OF _____, 2026.

BY: _____
 MARCIE TINSLEY
 MAYOR

ATTEST: _____
 PATRICIA SNIDER, CMC
 CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS ____ DAY OF _____, 2026.

BY: _____
 TODD ENGLE, P.E.
 CITY ENGINEER

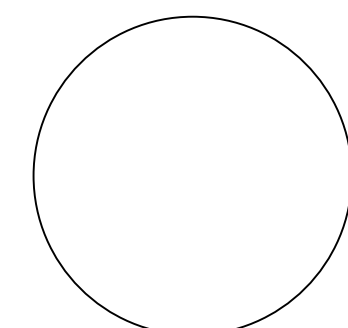
CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

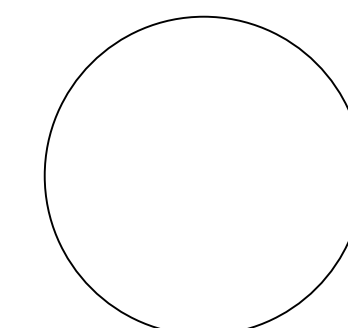
THIS ____ DAY OF _____, 2026.

PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 CERTIFICATE NO. _____

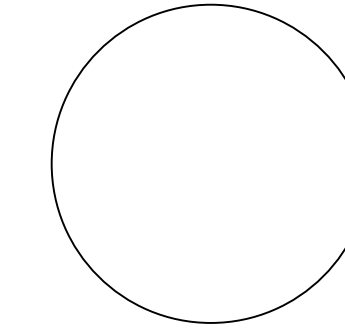
AVENIR COMMUNITY DEVELOPMENT DISTRICT



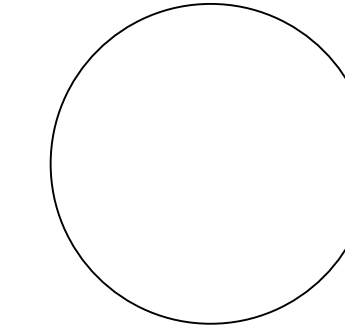
AVENIR – POD 17 NEIGHBORHOOD ASSOCIATION, INC



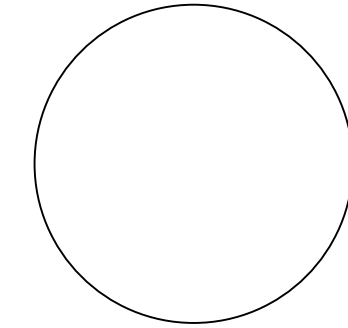
CITY OF PALM BEACH GARDENS



CITY OF PALM BEACH GARDENS ENGINEER



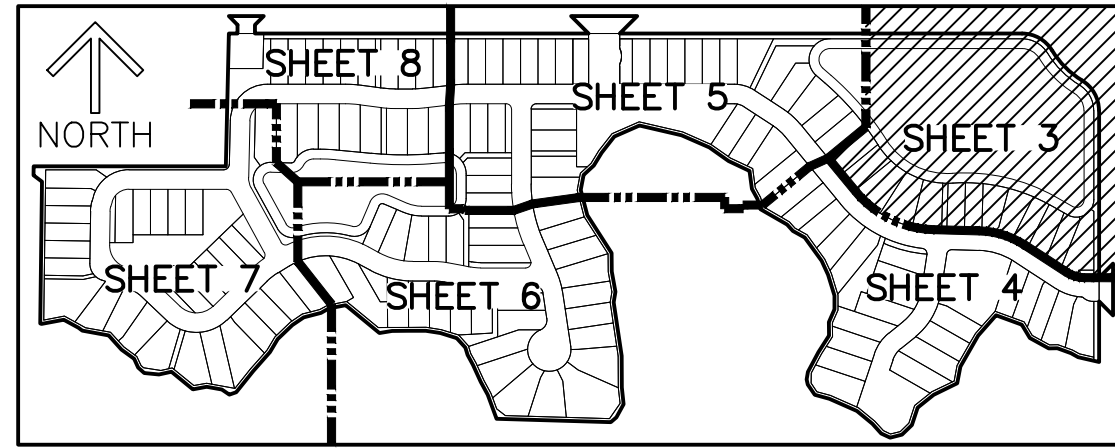
REVIEWING SURVEYOR



AVENIR - POD 17

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109, TOGETHER WITH A PORTION OF TRACT RBE4, AVENIR - POD 20, AS RECORDED IN PLAT BOOK 135, PAGES 113 THROUGH 123, TOGETHER WITH A PORTION OF TRACT RBE3, AVENIR - SPINE ROAD 6, AS RECORDED IN PLAT BOOK 135, PAGES 189 THROUGH 191, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

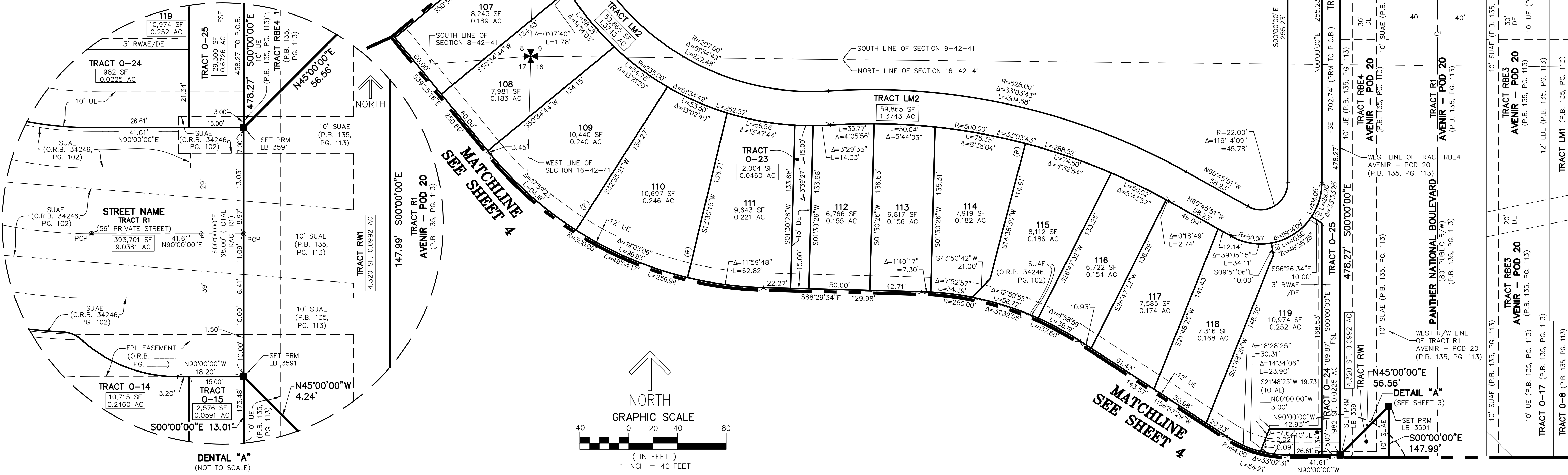
THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
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 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591
 MARCH 2026



KEY MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS

- ± - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - FSE - FIRE SAFETY ACCESS EASEMENT
 - FPL - FLORIDA POWER & LIGHT COMPANY
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LSE - LIFT STATION EASEMENT
 - O.R.B. - OFFICIAL RECORD BOOK
 - PG(S) - PAGE(S)
 - PRM - PERMANENT REFERENCE MONUMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - R/W - RIGHT-OF-WAY
 - RWAE - RETAINING WALL ACCESS EASEMENT
 - SF - SQUARE FEET
 - SUA/E - SEACOAST UTILITY AUTHORITY EASEMENT
 - SUALSE - SEACOAST UTILITY AUTHORITY EASEMENT LIFT STATION EASEMENT
 - UE - UTILITY EASEMENT
 - YDE - YARD DRAINAGE EASEMENT
 - - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - - DENOTES PERMANENT CONTROL POINT
 - ⊕ - 1/4 SECTION CORNER
 - ⊕ - SECTION CORNER
- 9-42-41 - SECTION 9, TOWNSHIP 42 SOUTH, RANGE 41 EAST
 8-42-41 - SECTION 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST
 16-42-41 - SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST
 17-42-41 - SECTION 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST



AVENIR - POD 15
(P.B. 134, PG. 179)

AVENIR - POD 20
(P.B. 135, PG. 113)

AVENIR - POD 20
(P.B. 135, PG. 113)

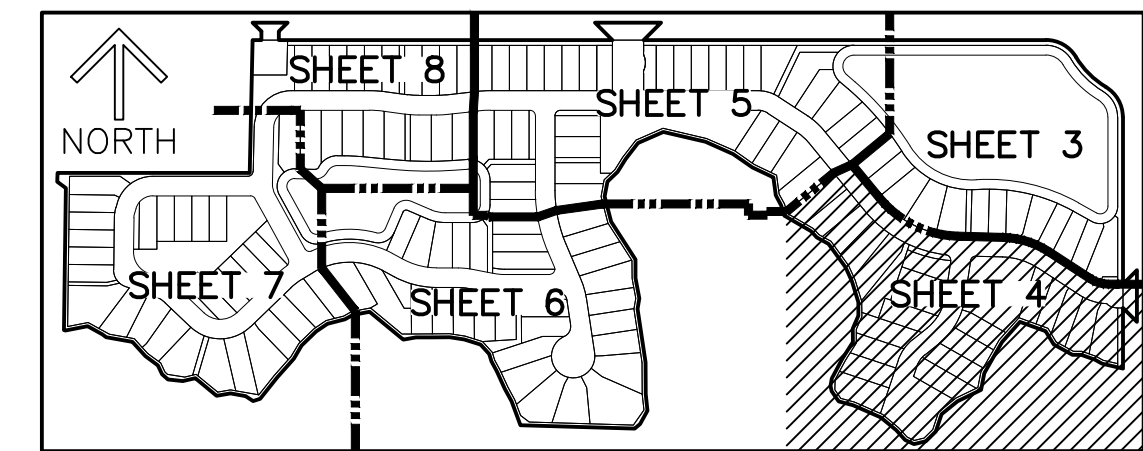
AVENIR - POD 20
(P.B. 135, PG. 113)

AVENIR - POD 20
(P.B. 135, PG. 113)

AVENIR - POD 17

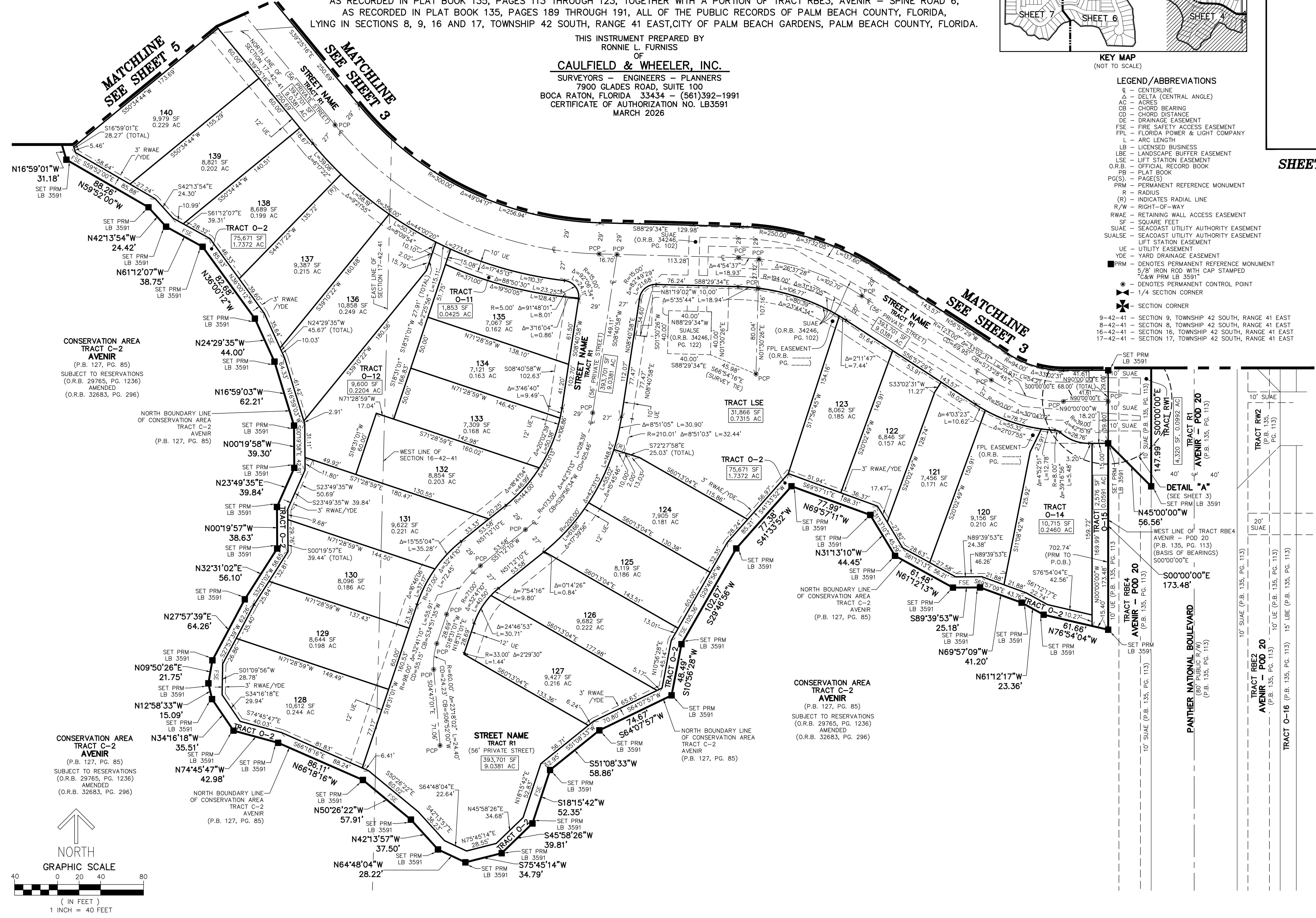
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THIS INSTRUMENT PREPARED BY
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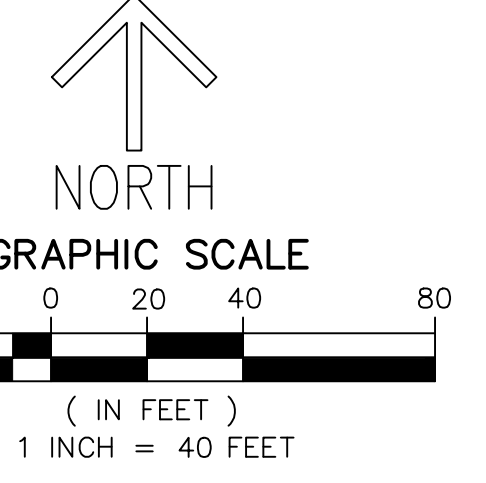
KEY MAP
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- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
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 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - FSE - FIRE SAFETY ACCESS EASEMENT
 - FPL - FLORIDA POWER & LIGHT COMPANY
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LSE - LIFT STATION EASEMENT
 - O.R.B. - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - POS(S) - PAGE(S)
 - PRM - PERMANENT REFERENCE MONUMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - R/W - RIGHT-OF-WAY
 - RWAE - RETAINING WALL ACCESS EASEMENT
 - SF - SQUARE FEET
 - SUA/E - SEACOAST UTILITY AUTHORITY EASEMENT
 - SUALSE - SEACOAST UTILITY AUTHORITY EASEMENT
 - UE - UTILITY EASEMENT
 - YDE - YARD DRAINAGE EASEMENT
 - - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED
 - C&W PRM LB 3591
 - - DENOTES PERMANENT CONTROL POINT
 - 1/4 SECTION CORNER
 - ✱ - SECTION CORNER
 - 9-42-41 - SECTION 9, TOWNSHIP 42 SOUTH, RANGE 41 EAST
 - 8-42-41 - SECTION 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST
 - 16-42-41 - SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST
 - 17-42-41 - SECTION 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST



CONSERVATION AREA TRACT C-2 AVENIR
(P.B. 127, PG. 85)
SUBJECT TO RESERVATIONS (O.R.B. 29765, PG. 1236) AMENDED (O.R.B. 32683, PG. 296)

CONSERVATION AREA TRACT C-2 AVENIR
(P.B. 127, PG. 85)
SUBJECT TO RESERVATIONS (O.R.B. 29765, PG. 1236) AMENDED (O.R.B. 32683, PG. 296)



TRACT RW2 AVENIR - POD 20
(P.B. 135, PG. 113)

TRACT RW1 AVENIR - POD 20
(P.B. 135, PG. 113)

TRACT RBE2 AVENIR - POD 20
(P.B. 135, PG. 113)

TRACT O-16
(P.B. 135, PG. 113)

TRACT O-15
(P.B. 135, PG. 113)

TRACT O-14
(P.B. 135, PG. 113)

TRACT O-13
(P.B. 135, PG. 113)

TRACT O-12
(P.B. 135, PG. 113)

TRACT O-11
(P.B. 135, PG. 113)

TRACT O-10
(P.B. 135, PG. 113)

TRACT O-9
(P.B. 135, PG. 113)

TRACT O-8
(P.B. 135, PG. 113)

TRACT O-7
(P.B. 135, PG. 113)

TRACT O-6
(P.B. 135, PG. 113)

TRACT O-5
(P.B. 135, PG. 113)

TRACT O-4
(P.B. 135, PG. 113)

TRACT O-3
(P.B. 135, PG. 113)

TRACT O-2
(P.B. 135, PG. 113)

TRACT RBE4 AVENIR - POD 20
(P.B. 135, PG. 113)

TRACT RBE3 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE2 AVENIR - POD 20
(P.B. 135, PG. 113)

TRACT RBE1 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE0 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-1 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-2 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-3 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-4 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-5 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-6 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-7 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

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(P.B. 135, PG. 189)

TRACT RBE-9 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-10 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-11 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-12 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-13 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-14 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

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(P.B. 135, PG. 189)

TRACT RBE-16 AVENIR - SPINE ROAD 6
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(P.B. 135, PG. 189)

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(P.B. 135, PG. 189)

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(P.B. 135, PG. 189)

TRACT RBE-38 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

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(P.B. 135, PG. 189)

TRACT RBE-40 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-41 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

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(P.B. 135, PG. 189)

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(P.B. 135, PG. 189)

TRACT RBE-44 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-45 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-46 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-47 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-48 AVENIR - SPINE ROAD 6
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TRACT RBE-49 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-50 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-51 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-52 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-53 AVENIR - SPINE ROAD 6
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TRACT RBE-54 AVENIR - SPINE ROAD 6
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TRACT RBE-55 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-56 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-57 AVENIR - SPINE ROAD 6
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TRACT RBE-58 AVENIR - SPINE ROAD 6
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TRACT RBE-59 AVENIR - SPINE ROAD 6
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TRACT RBE-60 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-61 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-62 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-63 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-64 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-65 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-66 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-67 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-68 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-69 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-70 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

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(P.B. 135, PG. 189)

TRACT RBE-72 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-73 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-74 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-75 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

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TRACT RBE-80 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-81 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-82 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-83 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

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(P.B. 135, PG. 189)

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(P.B. 135, PG. 189)

TRACT RBE-86 AVENIR - SPINE ROAD 6
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TRACT RBE-87 AVENIR - SPINE ROAD 6
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TRACT RBE-88 AVENIR - SPINE ROAD 6
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TRACT RBE-89 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-90 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-91 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-92 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-93 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-94 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-95 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-96 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

TRACT RBE-97 AVENIR - SPINE ROAD 6
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(P.B. 135, PG. 189)

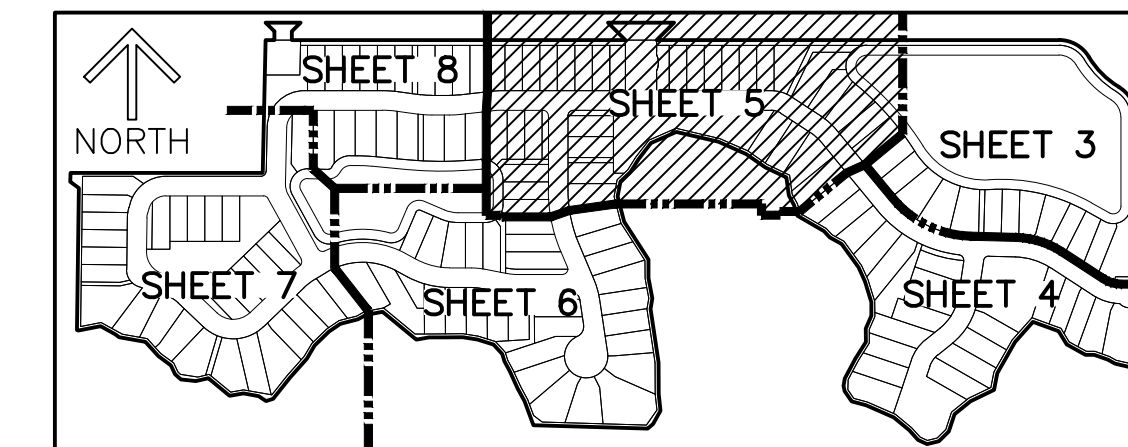
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(P.B. 135, PG. 189)

TRACT RBE-100 AVENIR - SPINE ROAD 6
(P.B. 135, PG. 189)

AVENIR - POD 17

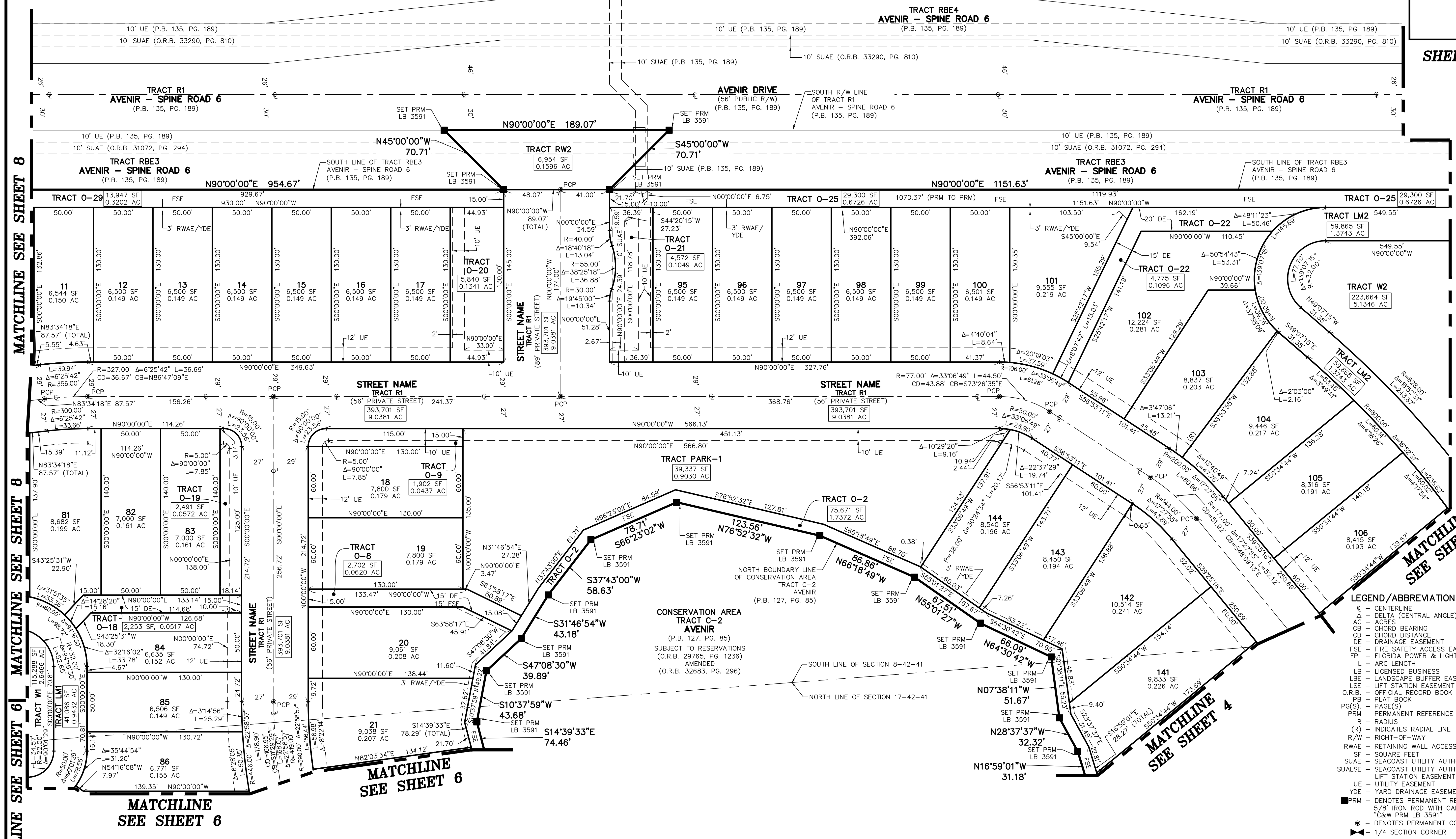
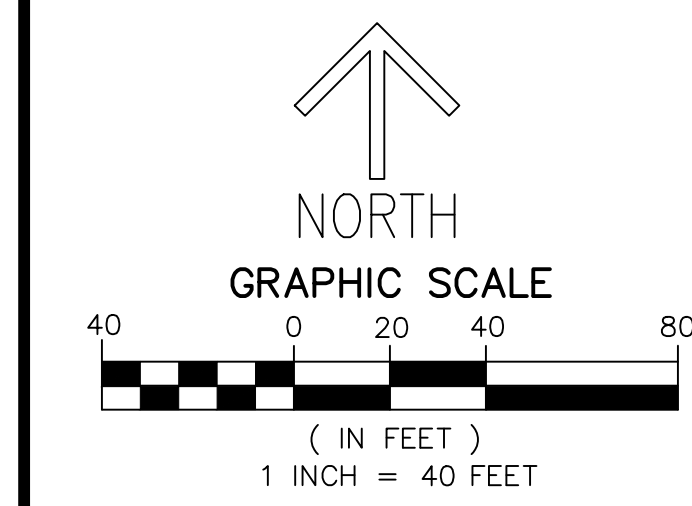
BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109, TOGETHER WITH A PORTION OF TRACT RBE4, AVENIR - POD 20, AS RECORDED IN PLAT BOOK 135, PAGES 113 THROUGH 123, TOGETHER WITH A PORTION OF TRACT RBE3, AVENIR - SPINE ROAD 6, AS RECORDED IN PLAT BOOK 135, PAGES 189 THROUGH 191, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNESS
 OF
CAULFIELD & WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591
 MARCH 2026



PARCEL "A-1"
 AVENIR
 (P.B. 127, PG. 85)

SHEET 5 OF 8



MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

MATCHLINE
 SEE SHEET 6

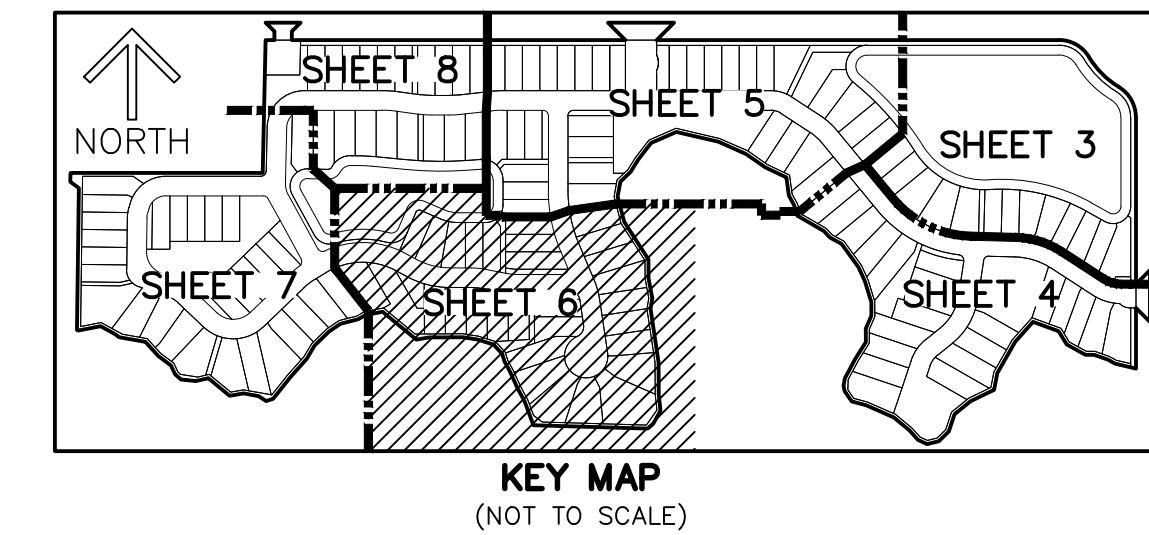
MATCHLINE
 SEE SHEET 6

- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - FSE - FIRE SAFETY ACCESS EASEMENT
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 - PG(S) - PAGE(S)
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 - YDE - YARD DRAINAGE EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - 1/4 SECTION CORNER
 - ✱ - SECTION CORNER
- 9-42-41 - SECTION 9, TOWNSHIP 42 SOUTH, RANGE 41 EAST
 8-42-41 - SECTION 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST
 16-42-41 - SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST
 17-42-41 - SECTION 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST

AVENIR - POD 17

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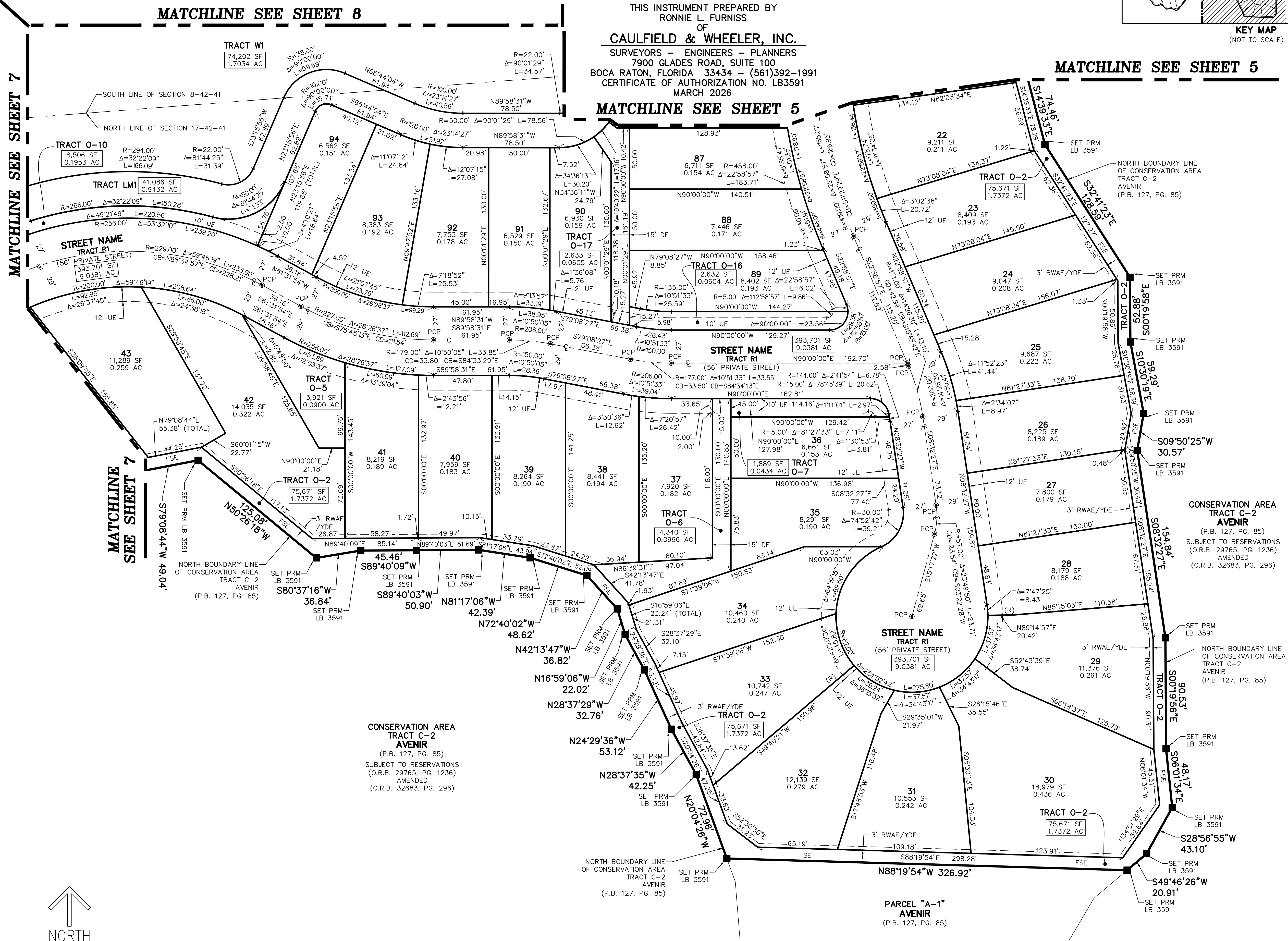
THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
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 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
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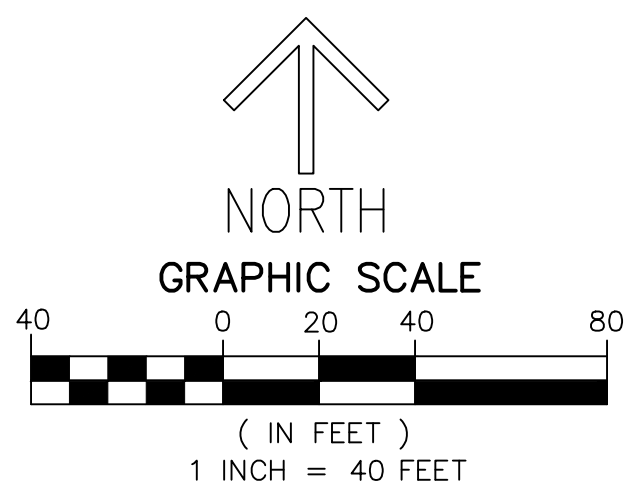
SHEET 6 OF 8

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 5



- LEGEND/ABBREVIATIONS**
- ℄ - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
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 - SF - SQUARE FEET
 - SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
 - SUALSE - SEACOAST UTILITY AUTHORITY EASEMENT LIFT STATION EASEMENT
 - UE - UTILITY EASEMENT
 - YDE - YARD DRAINAGE EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED C&W PRM LB 3591
 - - DENOTES PERMANENT CONTROL POINT
 - ⊙ - 1/4 SECTION CORNER
 - ⊕ - SECTION CORNER



PARCEL "A-1"
 AVENIR
 (P.B. 127, PG. 85)

CONSERVATION AREA
 TRACT C-2
 AVENIR
 (P.B. 127, PG. 85)
 SUBJECT TO RESERVATIONS
 (O.R.B. 29765, PG. 1236)
 AMENDED
 (O.R.B. 32683, PG. 296)

CONSERVATION AREA
 TRACT C-2
 AVENIR
 (P.B. 127, PG. 85)
 SUBJECT TO RESERVATIONS
 (O.R.B. 29765, PG. 1236)
 AMENDED
 (O.R.B. 32683, PG. 296)

NORTH BOUNDARY LINE
 OF CONSERVATION AREA
 TRACT C-2
 AVENIR
 (P.B. 127, PG. 85)

NORTH BOUNDARY LINE
 OF CONSERVATION AREA
 TRACT C-2
 AVENIR
 (P.B. 127, PG. 85)

NORTH BOUNDARY LINE
 OF CONSERVATION AREA
 TRACT C-2
 AVENIR
 (P.B. 127, PG. 85)

MATCHLINE SEE SHEET 7

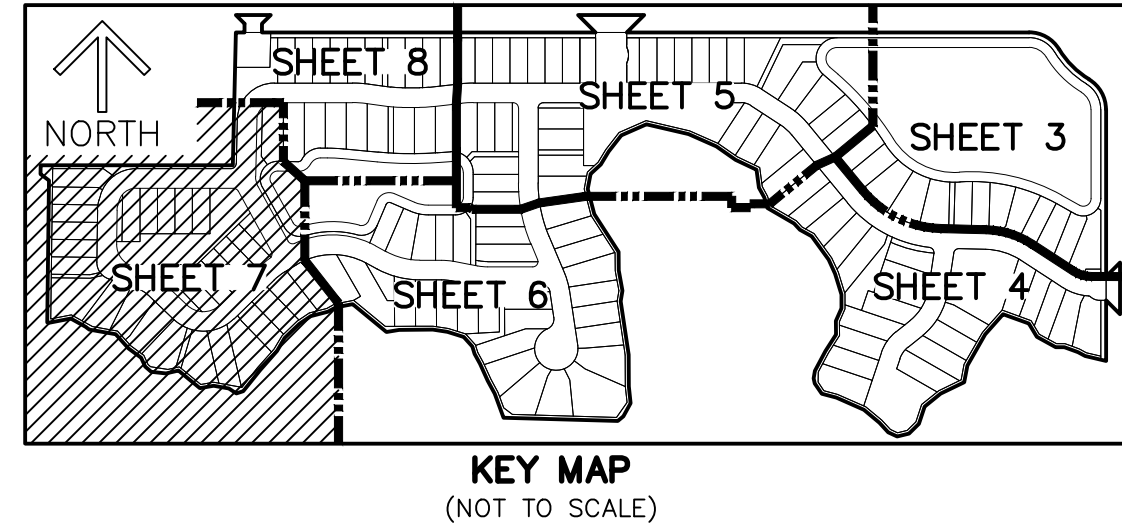
MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 7

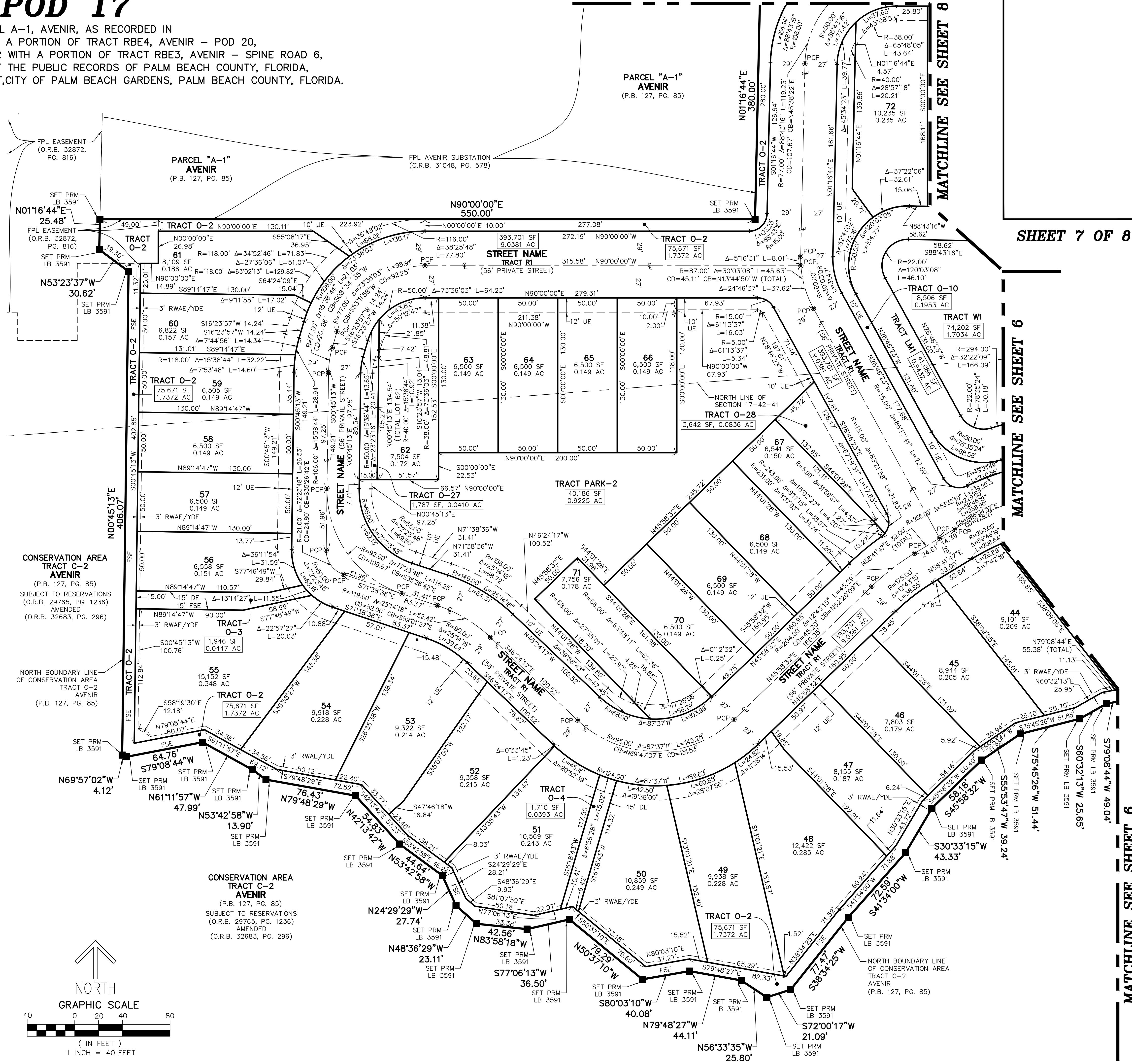
AVENIR - POD 17

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 MARCH 2026



MATCHLINE SEE SHEET 8

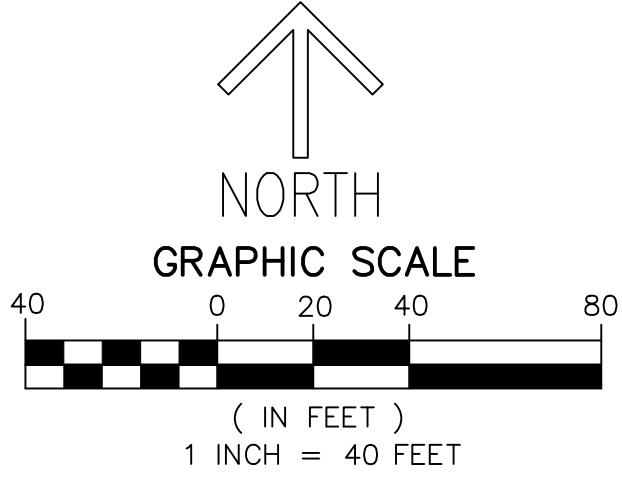


SHEET 7 OF 8

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 9

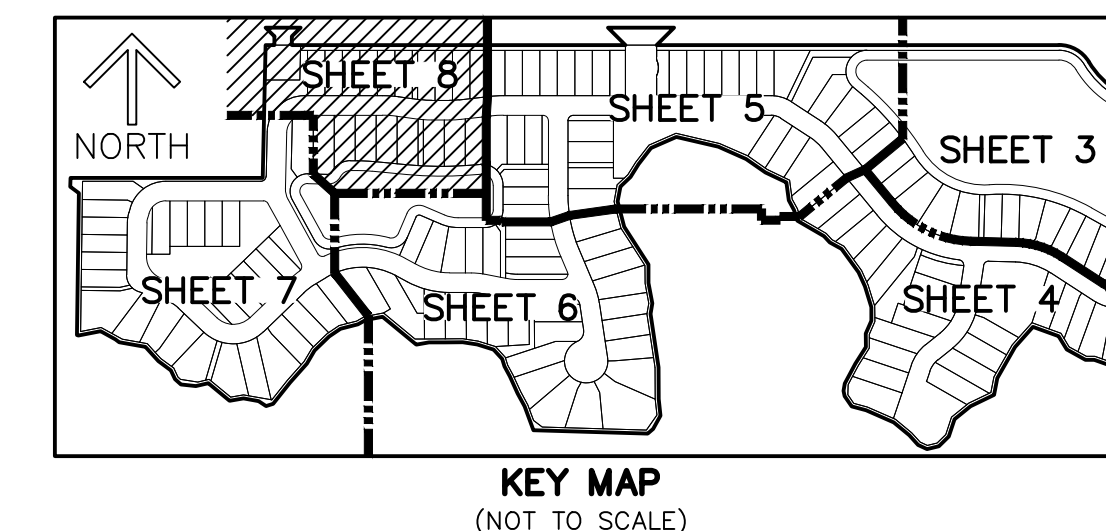
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 16-42-41 - SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST
 17-42-41 - SECTION 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST



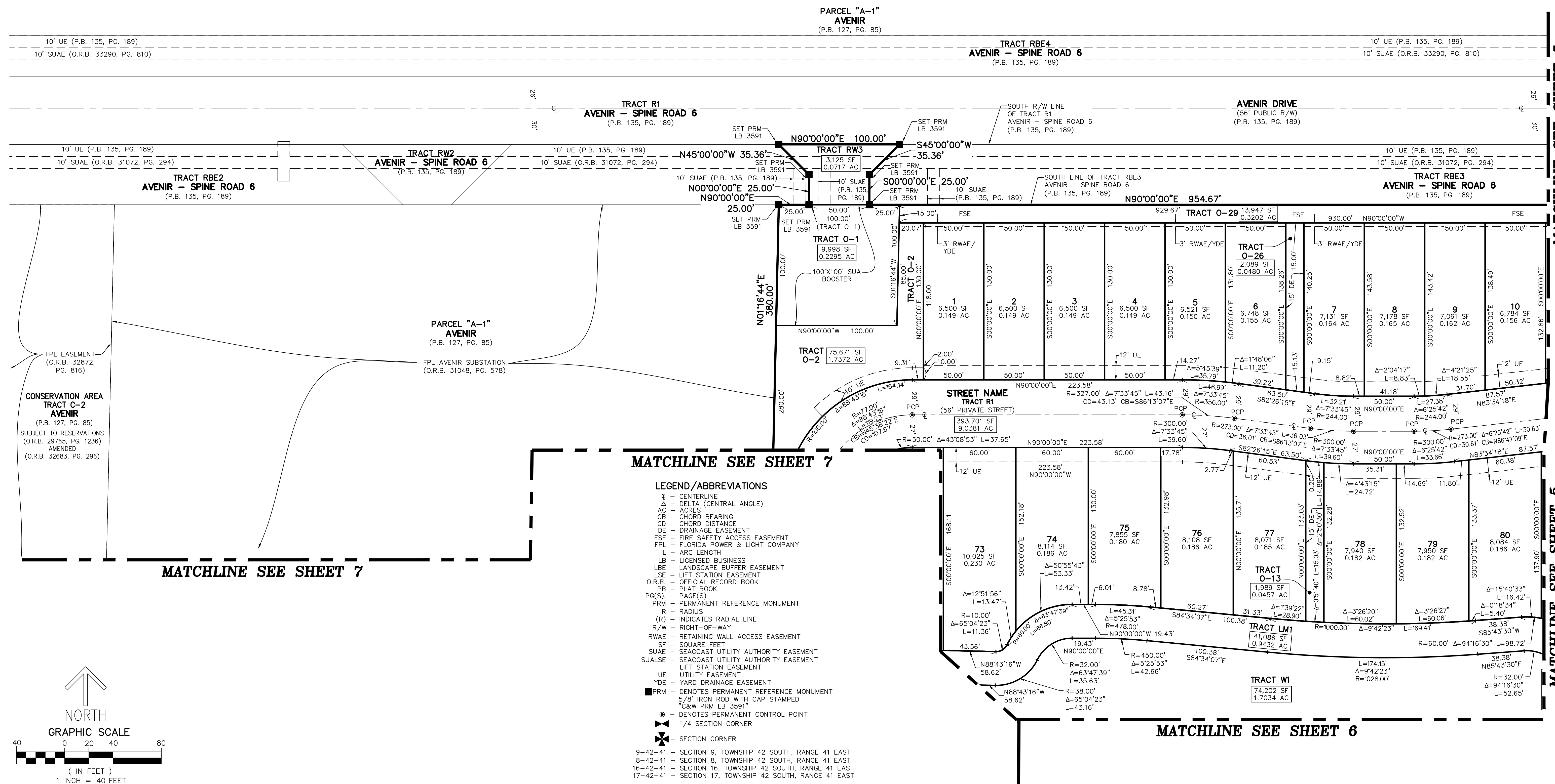
AVENIR - POD 17

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 OF
CAULFIELD & WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591
 MARCH 2026



SHEET 8 OF 8



MATCHLINE SEE SHEET 7

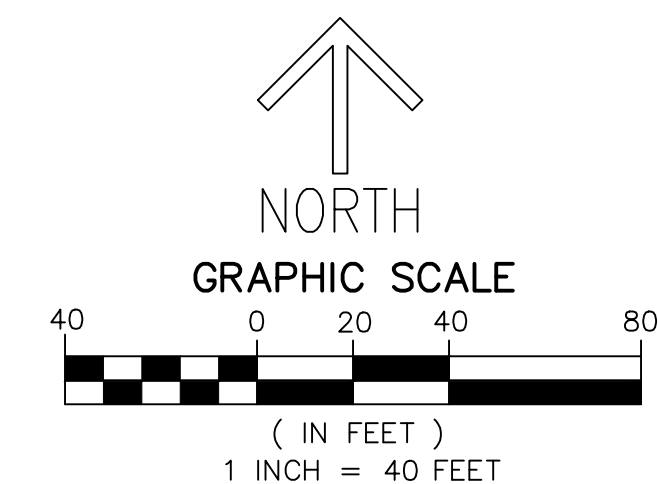
MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 6

LEGEND/ABBREVIATIONS

- ε - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- FSE - FIRE SAFETY ACCESS EASEMENT
- FPL - FLORIDA POWER & LIGHT COMPANY
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LSE - LIFT STATION EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG(S) - PAGE(S)
- PRM - PERMANENT REFERENCE MONUMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- R/W - RIGHT-OF-WAY
- RWAE - RETAINING WALL ACCESS EASEMENT
- SF - SQUARE FEET
- SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
- SUALSE - SEACOAST UTILITY AUTHORITY EASEMENT LIFT STATION EASEMENT
- UE - UTILITY EASEMENT
- YDE - YARD DRAINAGE EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED
"C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT
- ⊙ - 1/4 SECTION CORNER
- ⊕ - SECTION CORNER

- 9-42-41 - SECTION 9, TOWNSHIP 42 SOUTH, RANGE 41 EAST
- 8-42-41 - SECTION 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST
- 16-42-41 - SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST
- 17-42-41 - SECTION 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST



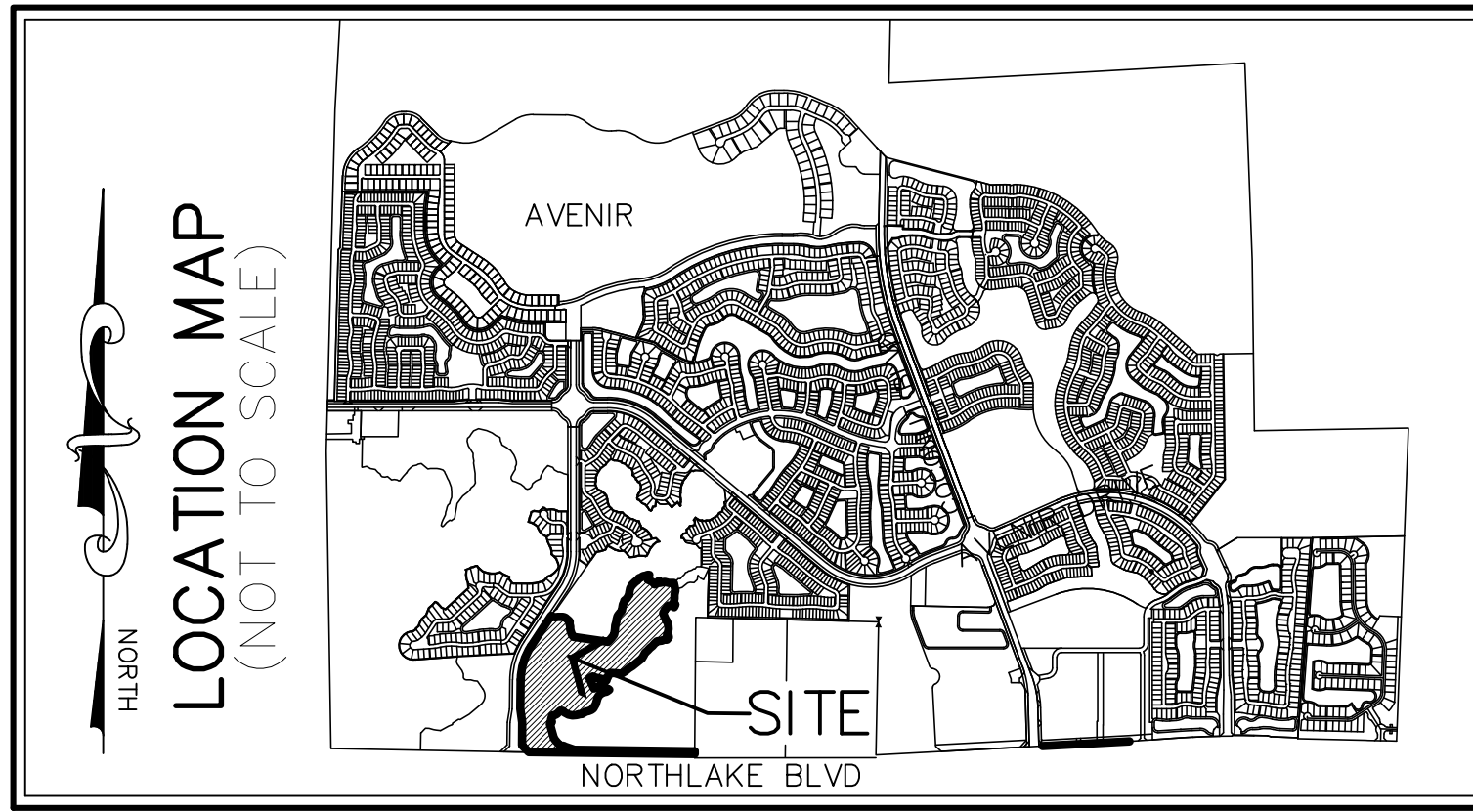
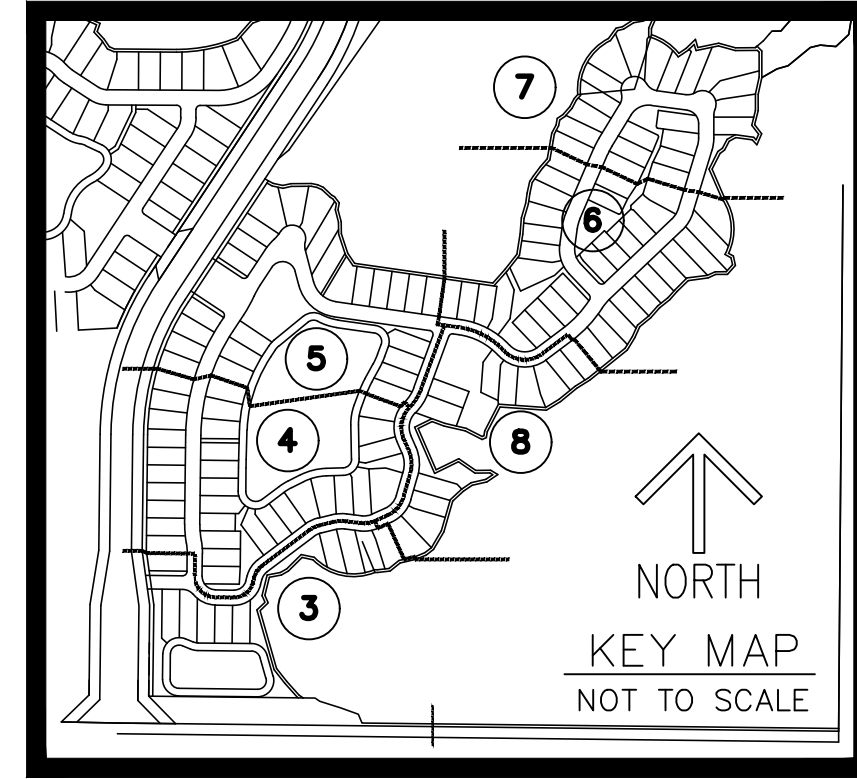
MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 5

AVENIR – POD 19

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, TOGETHER WITH A PORTION OF TRACT RBE1, AVENIR – POD 20, AS RECORDED IN PLAT BOOK 135 PAGE 113, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

APRIL 2026



THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
APRIL 2026

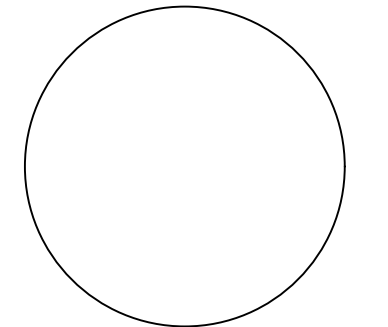
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____

MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 8

CLERK



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "AVENIR – POD 19", BEING A REPLAT OF A PORTION OF PARCEL "A-1", AVENIR, AS RECORDED IN PLAT BOOK 127, PAGE 85, TOGETHER WITH A PORTION OF TRACT RBE1, AVENIR – POD 20, AS RECORDED IN PLAT BOOK 135, PAGE 113, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT RBE1, AVENIR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 113, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N44°20'55"W, A DISTANCE OF 141.42 FEET; THENCE N00°39'05"E, A DISTANCE OF 335.17 FEET; THENCE N07°52'46"W, A DISTANCE OF 54.15 FEET; THENCE S45°39'05"W, A DISTANCE OF 49.74 FEET; THENCE N07°52'46"W, A DISTANCE OF 140.31 FEET; THENCE S44°20'55"E, A DISTANCE OF 67.30 FEET; THENCE N07°52'46"W, A DISTANCE OF 91.46 FEET; THENCE N00°39'05"E, A DISTANCE OF 427.54 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32° 47' 43", HAVING A RADIUS OF 920.00 FEET, HAVING AN ARC DISTANCE OF 526.59 FEET; THENCE N33°26'47"E, A DISTANCE OF 39.69 FEET; THENCE S78°26'47"W, A DISTANCE OF 56.57 FEET; THENCE N33°26'47"E, A DISTANCE OF 211.41 FEET; THENCE S11°33'13"E, A DISTANCE OF 56.57 FEET; THENCE N33°26'47"E, A DISTANCE OF 350.63 FEET; THENCE S61°12'20"E, A DISTANCE OF 34.38 FEET; THENCE S77°46'05"E, A DISTANCE OF 37.06 FEET; THENCE N77°06'00"E, A DISTANCE OF 30.67 FEET; THENCE N89°39'55"E, A DISTANCE OF 76.04 FEET; THENCE S77°46'05"E, A DISTANCE OF 22.59 FEET; THENCE S66°18'21"E, A DISTANCE OF 23.36 FEET; THENCE S46°57'31"E, A DISTANCE OF 42.01 FEET; THENCE S61°12'17"E, A DISTANCE OF 11.29 FEET; THENCE S37°07'10"E, A DISTANCE OF 29.20 FEET; THENCE S09°50'18"W, A DISTANCE OF 25.36 FEET; THENCE S14°42'49"E, A DISTANCE OF 46.07 FEET; THENCE S00°20'06"E, A DISTANCE OF 44.06 FEET; THENCE S18°25'38"E, A DISTANCE OF 75.98 FEET; THENCE S34°16'24"E, A DISTANCE OF 44.31 FEET; THENCE S81°51'19"E, A DISTANCE OF 514.37 FEET; THENCE N41°33'52"E, A DISTANCE OF 68.17 FEET; THENCE N38°16'28"E, A DISTANCE OF 70.49 FEET; THENCE N08°51'58"E, A DISTANCE OF 75.40 FEET; THENCE N04°47'32"E, A DISTANCE OF 59.41 FEET; THENCE N16°18'55"E, A DISTANCE OF 56.17 FEET; THENCE N08°10'15"E, A DISTANCE OF 37.63 FEET; THENCE N12°18'25"E, A DISTANCE OF 44.07 FEET; THENCE N33°36'07"E, A DISTANCE OF 23.89 FEET; THENCE N36°27'01"E, A DISTANCE OF 43.65 FEET; THENCE N41°33'49"E, A DISTANCE OF 38.55 FEET; THENCE N09°50'15"E, A DISTANCE OF 68.66 FEET; THENCE N09°50'13"E, A DISTANCE OF 26.79 FEET; THENCE N27°57'36"E, A DISTANCE OF 34.41 FEET; THENCE N09°50'12"E, A DISTANCE OF 24.14 FEET; THENCE N55°53'36"E, A DISTANCE OF 25.21 FEET; THENCE N41°33'45"E, A DISTANCE OF 38.68 FEET; THENCE N27°57'39"E, A DISTANCE OF 34.40 FEET; THENCE N41°33'49"E, A DISTANCE OF 19.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 84°44'28" EAST; THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 68°03'25", A DISTANCE OF 249.44 FEET; THENCE N36°02'21"E, A DISTANCE OF 47.78 FEET; THENCE N77°05'51"E, A DISTANCE OF 24.23 FEET; THENCE N57°10'15"E, A DISTANCE OF 44.32 FEET; THENCE N80°37'01"E, A DISTANCE OF 35.82 FEET; THENCE N69°17'03"E, A DISTANCE OF 32.78 FEET; THENCE N89°39'51"E, A DISTANCE OF 24.84 FEET; THENCE S23°49'35"W, A DISTANCE OF 53.06 FEET; THENCE S00°20'14"E, A DISTANCE OF 23.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 17°19'16" WEST; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°32'29", A DISTANCE OF 122.94 FEET; THENCE N55°53'30"E, A DISTANCE OF 33.34 FEET; THENCE N45°58'21"E, A DISTANCE OF 47.10 FEET; THENCE S16°59'18"E, A DISTANCE OF 31.19 FEET; THENCE N78°12'30"E, A DISTANCE OF 77.83 FEET; THENCE S74°59'59"E, A DISTANCE OF 65.13 FEET; THENCE N89°39'46"E, A DISTANCE OF 72.29 FEET; THENCE N49°46'18"E, A DISTANCE OF 9.00 FEET; THENCE S43°30'23"E, A DISTANCE OF 25.02 FEET; THENCE S00°03'55"W, A DISTANCE OF 97.60 FEET; THENCE S12°18'21"W, A DISTANCE OF 63.63 FEET; THENCE S00°20'15"E, A DISTANCE OF 60.20 FEET; THENCE S14°02'31"W, A DISTANCE OF 52.60 FEET; THENCE S37°07'17"E, A DISTANCE OF 42.65 FEET; THENCE S23°49'30"W, A DISTANCE OF 44.23 FEET; THENCE N42°14'12"W, A DISTANCE OF 24.96 FEET; THENCE N82°24'20"W, A DISTANCE OF 61.43 FEET; THENCE S60°32'06"W, A DISTANCE OF 28.13 FEET; THENCE S27°57'31"W, A DISTANCE OF 36.15 FEET; THENCE S53°03'02"W, A DISTANCE OF 20.58 FEET; THENCE S26°48'29"W, A DISTANCE OF 65.19 FEET; THENCE S23°21'44"E, A DISTANCE OF 115.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 56°46'11" WEST; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°19'18", A DISTANCE OF 213.76 FEET; THENCE S61°12'40"E, A DISTANCE OF 20.46 FEET; THENCE S12°58'46"E, A DISTANCE OF 35.53 FEET; THENCE S41°33'47"W, A DISTANCE OF 44.33 FEET; THENCE S89°39'46"E, A DISTANCE OF 43.09 FEET; THENCE S65°38'07"W, A DISTANCE OF 31.35 FEET; THENCE S82°36'15"W, A DISTANCE OF 73.71 FEET; THENCE S45°22'58"W, A DISTANCE OF 57.85 FEET; THENCE S41°33'49"W, A DISTANCE OF 39.44 FEET; THENCE S51°08'27"W, A DISTANCE OF 48.64 FEET; THENCE S41°33'49"W, A DISTANCE OF 48.84 FEET; THENCE S51°08'29"W, A DISTANCE OF 52.62 FEET; THENCE S23°49'35"W, A DISTANCE OF 44.18 FEET; THENCE S31°47'43"W, A DISTANCE OF 53.27 FEET; THENCE S51°08'26"W, A DISTANCE OF 176.32 FEET; THENCE S57°54'02"W, A DISTANCE OF 57.66 FEET; THENCE S50°38'16"W, A DISTANCE OF 76.80 FEET; THENCE S58°41'44"W, A DISTANCE OF 61.53 FEET; THENCE N85°56'25"W, A DISTANCE OF 170.76 FEET; THENCE S27°17'31"W, A DISTANCE OF 102.37 FEET; THENCE S09°50'18"W, A DISTANCE OF 21.80 FEET; THENCE S64°08'04"W, A DISTANCE OF 16.96 FEET; THENCE N63°06'52"W, A DISTANCE OF 70.10 FEET; THENCE N76°54'10"W, A DISTANCE OF 79.75 FEET; THENCE N69°57'20"W, A DISTANCE OF 47.36 FEET; THENCE S63°28'14"W, A DISTANCE OF 57.06 FEET; THENCE S23°23'47"E, A DISTANCE OF 165.25 FEET; THENCE N64°08'04"E, A DISTANCE OF 92.96 FEET; THENCE S55°28'33"E, A DISTANCE OF 75.94 FEET; THENCE N89°39'53"E, A DISTANCE OF 55.21 FEET; THENCE S59°02'21"E, A DISTANCE OF 30.45 FEET; THENCE S55°53'38"W, A DISTANCE OF 48.00 FEET; THENCE S72°05'57"W, A DISTANCE OF 55.70 FEET; THENCE S65°38'04"W, A DISTANCE OF 39.37 FEET; THENCE S46°46'50"W, A DISTANCE OF 53.69 FEET; THENCE S16°11'10"W, A DISTANCE OF 117.60 FEET; THENCE S30°22'20"W, A DISTANCE OF 75.26 FEET; THENCE S53°03'09"W, A DISTANCE OF 33.68 FEET; THENCE S66°59'00"W, A DISTANCE OF 41.87 FEET; THENCE S77°05'57"W, A DISTANCE OF 59.25 FEET; THENCE S51°08'32"W, A DISTANCE OF 47.19 FEET; THENCE S83°18'22"W, A DISTANCE OF 46.10 FEET; THENCE S89°39'55"W, A DISTANCE OF 10.47 FEET; FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 22°15'55" WEST; THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 67°30'59", A DISTANCE OF 247.46 FEET; THENCE N77°46'06"W, A DISTANCE OF 40.31 FEET; THENCE S45°23'10"W, A DISTANCE OF 70.95 FEET; THENCE S60°32'09"W, A DISTANCE OF 29.92 FEET; THENCE S79°08'41"W, A DISTANCE OF 45.04 FEET; THENCE S14°02'40"W, A DISTANCE OF 68.48 FEET; THENCE S24°29'51"E, A DISTANCE OF 30.66 FEET; THENCE S46°46'56"W, A DISTANCE OF 41.78 FEET; THENCE S15°59'51"E, A DISTANCE OF 221.31 FEET; THENCE S37°53'53"E, A DISTANCE OF 60.92 FEET; THENCE S42°20'26"E, A DISTANCE OF 67.24 FEET; THENCE S54°59'22"E, A DISTANCE OF 18.76 FEET; THENCE S89°20'55"E, A DISTANCE OF 44.04 FEET; THENCE S54°59'22"E, A DISTANCE OF 21.09 FEET; THENCE S72°40'19"E, A DISTANCE OF 79.87 FEET; THENCE S89°39'18"E, A DISTANCE OF 69.70 FEET; THENCE S23°18'46"E, A DISTANCE OF 35.06 FEET; THENCE S89°20'55"E, A DISTANCE OF 1756.11 FEET; THENCE S00°26'57"W, A DISTANCE OF 10.00 FEET; THENCE N89°20'55"W, A DISTANCE OF 2443.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.203 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR – POD 19 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, PARKING, SIDEWALK, DRAINAGE, SIGNAGE, GATE, UTILITY AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION. SAID SUCCESSORS AND ASSIGNS, WITHIN THE CITY OF PALM BEACH GARDENS, SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION. SAID TRACT "R" IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES, WITHOUT RECOURSE TO THE NEIGHBORHOOD ASSOCIATION OR THE CITY OF PALM BEACH GARDENS.

2. TRACTS "RW1", AND "RW2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE WITH RESPECT TO TRACTS "RW1", AND "RW2", AN EASEMENT OVER TRACTS "RW1", AND "RW2", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. TRACTS "W1" AND "W2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

4. TRACTS "Lm1" AND "Lm2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES AND LANDSCAPING MAY BE PERMITTED WITHIN SAID TRACT AS APPROVED BY OR WITH PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.

5. TRACTS "PARK-1" AND "PARK-2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR – POD 19 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, MAIL KIOSK, PARKING, PARK, PLAYGROUND, SIDEWALKS AND RECREATIONAL PURPOSES, ALONG WITH THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE LINES THEREIN, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

6. TRACTS "O-1" THROUGH "O-18" AND "O-20" THROUGH "O-23", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR – POD 19 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, SIGNAGE AND OTHER STRUCTURES, DRAINAGE AND UTILITY PURPOSES, AND FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS BY THE AVENIR COMMUNITY DEVELOPMENT DISTRICT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

7. TRACT "O-19" AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR – POD 19 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, MAIL KIOSK, PARKING, PARK, RECREATIONAL PURPOSES, THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE LINES THEREIN, AND FOR THE USE OF A PEDESTRIAN CONNECTION THEREIN BETWEEN AVENIR – POD 19 AND THE ADJACENT AVENIR – POD 21. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SUCH ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

8. TRACT "RBE", AS SHOWN HEREON IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, BUFFER, DRAINAGE, LIGHTING AND UTILITY PURPOSES. SAID TRACT ENCUMBERED BY SAID ROADWAY BUFFER EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

9. THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "UE", ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES. SUCH UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES BY AV BROADBAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. LANDS ENCUMBERED BY SUCH EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

10. THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS "SUA", ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LANDOWNERS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

11. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "LBE", ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS THEREOF, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES MAY BE PERMITTED WITHIN THE LANDSCAPE BUFFER EASEMENTS AS APPROVED OR WITH PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.

12. YARD DRAINAGE EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS "YDE", IS HEREBY DEDICATED TO AVENIR – POD 19 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF YARD DRAINAGE AND UTILITIES AND FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

13. FIRE SAFETY ACCESS EASEMENT, AS SHOWN HEREON AND DESIGNATED AS "FSE", IS HEREBY DEDICATED IN PERPETUITY TO THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS, CONTROL AND JURISDICTION FOR FIRE SAFETY. STRUCTURES, FENCING OR VEGETATION, OTHER THAN SOD, ARE PROHIBITED WITHIN THE EASEMENT. RETAINING WALLS WILL BE ALLOWED WITHIN THE EASEMENT. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AVENIR COMMUNITY DEVELOPMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

14. RETAINING WALL ACCESS EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS "RWAE", IS HEREBY DEDICATED TO AVENIR – POD 19 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF RETAINING WALLS, YARD DRAINAGE AND UTILITIES AND FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

15. THE LIFT STATION EASEMENT "LSE", AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

INFORMATIONAL NOTE: THE FOLLOWING RELATES TO ROADWAYS WITHIN AVENIR WHICH ARE LOCATED OUTSIDE OF THIS PLAT BUT MAY PROVIDE ACCESS TO THE PROPERTY WITHIN THIS PLAT: AVENIR DRIVE (A/K/A SPINE ROAD 4, 5A/5B, AND 7 ON THE AVENIR PCD MASTER PLAN), COCONUT BOULEVARD (A/K/A SPINE ROAD 1, 2 AND 3 ON THE AVENIR PCD MASTER PLAN), AND PANTHER NATIONAL BOULEVARD (A/K/A SPINE ROAD 6 AND 8 ON THE AVENIR PCD MASTER PLAN) ARE DEDICATED FOR PUBLIC ACCESS AND RIGHT-OF-WAY USE IN PERPETUITY. ACCORDINGLY, TRAVEL ON AND ACCESS TO AVENIR DRIVE, COCONUT BOULEVARD, AND PANTHER NATIONAL BOULEVARD SHALL NOT BE IMPEDED, LIMITED, OR RESTRICTED IN ANY MANNER OR FASHION WHATSOEVER.

AVENIR DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS _____ DAY OF _____ 2026.

AVENIR DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS: _____
PRINT NAME: _____

BY: MANUEL M. MATO
PRESIDENT

WITNESS: _____
PRINT NAME: _____

AVENIR DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.
ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

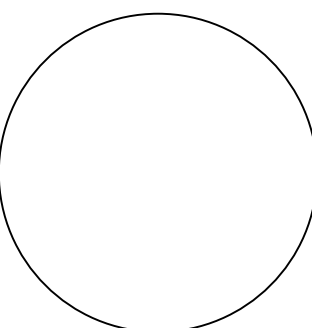
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2026, BY MANUEL M. MATO, PRESIDENT, ON BEHALF OF AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2026.

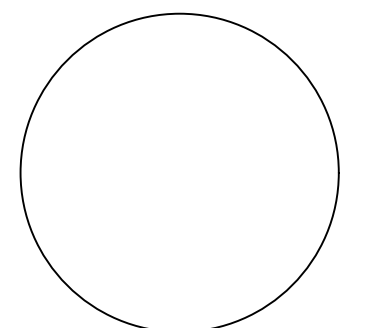
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

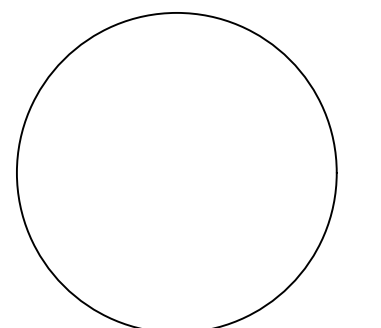
AVENIR DEVELOPMENT, LLC



AVENIR DEVELOPMENT, LLC
NOTARY



SURVEYOR



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, TYRONE T. BONGARD, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN AVENIR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

TYRONE T. BONGARD, ESQ.,
ATTORNEY AT LAW
FLORIDA BAR #649295
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

SURVEY NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF TRACT RBE1, AVENIR POD – 20, AS RECORDED IN PLAT BOOK 135, PAGE 113 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID EAST LINE HAVING A PLAT BEARING OF NORTH 00°39'05" EAST.

5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.

6. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

7. ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SEC. 177.091(7), F.S. HAVE BEEN PLACED AND PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SEC. 177.091(8) WILL BE PLACED AS REQUIRED BY LAW AND THAT MONUMENTS AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATED: _____

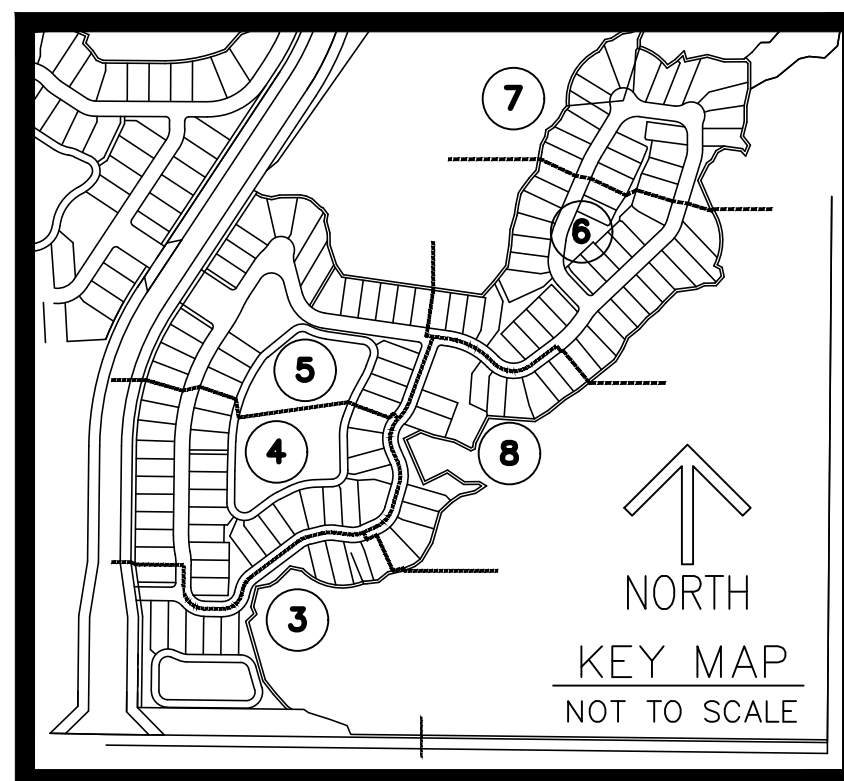
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO. LB 3591

AVENIR – POD 19

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, TOGETHER WITH A PORTION OF TRACT RBE1, AVENIR – POD 20, AS RECORDED IN PLAT BOOK 135 PAGE 113, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD & WHEELER, INC.
 SURVEYORS – ENGINEERS – PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 – (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591
 APRIL 2026



TABULAR DATA:

ZONING: MIXED USE PLANNED UNIT DEVELOPMENT
 FUTURE LAND USE DESIGNATION: MIXED USE

TABULAR DATA	ACRES
RESIDENTIAL LOTS	30.966
TRACT R	9.051
TRACT RW1	0.090
TRACT RW2	0.157
TRACT RBE	1.957
TRACT PARK-1	0.754
TRACT PARK-2	0.969
TRACT W1	4.890
TRACT LM1	1.289
TRACT W2	1.110
TRACT LM2	0.658
OPEN SPACE TRACT 1	0.134
OPEN SPACE TRACT 2	0.377
OPEN SPACE TRACT 3	0.121
OPEN SPACE TRACT 4	0.749
OPEN SPACE TRACT 5	1.129
OPEN SPACE TRACT 6	0.046
OPEN SPACE TRACT 7	0.496
OPEN SPACE TRACT 8	0.049
OPEN SPACE TRACT 9	0.363
OPEN SPACE TRACT 10	0.226
OPEN SPACE TRACT 11	0.047
OPEN SPACE TRACT 12	0.044
OPEN SPACE TRACT 13	0.166
OPEN SPACE TRACT 14	0.170
OPEN SPACE TRACT 15	0.642
OPEN SPACE TRACT 16	1.036
OPEN SPACE TRACT 17	0.047
OPEN SPACE TRACT 18	0.044
OPEN SPACE TRACT 19	0.574
OPEN SPACE TRACT 20	0.163
OPEN SPACE TRACT 21	0.219
OPEN SPACE TRACT 22	0.427
OPEN SPACE TRACT 23	0.043
TOTAL AREA THIS PLAT	59.203

AVENIR COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)

IN WITNESS WHEREOF, THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY THE CHAIRMAN OF ITS BOARD OF SUPERVISORS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS ____ DAY OF _____, 2026.

AVENIR COMMUNITY DEVELOPMENT DISTRICT

WITNESS: _____
 PRINT NAME
 BY: VIRGINIA CEPERO
 CHAIRMAN

WITNESS: _____
 PRINT NAME

**AVENIR COMMUNITY DEVELOPMENT DISTRICT
 ACKNOWLEDGEMENT:**

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY VIRGINIA CEPERO, CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2026.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

COMMISSION NUMBER: _____
 PRINT NAME

**AVENIR – POD 19 NEIGHBORHOOD ASSOCIATION, INC, A
 FLORIDA CORPORATION NOT FOR PROFIT.**

IN WITNESS WHEREOF, THE ABOVE NAMED AVENIR – POD 19 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS ____ DAY OF _____, 2026.

AVENIR – POD 19 NEIGHBORHOOD
 ASSOCIATION, INC, A FLORIDA CORPORATION
 NOT FOR PROFIT.

WITNESS: _____
 BY: MANUEL M. MATO
 PRESIDENT

WITNESS: _____

**AVENIR – POD 19 NEIGHBORHOOD ASSOCIATION, INC, A
 FLORIDA CORPORATION NOT FOR PROFIT:
 ACKNOWLEDGEMENT:**

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY MANUEL M. MATO, PRESIDENT, ON BEHALF OF AVENIR – POD 19 NEIGHBORHOOD ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2026.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

COMMISSION NUMBER: _____
 PRINT NAME

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS ____ DAY OF _____, 2026.

BY: _____
 RON FERRIS
 CITY MANAGER

ATTEST: _____
 PATRICIA SNIDER, CMC
 CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS ____ DAY OF _____, 2026.

BY: _____
 TODD ENGLE, P.E.
 CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS ____ DAY OF _____, 2026.

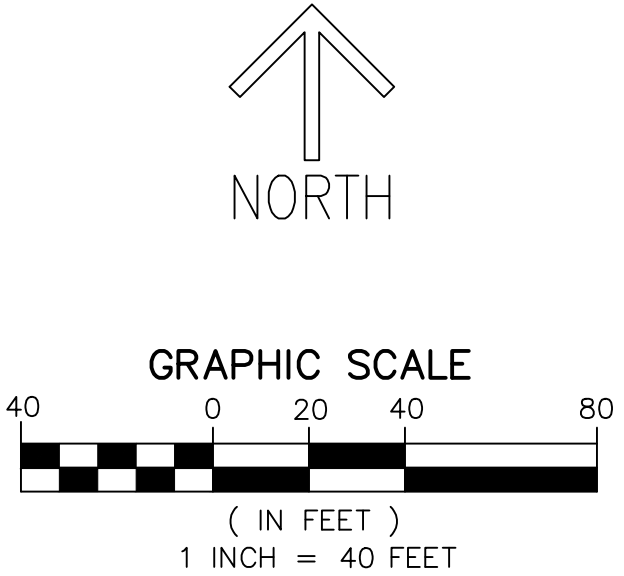
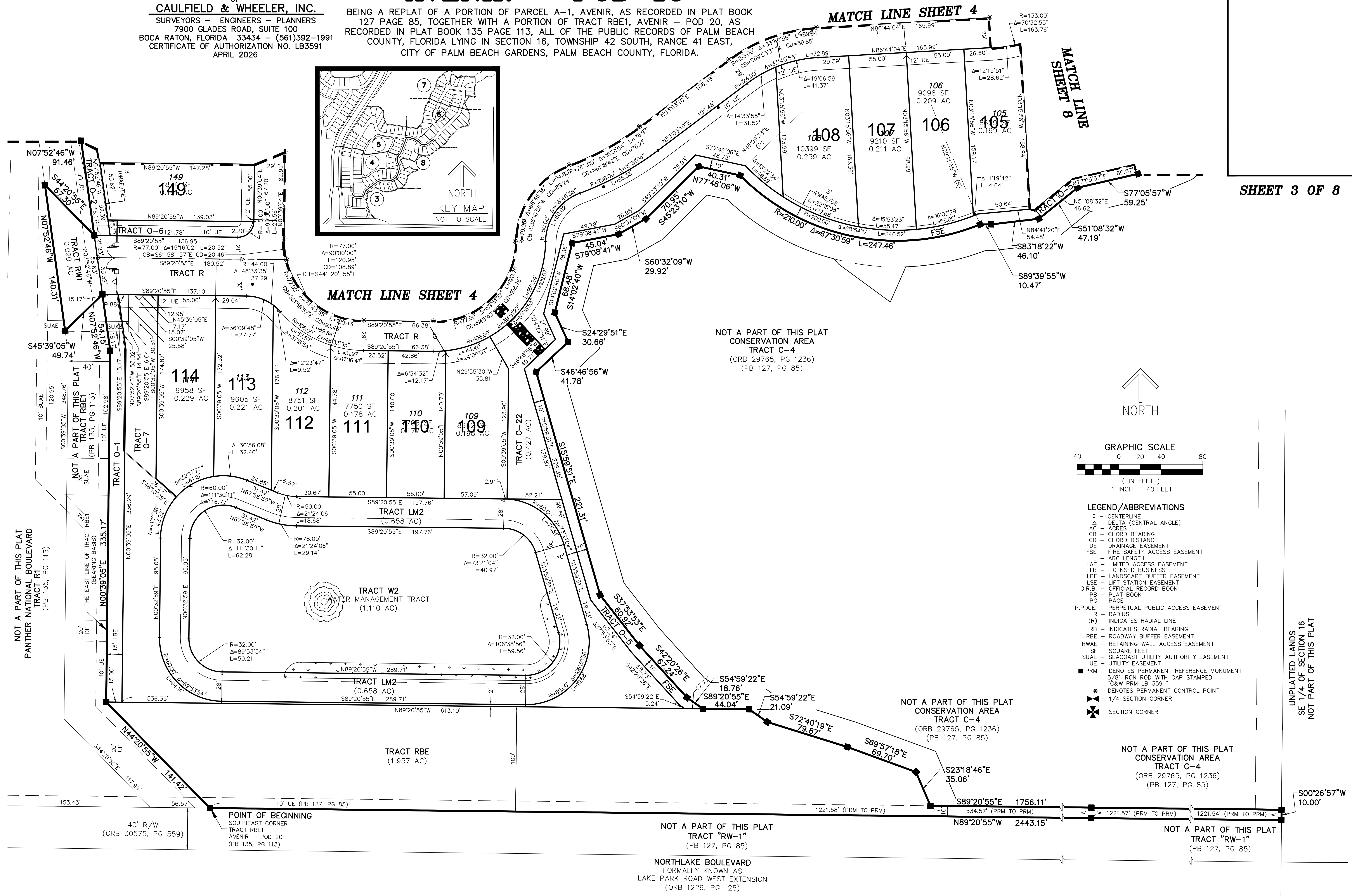
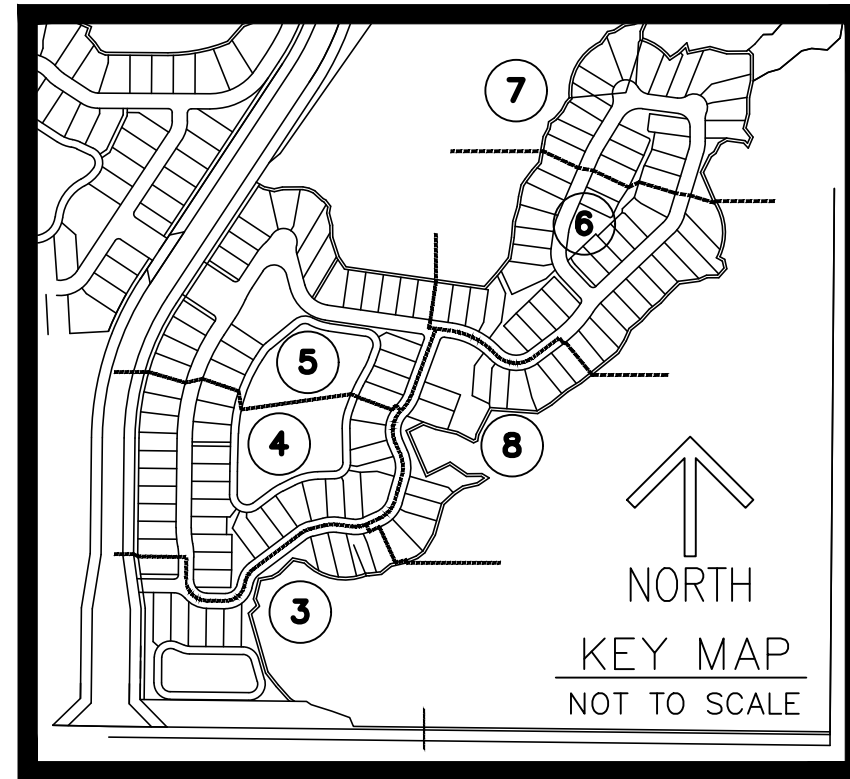
PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 CERTIFICATE NO. _____

CITY OF PALM BEACH GARDENS
 CITY OF PALM BEACH GARDENS
 ENGINEER
 REVIEWING
 SURVEYOR

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD & WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591
 APRIL 2026

AVENIR - POD 19

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, TOGETHER WITH A PORTION OF TRACT RBE1, AVENIR - POD 20, AS RECORDED IN PLAT BOOK 135 PAGE 113, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.



- LEGEND/ABBREVIATIONS**
- ⊕ - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - FSE - FIRE SAFETY ACCESS EASEMENT
 - L - ARC LENGTH
 - LAE - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LSE - LIFT STATION EASEMENT
 - O.R.B. - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - P.P.A.E. - PERPETUAL PUBLIC ACCESS EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - RB - INDICATES RADIAL BEARING
 - RBE - ROADWAY BUFFER EASEMENT
 - RWAE - RETAINING WALL ACCESS EASEMENT
 - SF - SQUARE FEET
 - SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
 - UE - UTILITY EASEMENT
 - - DENOTES PERMANENT REFERENCE MONUMENT
 - - 5/8" IRON ROD WITH CAP STAMPED "O&W FRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - ⊕ - 1/4 SECTION CORNER
 - ⊗ - SECTION CORNER

UNPLATTED LANDS
 SE 1/4 OF SECTION 16
 NOT PART OF THIS PLAT

NOT A PART OF THIS PLAT
 PANTHER NATIONAL BOULEVARD
 TRACT R1
 (PB 135, PG 113)

NOT A PART OF THIS PLAT
 TRACT RBE1
 (PB 135, PG 113)

NOT A PART OF THIS PLAT
 CONSERVATION AREA
 TRACT C-4
 (ORB 29765, PG 1236)
 (PB 127, PG 85)

NOT A PART OF THIS PLAT
 CONSERVATION AREA
 TRACT C-4
 (ORB 29765, PG 1236)
 (PB 127, PG 85)

NOT A PART OF THIS PLAT
 CONSERVATION AREA
 TRACT C-4
 (ORB 29765, PG 1236)
 (PB 127, PG 85)

NOT A PART OF THIS PLAT
 TRACT "RW-1"
 (PB 127, PG 85)

NOT A PART OF THIS PLAT
 TRACT "RW-1"
 (PB 127, PG 85)

NORTHLAKE BOULEVARD
 FORMALLY KNOWN AS
 LAKE PARK ROAD WEST EXTENSION
 (ORB 1229, PG 125)

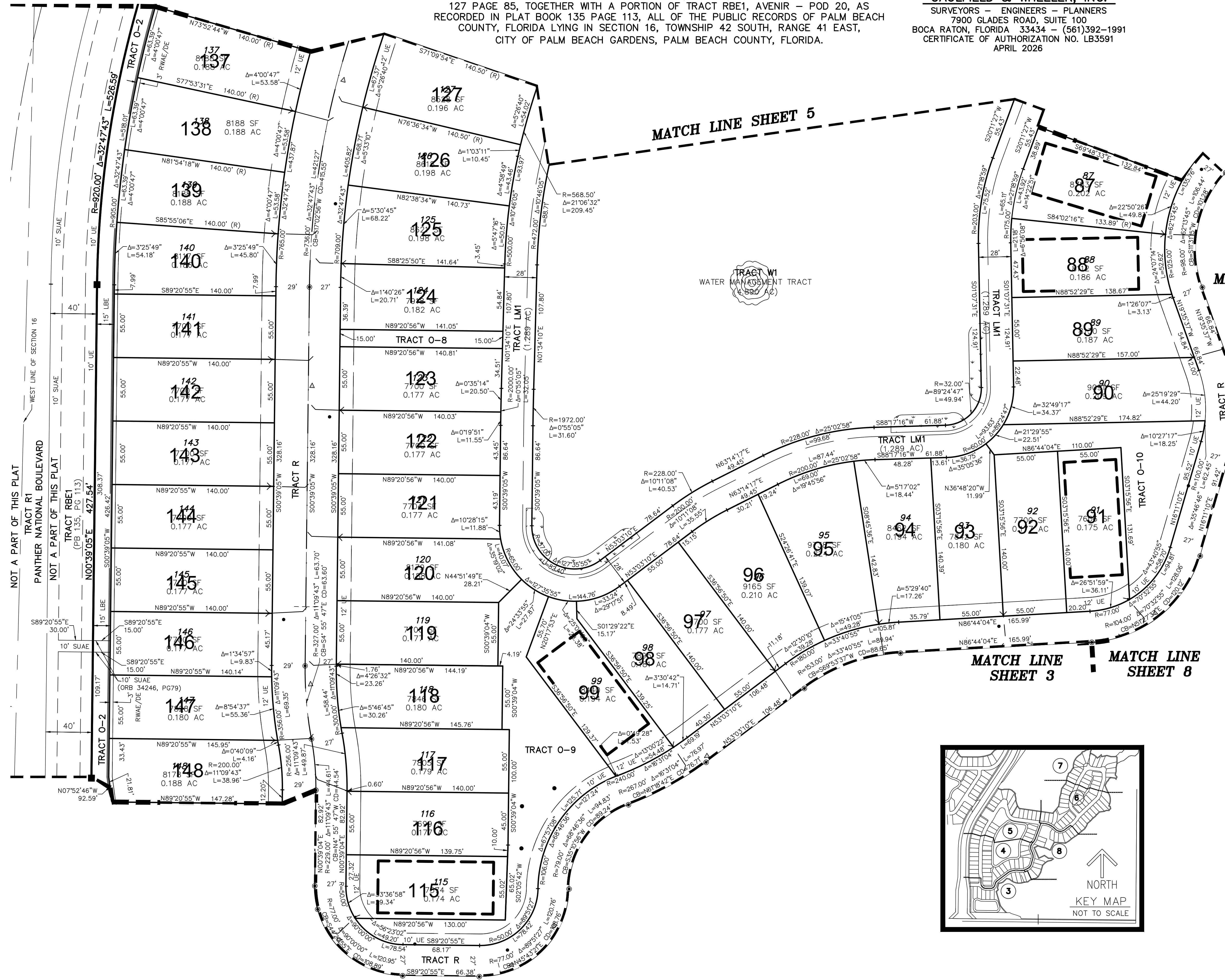
40' R/W
 (ORB 30575, PG 559)

POINT OF BEGINNING
 SOUTHEAST CORNER
 TRACT RBE1
 AVENIR - POD 20
 (PB 135, PG 113)

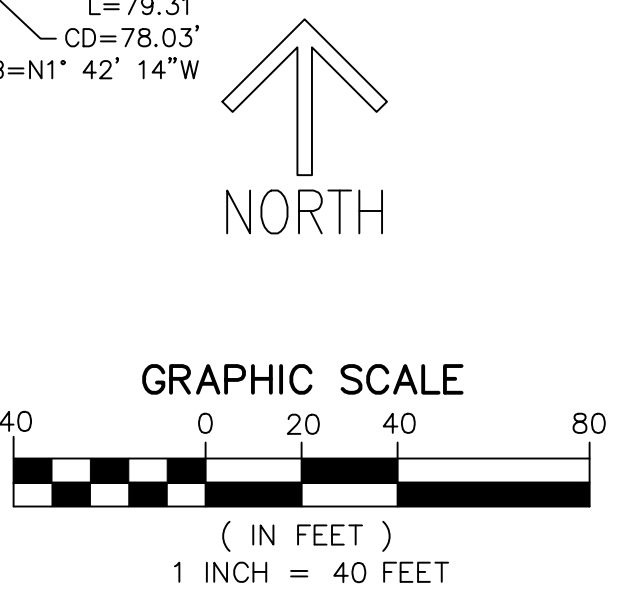
AVENIR - POD 19

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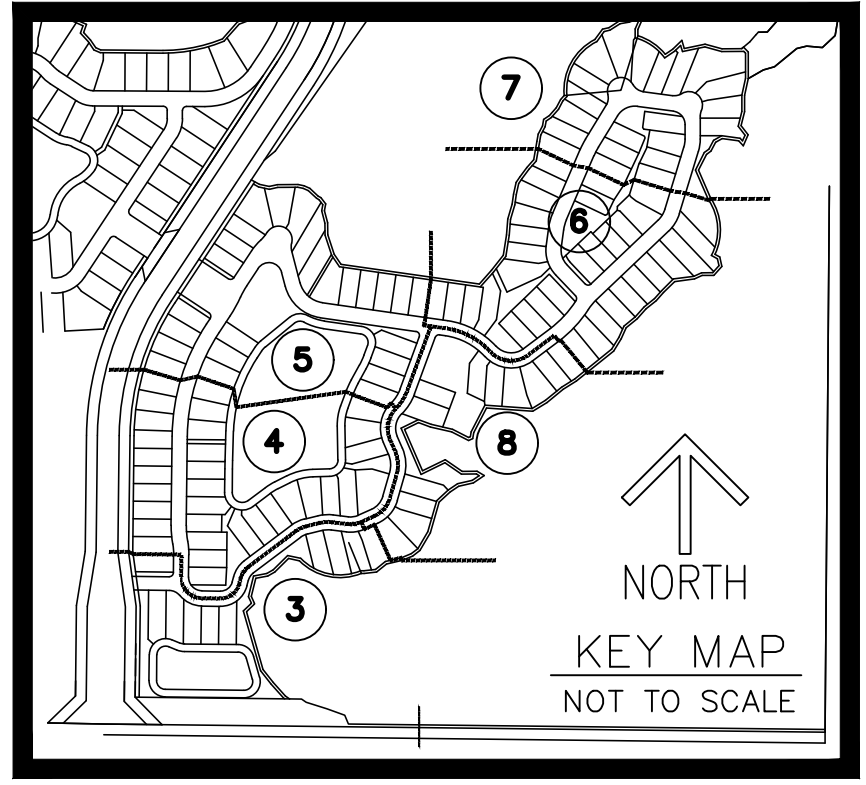
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
APRIL 2026



MATCH LINE SHEET 8



- LEGEND/ABBREVIATIONS**
- ⊖ - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - FSE - FIRE SAFETY EASEMENT
 - L - ARC LENGTH
 - LAE - LIMITED ACCESS EASEMENT
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 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - RB - INDICATES RADIAL BEARING
 - RE - ROADWAY BUFFER EASEMENT
 - RWAE - RETAINING WALL ACCESS EASEMENT
 - SF - SQUARE FEET
 - SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
 - UE - UTILITY EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - ⊕ - 1/4 SECTION CORNER
 - ⊗ - SECTION CORNER



MATCH LINE SHEET 3

AVENIR - POD 19

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, TOGETHER WITH A PORTION OF TRACT RBE1, AVENIR - POD 20, AS RECORDED IN PLAT BOOK 135 PAGE 113, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

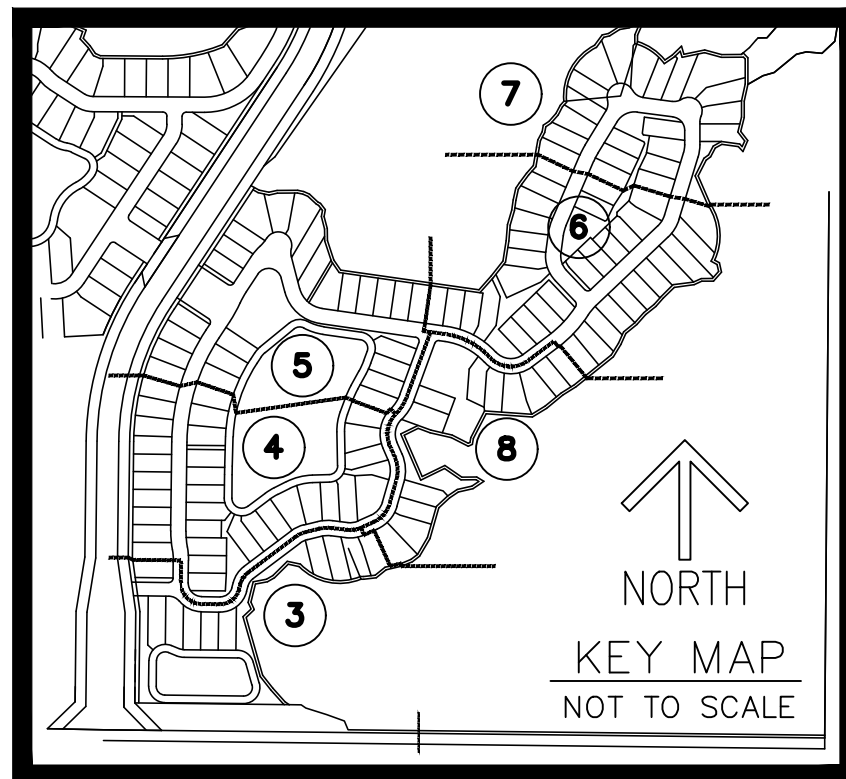
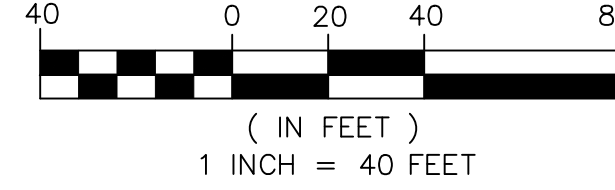
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

OF
CAULFIELD & WHEELER, INC.

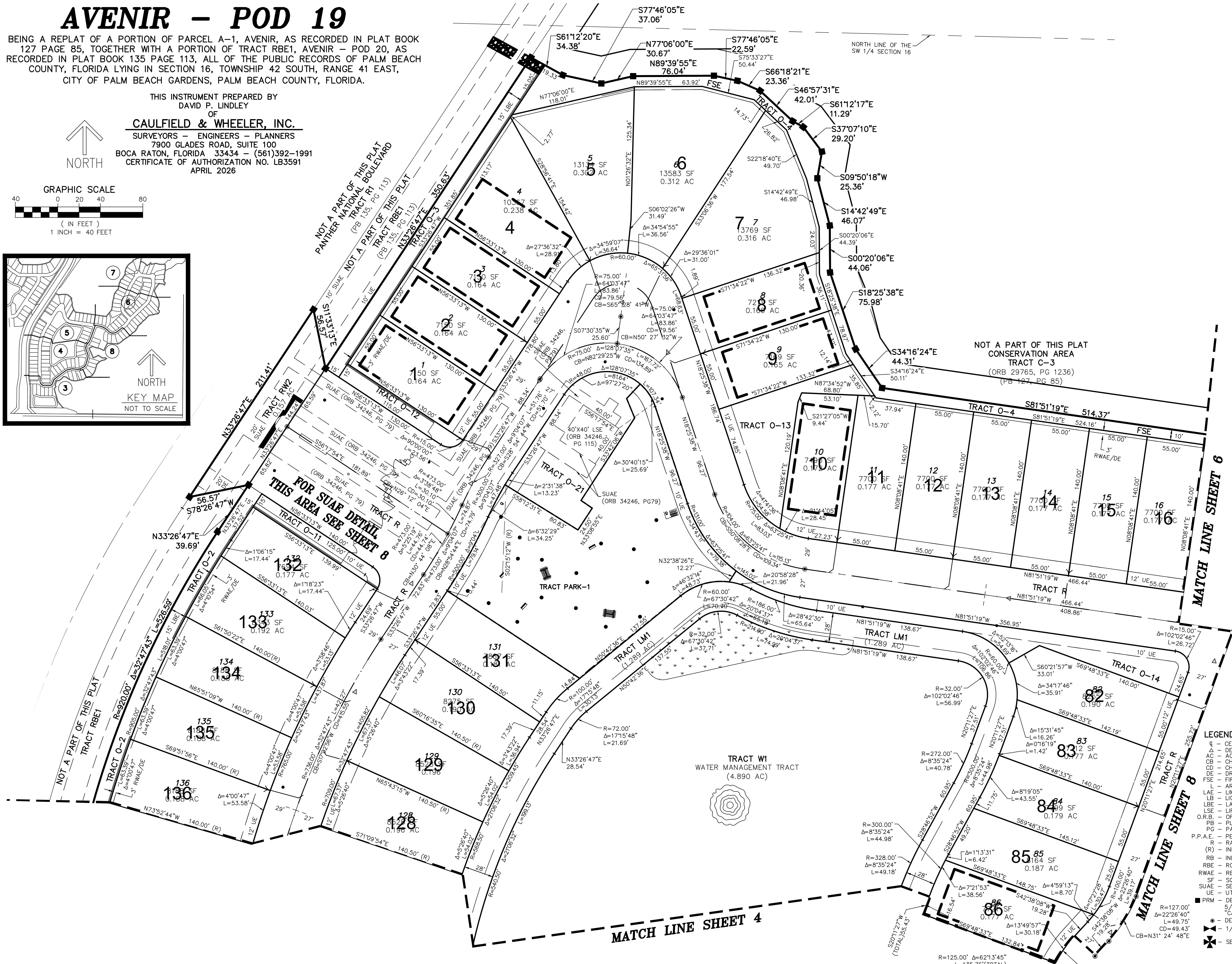
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
APRIL 2026



GRAPHIC SCALE



SHEET 5 OF 8



LEGEND / ABBREVIATIONS

- Δ = CENTERLINE
- Δ = DELTA (CENTRAL ANGLE)
- AC = ACRES
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- DE = DRAINAGE EASEMENT
- FSE = FIRE SAFETY ACCESS EASEMENT
- L = ARC LENGTH
- LAE = LIMITED ACCESS EASEMENT
- LB = LICENSED BUSINESS
- LBE = LANDSCAPE BUFFER EASEMENT
- LSE = LIFT STATION EASEMENT
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- RBE = ROADWAY BUFFER EASEMENT
- RWAE = RETAINING WALL ACCESS EASEMENT
- SUAE = SEACOAST UTILITY AUTHORITY EASEMENT
- UE = UTILITY EASEMENT
- PRM = DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- = DENOTES PERMANENT CONTROL POINT
- ⊕ = 1/4 SECTION CORNER
- ✱ = SECTION CORNER

AVENIR - POD 19

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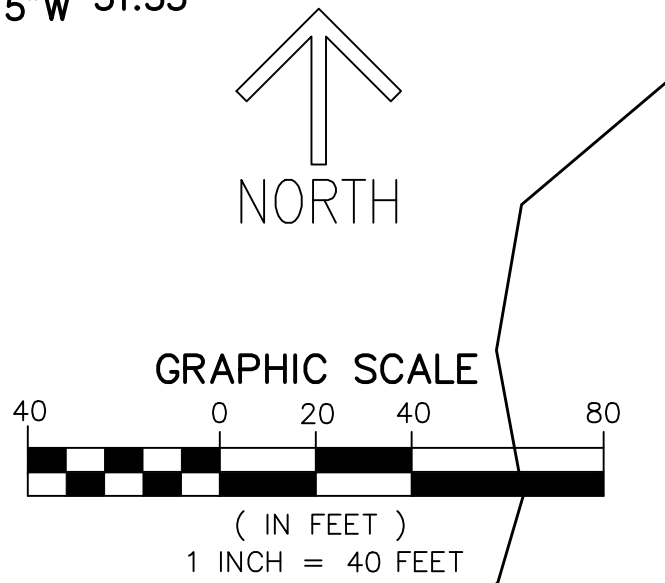
THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
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 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591
 APRIL 2026

MATCH LINE SHEET 7

SHEET 6 OF 8

NOT A PART OF THIS PLAT
 CONSERVATION AREA
 TRACT C-3
 (ORB 29765, PG 1236)
 (PB 127, PG 85)

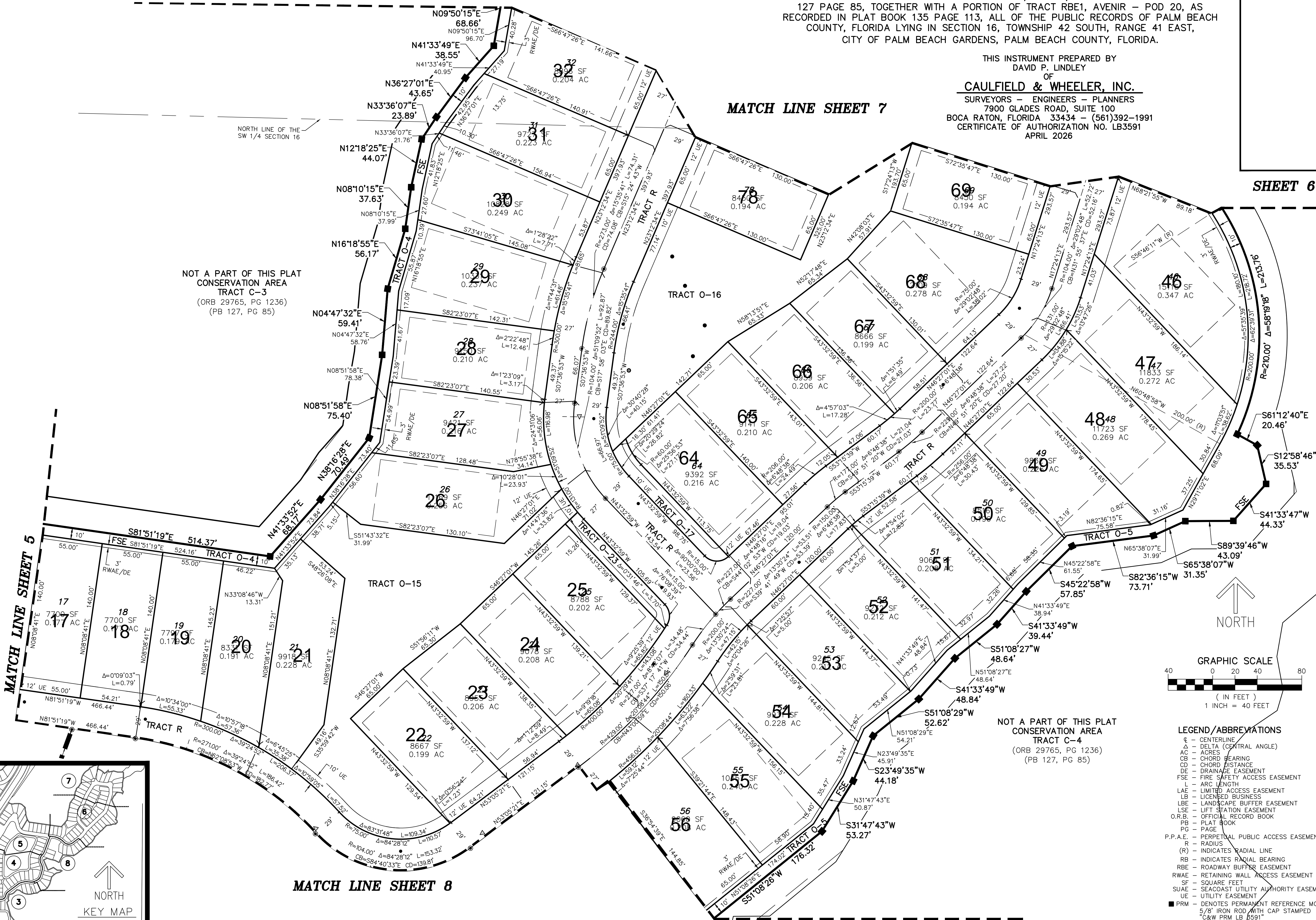
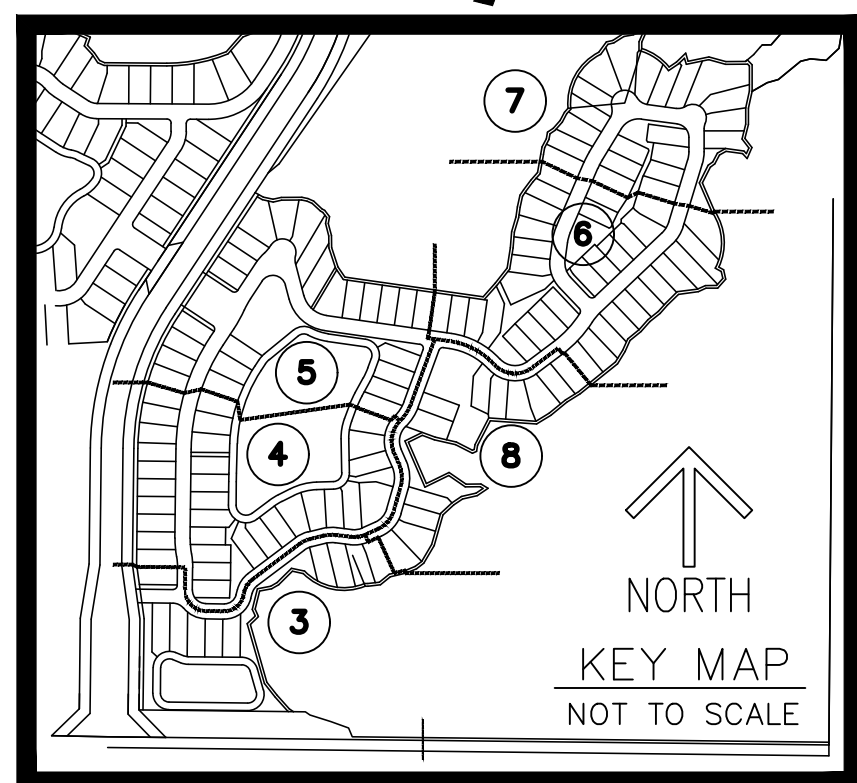
NOT A PART OF THIS PLAT
 CONSERVATION AREA
 TRACT C-4
 (ORB 29765, PG 1236)
 (PB 127, PG 85)



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - FSE - FIRE SAFETY ACCESS EASEMENT
 - L - ARC LENGTH
 - LAE - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LSE - LIFT STATION EASEMENT
 - O.R.B. - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - P.P.A.E. - PERPETUAL PUBLIC ACCESS EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - RB - INDICATES RADIAL BEARING
 - RBE - ROADWAY BUFFER EASEMENT
 - RWAE - RETAINING WALL ACCESS EASEMENT
 - SF - SQUARE FEET
 - SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
 - UE - UTILITY EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 5/8" IRON ROD WITH CAP STAMPED
 C&W PRM LB 5591
 - - DENOTES PERMANENT CONTROL POINT
 - ⊠ - 1/4 SECTION CORNER
 - ⊞ - SECTION CORNER

MATCH LINE SHEET 5

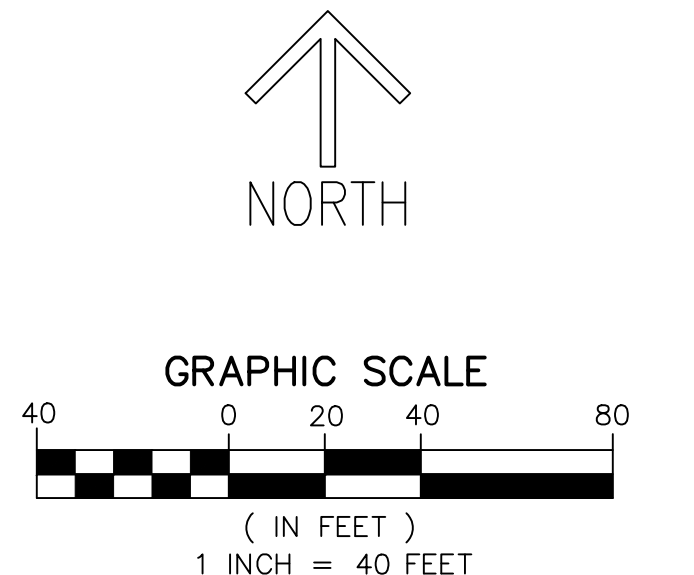
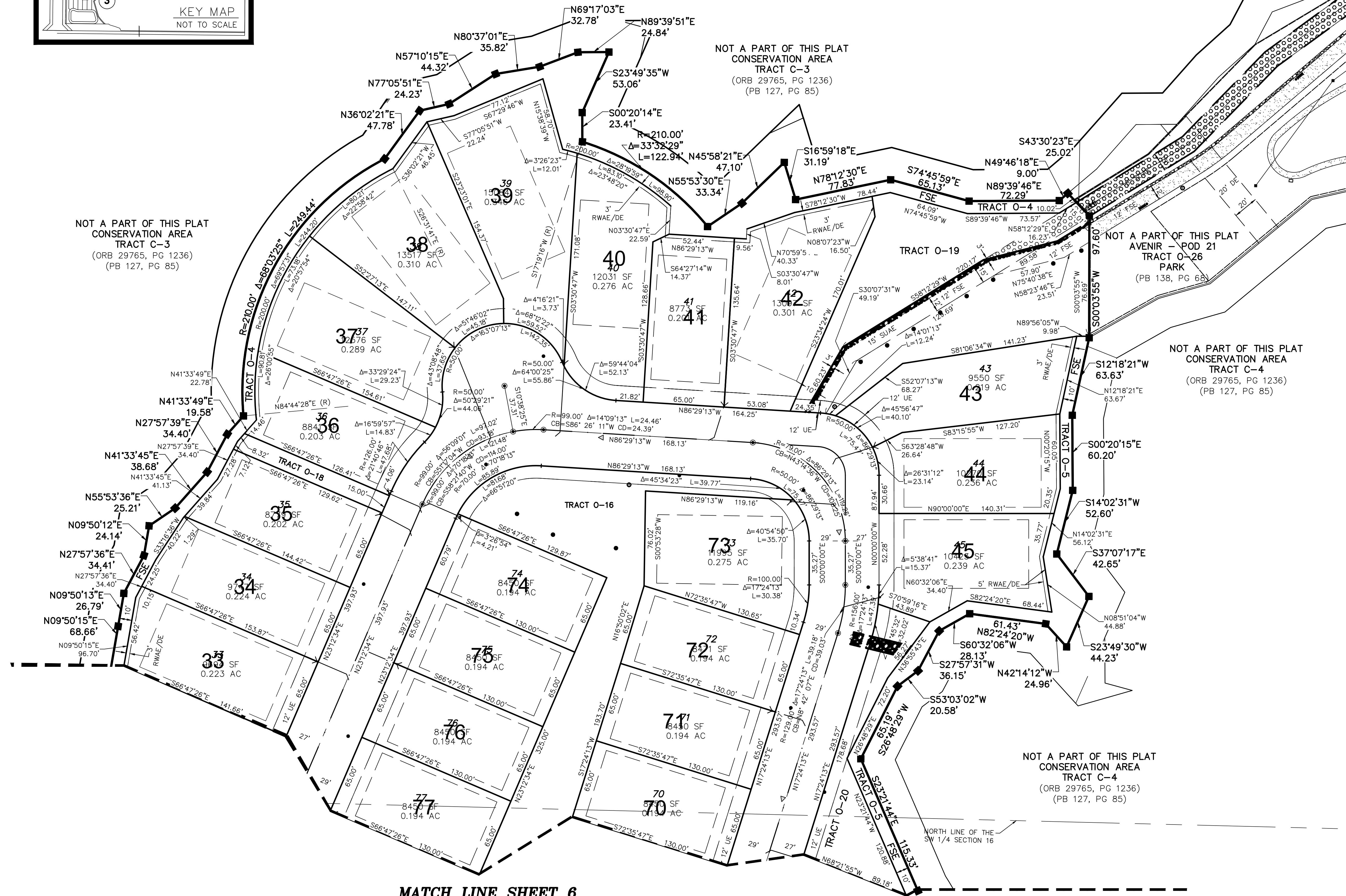
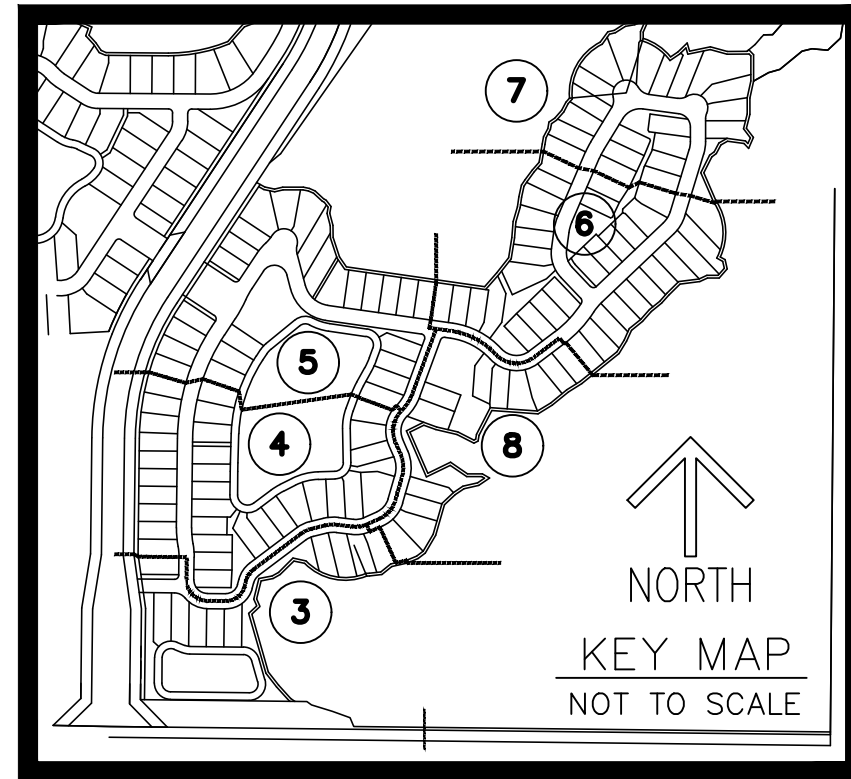
MATCH LINE SHEET 8



AVENIR - POD 19

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, TOGETHER WITH A PORTION OF TRACT RBE1, AVENIR - POD 20, AS RECORDED IN PLAT BOOK 135 PAGE 113, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD & WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591
 APRIL 2026



- LEGEND/ABBREVIATIONS**
- € - CENTERLINE
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 - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT
 - - 1/4 SECTION CORNER
 - ✱ - SECTION CORNER

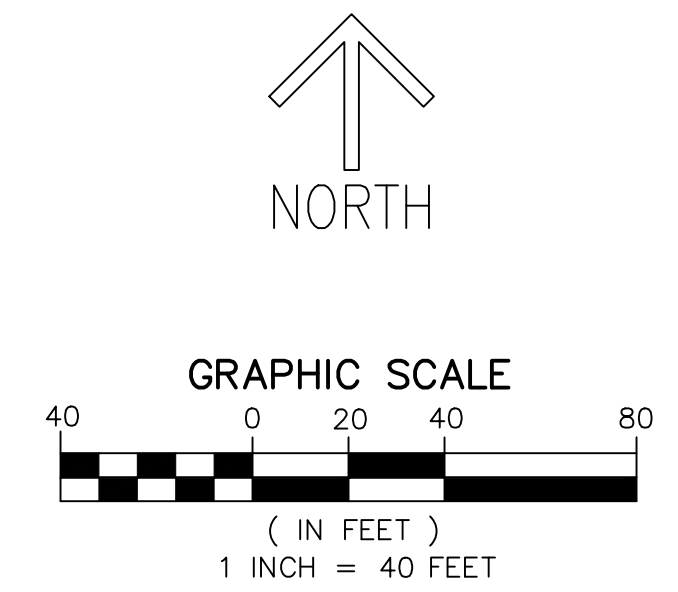
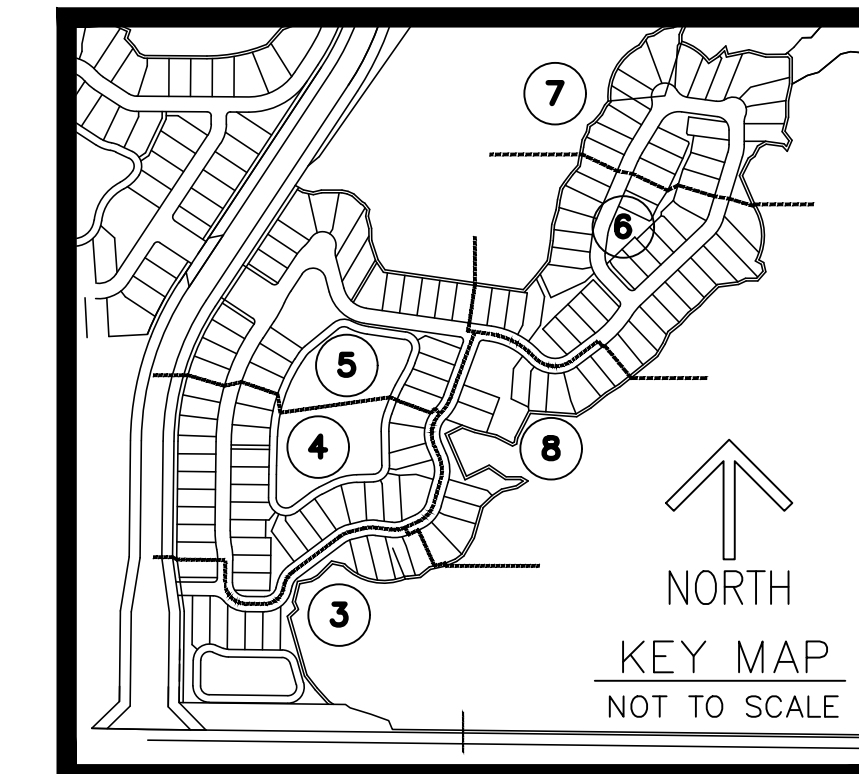
MATCH LINE SHEET 6

AVENIR - POD 19

BEING A REPLAT OF A PORTION OF PARCEL A-1, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, TOGETHER WITH A PORTION OF TRACT RBE1, AVENIR - POD 20, AS RECORDED IN PLAT BOOK 135 PAGE 113, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
APRIL 2026

SHEET 8 OF 8

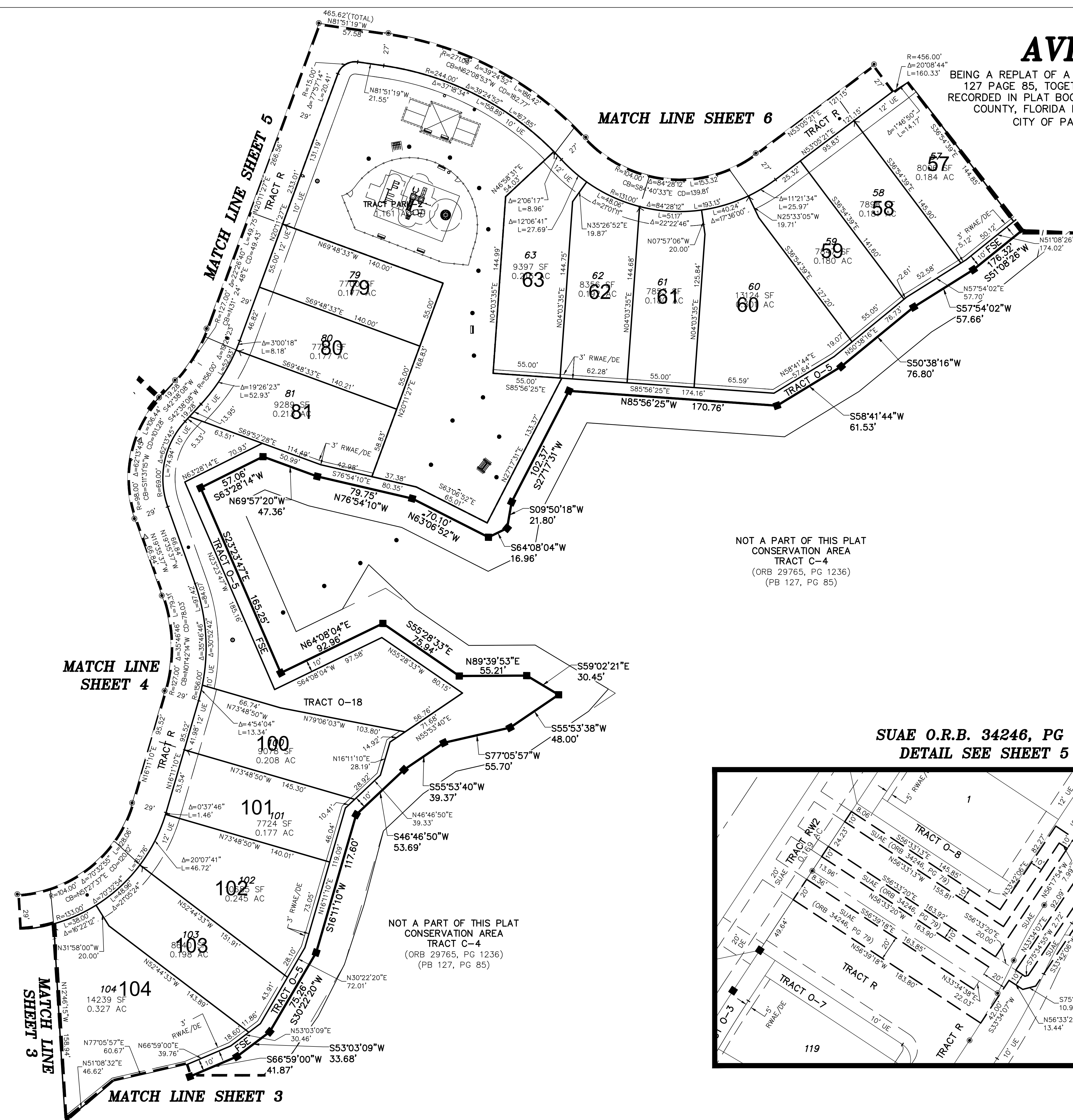
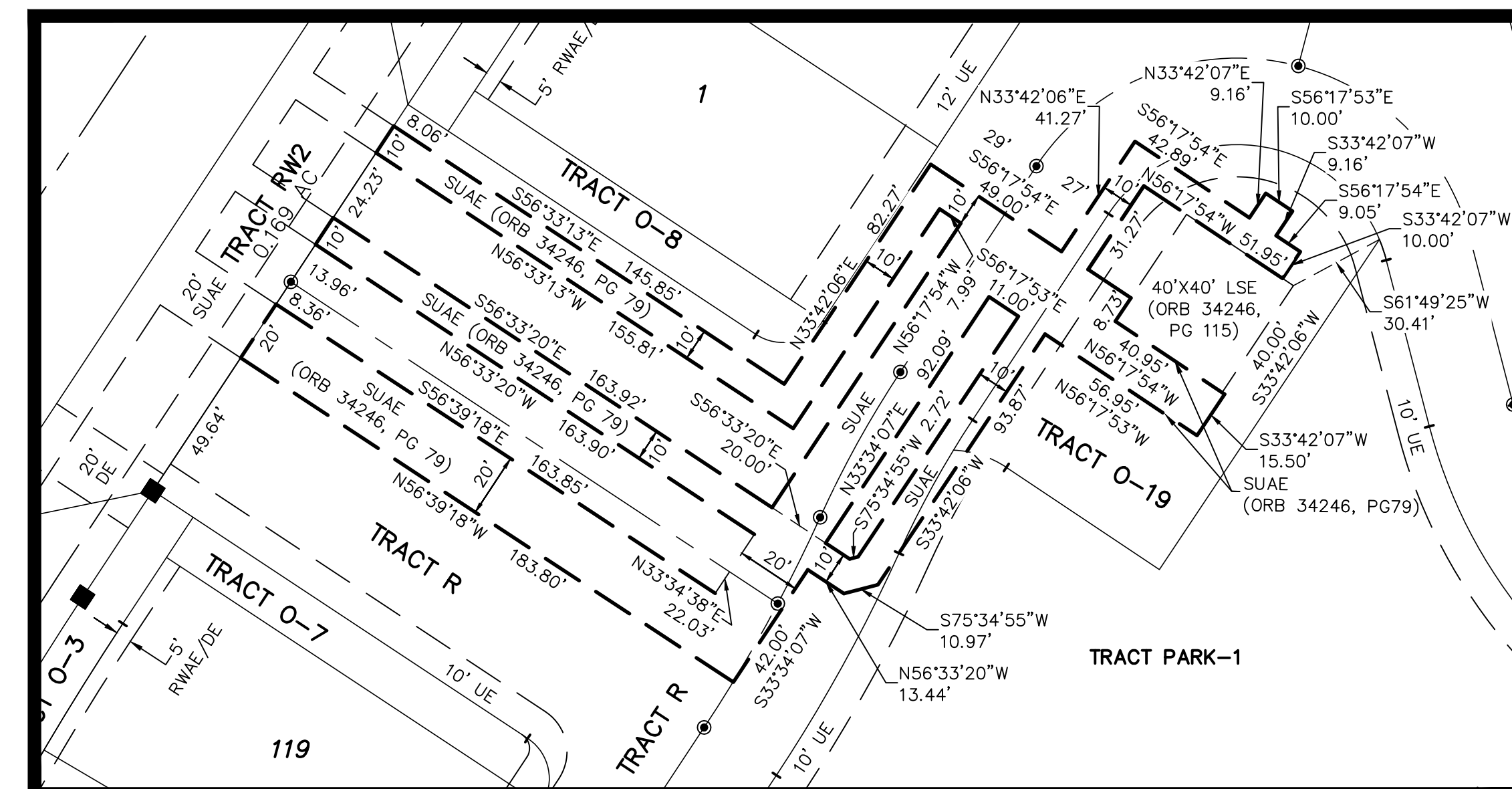


LEGEND/ABBREVIATIONS

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NOT A PART OF THIS PLAT
CONSERVATION AREA
TRACT C-4
(ORB 29765, PG 1236)
(PB 127, PG 85)

SUAE O.R.B. 34246, PG 79
DETAIL SEE SHEET 5



NOT A PART OF THIS PLAT
CONSERVATION AREA
TRACT C-4
(ORB 29765, PG 1236)
(PB 127, PG 85)



Arazoza Bros., Corp.

Maintenance

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal

W.O. Date: 05/26/2026

Attn:

Company: Avenir CDD

Project: 00194 M Avenir CDD

Address: 12255 Avenir Dr.

W/O # 143 - Fill in Coco Plum along La Terre Wall
Billing Address:

Product Description	Size	QTY	Unit Cost	Total
Fill in Coco Plum along La Terre wall from cold damage--7 gallon material	Check Irrigation	70.00	\$65.00	\$4,550.00
Grand Total				\$4,550.00



Arazoza Bros., Corp.

Maintenance

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal

W.O. Date: 05/27/2026

Attn:

Company: Avenir CDD

Project: 00194 M Avenir CDD

Address: 12255 Avenir Dr.

W/O # 145 - Fill in Lake trees at Regency, La Terre, and Coral Isles
Billing Address:

Product Description	Size	QTY	Unit Cost	Total
All Prices includes Terrasorb a product to help keep water around the Rootballs	WE ARE NOT ABLE TO WARRANTY TREES SINCE WE DO NOT CONTROL THE IRRIGATION	1.00	\$0.00	\$0.00
Replace Bald Cypress that are dead on the Riverstone and Drftwood side of Park at Regency	7-10 foot planted--DOES NOT INCLUDE IRRIGATION	5.00	\$450.00	\$2,250.00
Replace Dead Red Maple around lake and remove old wood at LaTerre	7-10 foot planted--DOES NOT INCLUDE IRRIGATION	1.00	\$575.00	\$575.00
Replace Red Maple that is dead behind 9105 Coral Isles	7-10 foot Planted--DOES NOT INLCUDE IRRIGATION	1.00	\$450.00	\$450.00
Replace Red Maples behind clubhouse that are dead at Regency	7-10 foot planted--DOES NOT INCLUDE IRRIGATION	3.00	\$450.00	\$1,350.00
Replace Red Maples that are dead on the Driftwood side of Park area at Regency	7-10 foot planted--DOES NOT INCLUDE IRRIGATION	2.00	\$450.00	\$900.00
Grand Total				\$5,525.00



MEMORANDUM

Date: May 26, 2026

To: Jason Pierman, **AVENIR COMMUNITY DEVELOPMENT DISTRICT**
Megan Bowden, **AVENIR COMMUNITY DEVELOPMENT DISTRICT**

From: Carlos J. Ballbé, P.E., LEED® A.P.

Re: **BOARD MEETING – MAY 28TH, 2026**

Project No.: **202406**

Please see below the items to be added to the agenda for the upcoming meeting along with the backup information:

RFP BID AWARDS:

1. Coconut Boulevard Extension Landscape and Irrigation Bid Award.
2. Coconut Boulevard Extension Street Lights and Electric Backbone Bid Award.
3. Avenir West Parkway Buffer Landscape and Irrigation Bid Award.
4. Avenir West Parkway Buffer Site Improvements Bid Award.
5. N-1 Conservation Area Control Structure WCS-11 Bid Award.

If you have any questions or require any additional information, please do not hesitate to call our office.

DATE:

May 26, 2026

PROJECT NAME:

COCONUT BOULEVARD - LANDSCAPE AND IRRIGATION

PROJECT NUMBER:

202040

BID EVALUATION CRITERIA AND AWARD RECOMMENDATION RANKINGS

CONTRACTOR'S NAME	LANDSCAPE BID	IRRIGATION BID	TOTAL BID AMOUNT	COMMENTS
A CUT ABOVE LANDSCAPE & IRRIGATION	\$1,131,787.36	\$388,000.00	\$1,519,787.36	Includes performance bond premium \$22,459.91
ARAZOZA BROTHERS CORPORATION	\$985,648.00	\$495,500.00	\$1,481,148.00	Bond premium not included
ELITE LAWNS	\$1,080,049.74	\$465,300.00	\$1,545,349.74	Bond premium not included
ROSSO SITE DEVELOPMENT	\$1,911,907.94	\$527,978.05	\$2,439,885.99	Disqualified - Bid submitted late, bond premium not included
LANDSCAPE SERVICE PROFESSIONALS	\$1,160,589.91	\$316,386.72	\$1,476,976.63	Disqualified - Bid sent to the wrong address, bond premium not included

EVALUATION CRITERIA				
SELECTION CRITERIA	EVALUATION CRITERIA	A CUT ABOVE LANDSCAPE & IRRIGATION	ARAZOZA BROTHERS CORPORATION	ELITE LAWNS
PERSONNEL	10	10	10	10
EXPERIENCE AND FAMILIARTY WITH THE PROJECT	35	30	35	30
UNDERSTANDING OF SCOPE OF WORK	5	5	5	5
PRICE (BID PRICE)	35	30	35	25
SCHEDULE	15	10	15	5
TOTAL POINTS	100	85	100	75

RANKINGS	
CONTRACTOR'S NAME	RANKING
ARAZOZA BROTHERS CORPORATION	#1
A CUT ABOVE LANDSCAPE & IRRIGATION	#2
ELITE LAWNS	#3



DATE:

May 26, 2026

PROJECT NAME:

COCONUT BOULEVARD EXTENSION - STREET LIGHTS AND ELECTRIC BACKBONE

PROJECT NUMBER:

202040

BID EVALUATION CRITERIA AND AWARD RECOMMENDATION RANKINGS

CONTRACTOR'S NAME	TOTAL BID AMOUNT	COMMENTS
VIKING UTILITY SERVICES, INC.	\$408,527.70	Bond premium not included
SPF UNDERGROUND UTILITIES	\$344,209.60	Bond premium included

EVALUATION CRITERIA			
SELECTION CRITERIA	EVALUATION CRITERIA	VIKING UTILITY SERVICES, INC.	SPF UNDERGROUND UTILITIES
PERSONNEL	10	10	10
EXPERIENCE AND FAMILIARTY WITH THE PROJECT	35	35	35
UNDERSTANDING OF SCOPE OF WORK	5	5	5
PRICE (BID PRICE)	35	30	35
SCHEDULE	15	10	15
TOTAL POINTS	100	90	100

RANKINGS	
CONTRACTOR'S NAME	RANKING
SPF UNDERGROUND UTILITIES	#1
VIKING UTILITY SERVICES, INC.	#2

DATE:

May 26, 2026

PROJECT NAME:

AVENIR WEST PARKWAY BUFFERS - PARCELS C/D/J/19 - LANDSCAPE AND IRRIGATION

PROJECT NUMBER:

202402

BID EVALUATION CRITERIA AND AWARD RECOMMENDATION RANKINGS

CONTRACTOR'S NAME	LANDSCAPE BID	IRRIGATION BID	TOTAL BID AMOUNT	COMMENTS
A CUT ABOVE LANDSCAPE & IRRIGATION				
Parcel C Buffer	\$598,754.89	\$203,575.00	\$802,329.89	Includes performance bond premium \$11,857.14
Parcel D Buffer	\$411,996.75	\$148,875.00	\$560,871.75	Includes performance bond premium \$8,288.75
Parcel J & Pod 19 Buffer	\$818,311.00	\$137,700.00	\$956,011.00	Includes performance bond premium \$14,128.25
	\$1,829,062.64	\$490,150.00	\$2,319,212.64	Includes performance bond premium \$34,274.14
ARAZOZA BROTHERS CORPORATION				
Parcel C Buffer	\$459,098.00	\$204,251.00	\$663,349.00	Performance bond not included
Parcel D Buffer	\$307,864.00	\$149,437.00	\$457,301.00	Performance bond not included
Parcel J & Pod 19 Buffer	\$627,426.00	\$166,312.00	\$793,738.00	Performance bond not included
	\$1,394,388.00	\$520,000.00	\$1,914,388.00	Performance bond not included
ROSSO SITE DEVELOPMENT			\$3,877,832.14	Disqualified - Bid submitted late, bond premium not included
LANDSCAPE SERVICE PROFESSIONALS				
Parcel C Buffer	\$418,017.38	\$156,177.36	\$574,194.74	Performance bond not included
Parcel D Buffer	\$289,424.50	\$110,770.16	\$400,194.66	Performance bond not included
Parcel J & Pod 19 Buffer	\$600,802.91	\$104,929.66	\$705,732.57	Performance bond not included
			\$1,680,121.97	Disqualified - Bid submitted late, bond premium not included

EVALUATION CRITERIA				
SELECTION CRITERIA	EVALUATION CRITERIA	A CUT ABOVE LANDSCAPE & IRRIGATION	ARAZOZA BROTHERS CORPORATION	
PERSONNEL	10	10	10	
EXPERIENCE AND FAMILIARTY WITH THE PROJECT	35	30	35	
UNDERSTANDING OF SCOPE OF WORK	5	5	5	
PRICE (BID PRICE)	35	30	35	
SCHEDULE	15	10	15	
TOTAL POINTS	100	85	100	

RANKINGS	
CONTRACTOR'S NAME	RANKING
ARAZOZA BROTHERS CORPORATION	#1
A CUT ABOVE LANDSCAPE & IRRIGATION	#2



DATE:

May 26, 2026

PROJECT NAME:

AVENIR WEST PARKWAY BUFFERS - PARCELS C/D/J/19 - SITE IMPROVEMENTS

PROJECT NUMBER:

202402

BID EVALUATION CRITERIA AND AWARD RECOMMENDATION RANKINGS

CONTRACTOR'S NAME	TOTAL BID AMOUNT	COMMENTS
CENTERLINE, INC.	\$560,200.00	Includes performance bond premium \$9,300.00
H&J CONTRACTING	\$613,006.00	Includes performance bond premium \$9,600.00
J.W. CHEATHAM, LLC	\$560,335.00	Performance bond premium not included
MJC LAND DEVELOPMENT	\$660,728.50	Disqualified - Bid submitted late, bond premium included \$11,365.00

EVALUATION CRITERIA

SELECTION CRITERIA	EVALUATION CRITERIA	CENTERLINE, INC.	H&J CONTRACTING	J.W. CHEATHAM, LLC
PERSONNEL	10	10	10	10
EXPERIENCE AND FAMILIARTY WITH THE PROJECT	35	35	30	30
UNDERSTANDING OF SCOPE OF WORK	5	5	5	5
PRICE (BID PRICE)	35	35	20	30
SCHEDULE	15	10	15	10
TOTAL POINTS	100	95	80	85

RANKINGS

CONTRACTOR'S NAME	RANKING
CENTERLINE, INC.	#1
J.W. CHEATHAM, LLC	#2
H&J CONTRACTING	#3



DATE:

May 26, 2026

PROJECT NAME:

N-1 CONSERVATION AREA CONTROL STRUCTURE WCS-11

PROJECT NUMBER:

202407

BID EVALUATION CRITERIA AND AWARD RECOMMENDATION RANKINGS

CONTRACTOR'S NAME	TOTAL BID AMOUNT	COMMENTS
CENTERLINE, INC.	\$294,200.00	Includes performance bond premium \$4,775.00
JACKSON LAN DEVELOPMENT	\$992,240.00	Performance bond premium not included
JOHNSON-DAVIS	\$370,450.00	Performance bond premium not included
L.C.C.I. CONSTRUCTION	\$327,000.00	Disqualified - Bid submitted late

EVALUATION CRITERIA

SELECTION CRITERIA	EVALUATION CRITERIA	CENTERLINE, INC.	JACKSON LAN DEVELOPMENT	JOHNSON-DAVIS
PERSONNEL	10	10	10	10
EXPERIENCE AND FAMILIARTY WITH THE PROJECT	35	35	30	30
UNDERSTANDING OF SCOPE OF WORK	5	5	5	5
PRICE (BID PRICE)	35	35	10	30
SCHEDULE	15	10	0	15
TOTAL POINTS	100	95	55	90

RANKINGS

CONTRACTOR'S NAME	RANKING
CENTERLINE, INC.	#1
JOHNSON-DAVIS	#2
JACKSON LAN DEVELOPMENT	#3

CHANGE ORDER NO. 1

Date of Issuance:	May 27, 2026	Effective Date:	May 27, 2026
Owner:	Avenir Community Development District 2501A Burns Road Palm Beach Gardens, FL 33410	Owner's Contract No.:	N/A
Contractor:	H AND J CONTRACTING, INC. 3160 Fairlane Farms Road Wellington, FL 33414	Contractor's Project No.:	23-0016
Engineer:	Ballbe & Associates, Inc.	Engineer's Project No.:	202021
Project:	AVENIR SPINE ROAD PHASE FOUR – PAVEMENT TOP LIFT PHASE TWO	Contract Name:	Construction Contract (Roadway Improvements)

The Contract is modified as follows upon execution of this Change Order:

Description:


- Final paving second lift cost escalation paving beyond school (already installed) = \$16,248.25
- Final paving second lift cost escalation balance of project = \$192,785.80
- Total change order = \$209,034.05

Attachments:

- Exhibit "A" – Revised full project schedule of values provided by H AND J Contracting, Inc.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$62,979.75	Original Contract Times: Refer to contract Exhibit "E"

[Increase] [Decrease] form previously approved Change Orders No. <u>0</u> to No. <u>0</u> : \$0.00	[Increase] [Decrease] form previously approved Change Orders No. ___ to No. ___ : None
Contract Price prior to this Change Order: \$62,979.75	Contract Times prior to this Change Order: Refer to contract Exhibit "E"
[Increase] [Decrease] of this Change Order \$209,034.05	[Increase] [Decrease] of this Change Order None
Contract Price incorporating this Change Order: \$272,013.80	Contract Times with all the approved Change Orders: None

RECOMMENDED:	ACCEPTED:	ACCEPTED:
		
By: _____ Ballbe & Associates, Inc. Carlos J. Ballbé President	By: _____ Avenir Community Development District	By: _____ H and J Contracting, Inc.
	By: _____	By: _____
Date: <u>5/27/2026</u>	Date: _____	Date: _____

EJCDC® C-941, Change Order. Prepared and published 2013 by the Engineers Joint Contract Documents Committee.

EXHIBIT "A"

H & J Contracting. Inc.

3160 Fairlane Farms Road
Wellington, FL 33414
USA

Phone: 561-791-1953
Fax: 561-795-9282

To:	Avenir Community Development District	Contact:	Carlos Ballbe
Address:	2501 A Burns Road Palm Beach Gardens, FL 33410 PALM BEACH	Phone:	
Project Name:	Avenir Spine Road Phase 4- Top Lift For School-Qty Adjustment	Bid Number:	Change Order
Project Location:	Northlake Blvd, Palm Beach Gardens, FL	Bid Date:	07/22/2025

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	105	MOT	1.00	EACH	\$0.00	\$0.00
	120	1" Asphalt Top Lift Type SP	5,363.00	SY	\$2.75	\$14,748.25
	153	Thermoplastic Striping Allowance	1.00	EACH	\$1,500.00	\$1,500.00
	154	Green Colored Pavement At Bike Lanes Allowance	1.00	EACH	\$0.00	\$0.00
	155	Street Signage Allowance Decorative W/ Channel Post	1.00	EACH	\$0.00	\$0.00

Total Bid Price: \$16,248.25

Notes:

- This proposal is based on plans and specifications prepared by Ballbe & Associates entitled Avenir Spine Road - Phase 4 issued 8/9/2022, With revision through 10/25/2022, and subject to the following provisions:
- Limits of top lift based on engineers direction.

spine phase 4
additional
pavement
final lift past
school

REVISED -
OKAY

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: H & J Contracting. Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: _____</p>
---	--

H & J Contracting. Inc.

Fince

3160 Fairlane Farms Road
Wellington, FL 33414
USA

Phone: 561-791-1953
Fax: 561-795-9282

To:	Avenir Community Development District	Contact:	Carlos Ballbe
Address:	2501 A Burns Road Palm Beach Gardens, FL 33410 PALM BEACH	Phone:	
Project Name:	Avenir Spine Road Phase 4- Top Lift - Cost Escalations Rev 4	Bid Number:	Change Order
Project Location:	Northlake Blvd, Palm Beach Gardens, FL	Bid Date:	04/21/2026

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Option 1						
	500	Mobilization	1.00	LS	\$3,500.00	\$3,500.00
	505	MOT	1.00	LS	\$5,000.00	\$5,000.00
	510	1" Type SP-9.5 Asphalt Overlay	33,708.00	SY	\$5.10	\$171,910.80
	515	Brick Paver Protection	1.00	LS	\$2,875.00	\$2,875.00
	520	Thermoplastic Striping	1.00	LS	\$9,500.00	\$9,500.00
Total Price for above Option 1 Items:						\$192,785.80

Option 2						
	525	Mobilization	1.00	LS	\$3,500.00	\$3,500.00
	530	MOT	1.00	LS	\$3,500.00	\$3,500.00
	535	1" Type SP-9.5 Asphalt Overlay	28,675.00	SY	\$5.20	\$149,110.00
	540	Brick Paver Protection	1.00	LS	\$2,700.00	\$2,700.00
	545	Thermoplastic Striping	1.00	LS	\$8,100.00	\$8,100.00
Total Price for above Option 2 Items:						\$166,910.00

Option 3						
	550	Mobilization	1.00	LS	\$3,500.00	\$3,500.00
	555	MOT	1.00	LS	\$2,500.00	\$2,500.00
	560	1" Type SP-9.5 Asphalt Overlay	13,650.00	SY	\$5.40	\$73,710.00
	565	Brick Paver Protection	1.00	LS	\$2,385.00	\$2,385.00
	570	Thermoplastic Striping	1.00	LS	\$4,000.00	\$4,000.00
Total Price for above Option 3 Items:						\$86,095.00

Notes:

- This proposal is based on plans and specifications prepared by Ballbe & Associates entitled Avenir Spine Road - Phase 4 issued 8/9/2022, With revision through 10/25/2022, and subject to the following provisions:
- Limits of top lift based on engineers direction.
- Price for Installing Green Colored Pavement to be established in future cost escalation change order

Avenir Spine Road
Phase 4 - CO#1 -
Additional Paving
entire job (PN BLVD
AND AVENIR DRIVE

Escalation
over Spine
Centerline

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: H & J Contracting. Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Jeremy Rury</p>
---	--

CHANGE ORDER NO. 1

Date of Issuance:	May 27, 2026	Effective Date:	May 27, 2026
Owner:	Avenir Community Development District 2501A Burns Road Palm Beach Gardens, FL 33410	Owner's Contract No.:	N/A
Contractor:	H AND J CONTRACTING, INC. 3160 Fairlane Farms Road Wellington, FL 33414	Contractor's Project No.:	N/A
Engineer:	Ballbe & Associates, Inc.	Engineer's Project No.:	202040
Project:	COCONUT BOULEVAR EXTENSION	Contract Name:	Construction Contract (Roadway Improvements)

The Contract is modified as follows upon execution of this Change Order:

Description:


- Additional sidewalk to connect to dog park = \$43,140.00
- Dry utility crossings = \$270,235.00
- Miscellaneous credit for plan revisions = (\$30,329.86)
- Traffic separator width increase (6' to 8') = \$23,904.00
- TOTAL CHANGE ORDER = \$306,949.14

Attachments:

- Exhibit "A" – Revised full project schedule of values provided by H AND J Contracting, Inc.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$18,441,009.67	Original Contract Times: Refer to contract Exhibit "E"

[Increase] [Decrease] form previously approved Change Orders No. <u>0</u> to No. <u>0</u> : \$0.00	[Increase] [Decrease] form previously approved Change Orders No. ___ to No. ___ : None
Contract Price prior to this Change Order: \$18,441,009.67	Contract Times prior to this Change Order: Refer to contract Exhibit "E"
[Increase] [Decrease] of this Change Order \$306,949.14	[Increase] [Decrease] of this Change Order None
Contract Price incorporating this Change Order: \$18,747,958.81	Contract Times with all the approved Change Orders: None

RECOMMENDED:	ACCEPTED:	ACCEPTED:
		
By: _____ Ballbe & Associates, Inc. Carlos J. Ballbé President	By: _____ Avenir Community Development District	By: _____ H and J Contracting, Inc.
Date: <u>5/27/2026</u>	By: _____ Date: _____	By: _____ Date: _____

EJCDC® C-941, Change Order. Prepared and published 2013 by the Engineers Joint Contract Documents Committee.

EXHIBIT "A"

H & J Contracting. Inc.

3160 Fairlane Farms Road
Wellington, FL 33414
USA

Phone: 561-791-1953
Fax: 561-795-9282

To:	Avenir Community Development District	Contact:	Manny Mato
Address:	2501 A Burns Road Palm Beach Gardens, FL 33410 PALM BEACH	Phone:	
Project Name:	Avenir Coconut Blvd Dog Park Change Order	Bid Number:	Change Order
Project Location:	Palm Beach Gardens	Bid Date:	01/29/2026

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
100	Mobilization	1.00	LS	\$1,500.00	\$1,500.00
101	Calculate/Stake & As-build Sidewalk	1.00	LS	\$2,220.00	\$2,220.00
102	Geotechnical Testing	1.00	LS	\$780.00	\$780.00
105	4" Sidewalk	575.00	SY	\$51.00	\$29,325.00
107	Pumping	575.00	SY	\$11.00	\$6,325.00
110	Grading	575.00	SY	\$5.20	\$2,990.00

Total Bid Price: \$43,140.00

Notes:

- This proposal is based on plans and specifications prepared by Ballbe' and Associates entitled Pavement and Markings Restoration Plan dated 11/04/25, with revisions through and subject to the following provisions.
- Prices quoted are based on completing all items in a continuous operation. Should a portion be deleted or suspended, prices quoted are subject to revision. A reasonable re-mobilization charge will be made for each additional move-in required by Customer.
- Final quantities to be determined by field measurements.
- The prices quoted herein include 1 mobilization(s). Additional mobilizations will be billed at \$1,500.00 ea.
- The prices included herein do not include cost of payment and performance bonds, permits, engineering, or testing.
- Final quantities to be determined by field measurements.
- Contractor not responsible for existing utilities not shown on plans.
- Protecting, supporting or relocating any utility poles is not included.
- This quotation and agreement shall be governed by the laws of the State of Florida without regard to principles of conflicts of laws. Venue of all proceedings shall be in Palm Beach County, or Broward County, Florida.
- H&J Contracting is not responsible for any Irrigation or Sod damage
- H&J Contracting is not responsible for Paver restoration where pavers are adjacent to curb

Coconut Sidewalk

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: H & J Contracting. Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Franz Favre franz.favre@hjcontracting.com</p>
---	--

H & J Contracting. Inc.

3160 Fairlane Farms Road
Wellington, FL 33414
USA

Phone: 561-791-1953
Fax: 561-795-9282

To:	Avenir Development, LLC	Contact:	Carlos Ballbe
Address:	550 Biltmore Way, Suite 1110 Coral Gables, FL 33134	Phone:	
Project Name:	Avenir Coconut Blvd Utility Crossing CO	Bid Number:	Change Order
Project Location:	Palm Beach Gardens	Bid Date:	01/29/2026

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
100	Mobilization	1.00	LS	\$7,500.00	\$7,500.00
101	Survey	1.00	LS	\$5,750.00	\$5,750.00
102	Density Testing	1.00	LS	\$5,500.00	\$5,500.00
103	Electronic Markers	64.00	EACH	\$45.00	\$2,880.00
104	4" HDPE D. Bore(s) +/- 100' (lighting)	2.00	LS	\$8,625.00	\$17,250.00
105	6" HDPE D. Bore(s) +/- 100'	2.00	LS	\$10,200.00	\$20,400.00
106	2", 3", 4" HDPE D. Bore(s) +/- 100'	1.00	LS	\$12,075.00	\$12,075.00
107	2", 2", 6" HDPE D. Bore(s) +/- 100'	1.00	LS	\$13,800.00	\$13,800.00
108	2", 3", 6" HDPE D. Bore(s) +/- 100'	5.00	LS	\$14,375.00	\$71,875.00
109	3", 3", 6" HDPE D. Bore(s) +/- 100'	2.00	LS	\$14,950.00	\$29,900.00
110	3", 4", 6" HDPE D. Bore(s) +/- 100'	1.00	LS	\$15,525.00	\$15,525.00
111	Trenching For Crossings	4,200.00	LF	\$10.50	\$44,100.00
112	2" Irrigation Pipe	700.00	LF	\$4.00	\$2,800.00
113	3" Irrigation Pipe	1,400.00	LF	\$5.00	\$7,000.00
114	4" Irrigation Pipe	320.00	LF	\$6.00	\$1,920.00
115	6" Irrigation Pipe	1,400.00	LF	\$7.00	\$9,800.00
116	4" Grey Schedule 40 Pipe	360.00	LF	\$6.00	\$2,160.00

Total Bid Price: \$270,235.00

Notes:

- This proposal is based on plans and specifications prepared by Ballbe' and Associates entitled Utility Crossings Plan dated 02/05/2026, subject to the following provisions.
- Planned quantities have been revised to reflect actual field conditions.
- The prices included herein do not include cost of payment and performance bonds, permits, engineering, or testing.
- Prices quoted are based on completing all items in a continuous operation. Should a portion be deleted or suspended, prices quoted are subject to revision. A reasonable re-mobilization charge will be made for each additional move-in required by Customer.
- Final quantities to be determined by field measurements.
- The prices quoted herein include 1 mobilization(s). Additional mobilizations will be billed at \$5,000.00 ea.
- Prices include drilling and pulling the HDD installation of the product pipe.

OK

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: H & J Contracting. Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Jermy Rury</p>
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H & J Contracting. Inc.

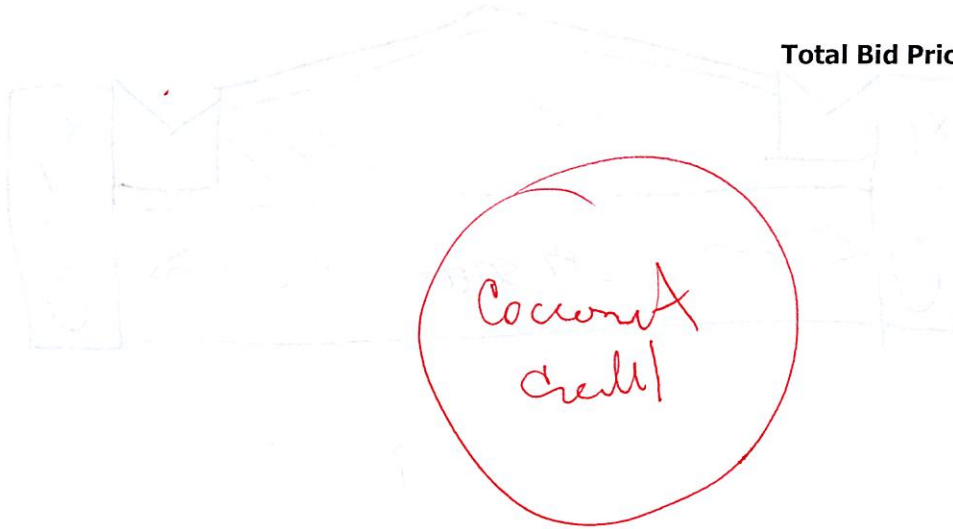
3160 Fairlane Farms Road
Wellington, FL 33414
USA

Phone: 561-791-1953
Fax: 561-795-9282

To:	Avenir Community Development District	Contact:	Manny Mato
Address:	2501 A Burns Road Palm Beach Gardens, FL 33410 PALM BEACH	Phone:	
Project Name:	Avenir Coconut Blvd Ext - Plan Change Adjustments	Bid Number:	Change Order
Project Location:	Palm Beach Gardens	Bid Date:	02/10/2026

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
NEW	6" PVC Drain Pipe W/ Cleanout	107.00	LF	\$81.42	\$8,711.94
NEW	Value Of Galvanized Skimmer Assembly Already Fabricated & Delivered To The Project	1.00	EACH	\$3,269.20	\$3,269.20
425-1581	Inlets, DT Bottom, Type H < 10'	1.00	EACH	(\$21,977.00)	(\$21,977.00)
430-175-148	Pipe Culv, OPT MATL, Round, 48" S/CD	118.00	LF	\$354.00	\$41,772.00
430-175-172	Pipe Culvert, Optional Material, Round, 72" SC/D	39.00	LF	(\$704.00)	(\$27,456.00)
430-572-200	Concrete Endwalls, 72" Single, 0 Degree, Round	1.00	EACH	(\$34,650.00)	(\$34,650.00)

Total Bid Price: (\$30,329.86)



<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: H & J Contracting. Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Jermey Rury</p>
---	--

H & J Contracting, Inc.

3160 Fairlane Farms Road
Wellington, FL 33414
USA

Phone: 561-791-1953
Fax: 561-795-9282

To:	Avenir Development, LLC	Contact:	Carlos Ballbe
Address:	550 Biltmore Way, Suite 1110 Coral Gables, FL 33134	Phone:	
Project Name:	Coconut Blvd Traffic Seperator Width Increase Change Order	Fax:	
Project Location:		Bid Number:	
		Bid Date:	

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	100	Traffic Seperator Width Increase (6ft Seperator To 8ft)	1,152.00	SF	\$20.75	\$23,904.00

Total Bid Price: \$23,904.00

Notes:

- This proposal is based on plans and specifications prepared by WGI engineering entitled Coconut Blvd Extension dated 10/28/2024, with revisions through 04/02/2026 , and subject to the following provisions.
- Should customer require any additional work, not specifically covered by this proposal, such additional work shall be performed at the direction of customer's representation on an equipment rental, time and material basis, in accordance with H & J Contracting's published equipment rates.
- Contractor not responsible for existing utilities not shown on plans.
- Traffic Seperator modified from 6ft width to 8ft width based on field directive.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

H & J Contracting, Inc.

Authorized Signature: _____

Estimator: Jeremy Rury

CHANGE ORDER NO. 1

Date of Issuance:	May 27, 2026	Effective Date:	May 27, 2026
Owner:	Avenir Community Development District 2501A Burns Road Palm Beach Gardens, FL 33410	Owner's Contract No.:	N/A
Contractor:	H AND J CONTRACTING, INC. 3160 Fairlane Farms Road Wellington, FL 33414	Contractor's Project No.:	N/A
Engineer:	Ballbe & Associates, Inc.	Engineer's Project No.:	202119
Project:	AVENIR SPINE ROAD PHASE 5	Contract Name:	Construction Contract (Roadway Improvements)

The Contract is modified as follows upon execution of this Change Order:

Description:


- Additional wayfinding signs per UDS plan revisions = \$61,360.00
- Additional work at Northlake intersection per plan revisions = \$58,272.90
- Install curb & gutter adjacent to entry feature = \$9,175.00
- TOTAL CHANGE ORDER = \$128,807.90

Attachments:

- Exhibit "A" – Revised full project schedule of values provided by H AND J Contracting, Inc.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$86,796.34	Original Contract Times: Refer to contract Exhibit "E"
[Increase] [Decrease] form previously approved Change Orders No. <u>0</u> to No. <u>0</u> : \$0.00	[Increase] [Decrease] form previously approved Change Orders No. <u> </u> to No. <u> </u> : None

Contract Price prior to this Change Order: \$86,796.34	Contract Times prior to this Change Order: Refer to contract Exhibit "E"
[Increase] [Decrease] of this Change Order \$128,807.90	[Increase] [Decrease] of this Change Order None
Contract Price incorporating this Change Order: \$215,604.24	Contract Times with all the approved Change Orders: None

RECOMMENDED:	ACCEPTED:	ACCEPTED:
		
By: _____ Ballbe & Associates, Inc. Carlos J. Ballbé President	By: _____ Avenir Community Development District	By: _____ H and J Contracting, Inc.
	By: _____	By: _____
Date: <u>5/27/2026</u>	Date: _____	Date: _____

EJCDC® C-941, Change Order. Prepared and published 2013 by the Engineers Joint Contract Documents Committee.

EXHIBIT "A"

H & J Contracting. Inc.

3160 Fairlane Farms Road
Wellington, FL 33414
USA

Phone: 561-791-1953
Fax: 561-795-9282

To: Avenir Development, LLC Address: 550 Biltmore Way, Suite 1110 Coral Gables, FL 33134	Contact: Carlos Ballbe Phone: Fax:
Project Name: Avenir Spine Phase 5&6 Wayfinding Signs Project Location: Northlake Blvd, Palm Beach Gardens, FL	Bid Number: Change Order Bid Date: 04/20/2026

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	100	Wayfinding Signs	8.00	EACH	\$7,670.00	\$61,360.00

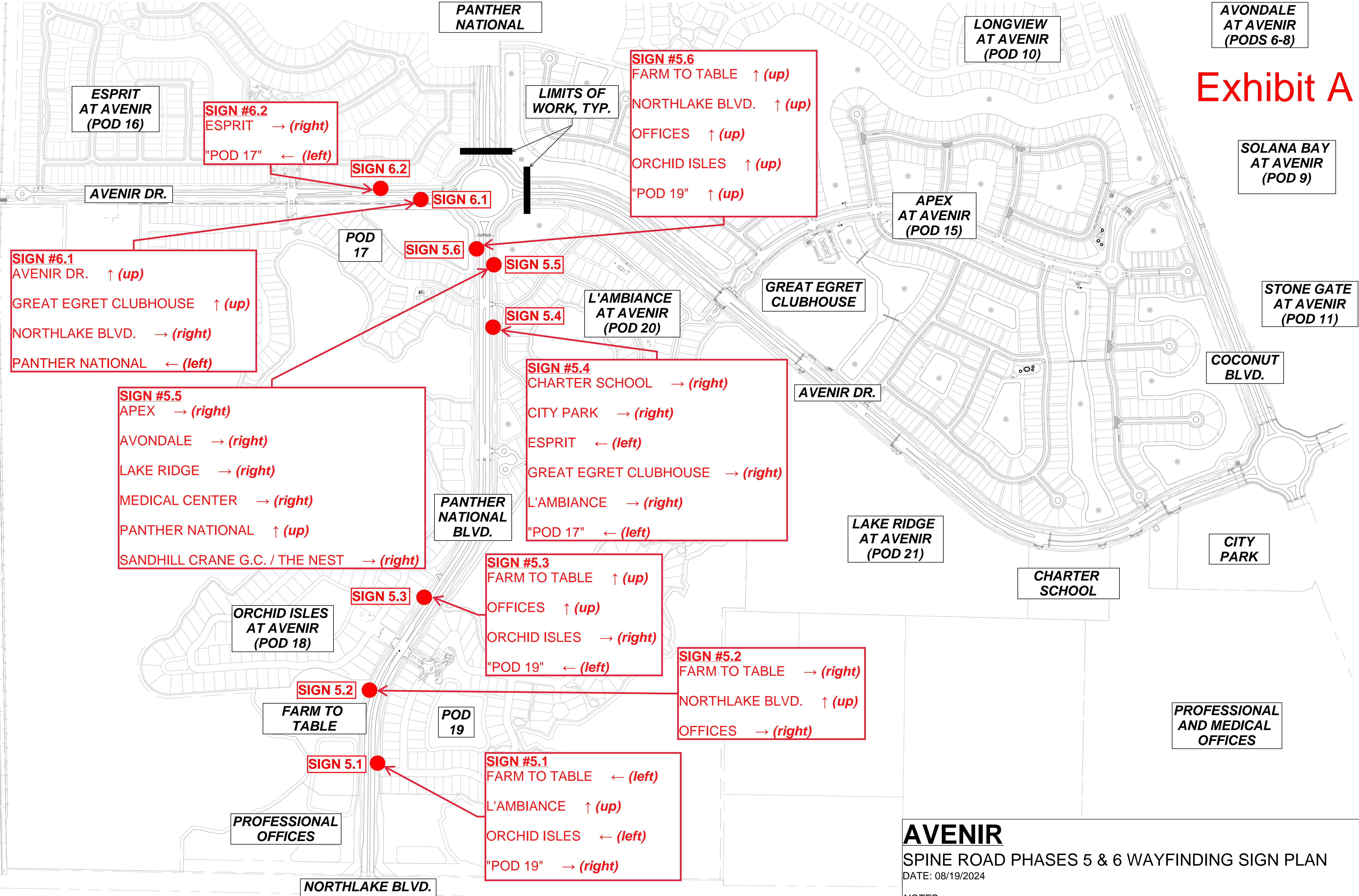
Total Bid Price: \$61,360.00

Notes:

- This proposal is based on plans and specifications entitled Spine Road Phases 5 & 6 Wayfinding Sign Plan dated 08/19/2024 labeled "Exhibit A"

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: H & J Contracting. Inc. Authorized Signature: _____ Estimator: Franz Favre franz.favre@hjcontracting.com
---	---

Exhibit A



SIGN #6.1
 AVENIR DR. ↑ (up)
 GREAT EGRET CLUBHOUSE ↑ (up)
 NORTHLAKE BLVD. → (right)
 PANTHER NATIONAL ← (left)

SIGN #5.5
 APEX → (right)
 AVONDALE → (right)
 LAKE RIDGE → (right)
 MEDICAL CENTER → (right)
 PANTHER NATIONAL ↑ (up)
 SANDHILL CRANE G.C. / THE NEST → (right)

SIGN #5.6
 FARM TO TABLE ↑ (up)
 NORTHLAKE BLVD. ↑ (up)
 OFFICES ↑ (up)
 ORCHID ISLES ↑ (up)
 "POD 19" ↑ (up)

SIGN #5.4
 CHARTER SCHOOL → (right)
 CITY PARK → (right)
 ESPRIT ← (left)
 GREAT EGRET CLUBHOUSE → (right)
 L'AMBIANCE → (right)
 "POD 17" ← (left)

SIGN #5.3
 FARM TO TABLE ↑ (up)
 OFFICES ↑ (up)
 ORCHID ISLES → (right)
 "POD 19" ← (left)

SIGN #5.2
 FARM TO TABLE → (right)
 NORTHLAKE BLVD. ↑ (up)
 OFFICES → (right)

SIGN #5.1
 FARM TO TABLE ← (left)
 L'AMBIANCE ↑ (up)
 ORCHID ISLES ← (left)
 "POD 19" → (right)

SIGN #6.2
 ESPRIT → (right)
 "POD 17" ← (left)

SIGN 6.2

SIGN 6.1

POD 17

SIGN 5.6

SIGN 5.5

SIGN 5.4

L'AMBIANCE AT AVENIR (POD 20)

PANTHER NATIONAL BLVD.

SIGN 5.3

ORCHID ISLES AT AVENIR (POD 18)

SIGN 5.2

FARM TO TABLE

POD 19

SIGN 5.1

PROFESSIONAL OFFICES

NORTHLAKE BLVD.

PANTHER NATIONAL

LIMITS OF WORK, TYP.

LONGVIEW AT AVENIR (POD 10)

AVONDALE AT AVENIR (PODS 6-8)

SOLANA BAY AT AVENIR (POD 9)

APEX AT AVENIR (POD 15)

GREAT EGRET CLUBHOUSE

STONE GATE AT AVENIR (POD 11)

COCONUT BLVD.

LAKE RIDGE AT AVENIR (POD 21)

CITY PARK

CHARTER SCHOOL

PROFESSIONAL AND MEDICAL OFFICES

AVENIR
 SPINE ROAD PHASES 5 & 6 WAYFINDING SIGN PLAN
 DATE: 08/19/2024

NOTES:
 1. THE COMMUNITY NAMES FOR PODS 17 AND 19 HAVE NOT BEEN APPROVED AT THE TIME THIS EXHIBIT WAS PREPARED.
 2. FINAL SIGN LOCATIONS SHALL BE FIELD LOCATED.

H & J Contracting. Inc.

3160 Fairlane Farms Road
Wellington, FL 33414
USA

Phone: 561-791-1953
Fax: 561-795-9282

To: Ballbe & Associates	Contact: Carlos Ballbe, P.E.
Address: 2737 N.E. 30th Place Fort Lauderdale, FL 33306	Phone: 954-491-7811 Fax: 954-444-8529
Project Name:	Bid Number: Proposal
Project Location: Northlake Blvd, Palm Beach Gardens, FL	Bid Date: 03/30/2026

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	100	Mobilization	1.00	LS	\$5,000.00	\$5,000.00
	105	Construction Layout And As-Built Survey	1.00	LS	\$3,000.00	\$3,000.00
	110	Geotechnical Testing	1.00	LS	\$1,200.00	\$1,200.00
	115	Demo Cart Path, Roadway, F-Curb And Sidewalk	1.00	LS	\$14,260.00	\$14,260.00
	120	12" Stabilized Subgrade	190.00	SY	\$8.00	\$1,520.00
	125	4" FDOT Rock Base LBR100	190.00	SY	\$14.00	\$2,660.00
	130	1" Asphalt Sidewalk Type S-III	190.00	SY	\$69.75	\$13,252.50
	135	4" Concrete Sidewalk	1,024.00	SF	\$9.60	\$9,830.40
	140	ADA Ramp - Concrete Sidewalk	2.00	EACH	\$1,650.00	\$3,300.00
	145	Grade Swale Area Includes Fill (75 CY)	1.00	LS	\$2,250.00	\$2,250.00
	150	Relocate 4 - 9-Dot	4.00	LS	\$500.00	\$2,000.00

Total Bid Price: \$58,272.90

Notes:

- This proposal is based on plans and specifications prepared by Ballbe & Associates entitled Panther National Blvd. Entry Feature dated 08/20/2025, with revisions through 05/26/2022 and the attached curb removal plan sent by Carlos Ballbe'.
- The prices included herein do not include cost of payment and performance bonds, permits, engineering, or testing.
- Prices quoted are based on completing all items in a continuous operation. Should a portion be deleted or suspended, prices quoted are subject to revision. A reasonable re-mobilization charge will be made for each additional move-in required by Customer.
- Final quantities to be determined by field measurements.
- The prices quoted herein include 1 mobilization(s). Additional mobilizations will be billed at \$1,500.00 ea.
- All price increases incurred by Contractor for fuel, materials and commodities of all types after the date of this contract agreement are to be paid to Contractor by Owner. Material quotes are not guaranteed. If Contractor incurs surcharges by vendors for materials delivered for the project, these additional costs shall be the responsibility of the Owner. Further, Contractor shall not be held responsible for schedule delays caused by material availability issues.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: H & J Contracting. Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Howell V. Long III</p>
---	---

H & J Contracting. Inc.

3160 Fairlane Farms Road
Wellington, FL 33414
USA

Phone: 561-791-1953
Fax: 561-795-9282

To: Avenir Community Development District	Contact:
Address: 2501 A Burns Road Palm Beach Gardens, FL 33410 PALM BEACH	Phone:
	Fax:
Project Name: Avenir Spine Road 5 - Entry Feature Curb Installation	Bid Number: Change Order
Project Location: Northlake Blvd, Palm Beach Gardens, FL	Bid Date: 04/30/2026

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	100	Mobilization	1.00	EACH	\$600.00	\$600.00
	103	Prep Curb Pad	140.00	LF	\$6.25	\$875.00
	105	F-Curb (Hand Formed)	140.00	LF	\$55.00	\$7,700.00

Total Bid Price: \$9,175.00

Notes:

- This proposal is based on plans and specifications prepared by Ballbe and Associates entitled Panther National Blvd. and Northlake Blvd. dated 4/28/26, and subject to the following provisions.
- The prices included herein do not include cost of payment and performance bonds, permits, engineering, or testing.
- Prices quoted are based on completing all items in a continuous operation. Should a portion be deleted or suspended, prices quoted are subject to revision. A reasonable re-mobilization charge will be made for each additional move-in required by Customer.
- Final quantities to be determined by field measurements.
- The prices quoted herein include 1 mobilization(s). Additional mobilizations will be billed at \$600.00 ea.



FCI
RESIDENTIAL

April 28, 2026

Via Certified Mail, Return Receipt Requested

Avenir Community Development District
c/o Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Suite 600
Ft. Lauderdale, FL 33301

Re: Avenir Community Development District Concerns (the "CDD")

Dear Sir or Madam:

We are writing to renew our objection to the Avenir CDD's operation and maintenance assessment fees as unreasonable and beyond the scope of Chapter 190, Florida Statutes. The instruments and methodologies used to establish the assessment fees lack an explanation or reasonable method behind the amount and are effectively an unconstitutional tax. Also, the operation and maintenance assessment fee unreasonably apportions the Operation and Maintenance across the properties and is contradictory as to the benefit of each parcel as described in the Avenir Master Methodology Report (the "Report").

Community Development Districts ("CDDs") in Florida are subject to specific budgetary restrictions; the legislative intent behind Chapter 190 emphasizes the need for uniform, fair, and efficient procedures to manage and finance community development services without overburdening local governments or taxpayers. This includes ensuring that the operation of CDDs comply with due process, accountability, and ethical standards, and are designed to ensure transparency, accountability, and compliance with applicable laws governing their financial operations. To ensure equitable treatment and compliance with statutory mandates, CDDs are subject to specific budgetary restrictions and apportionment requirements, particularly regarding how costs are allocated among property owners.

One of these compliance standards that CDDs must meet when implementing a special assessment is whether the services at issue provide a special benefit to the assessed property and whether the assessment for such services is properly apportioned. *Lake County v. Water Oak Management Corp.*, 695 So.2d 667 (Fla. 1997). The District's current methodology does not meet this requirement.

In the Report, there is no description of the special benefit provided to each property and there is no justification to the apportionment of the fee to the properties. On page six of the Report, there is only the statement, "As each residential dwelling unit will benefit equally from the operation and management of the District and the Project, the annual operation and management assessments will be allocated equally to each assessable lot or unit." Strikingly absent is a reasoning as to how each dwelling unit will benefit equally from the operation and management of the District and the Project.

In addition to the lack of rationale for the apportionment of the operation and management fee, it seems implausible that our dwelling units will benefit equally as those dwellings in other residential parcels, principally due to the actual size of our dwelling unit lots compared to the other units. The size of our individual dwelling unit lots are 30 x 100 (*i.e.*, 3,000 square feet), which is less than half of the size of the area of the next smallest dwelling unit lot of 6,500 square feet. Also, the average size of all units is 9,060 square feet, making our units a third of the size of the average unit in the assessable area. In addition to our unit parcels being a third of the average unit lot, the total square footage of our parcels is only 5.52% of the total residential units square footage.

The reasons given for the significant increases in the annual operations and maintenance assessment, such year-round mosquito control, additional area maintenance, and increase in landscaping renewal/replacement deal with the actual physical maintenance of the Avenir Community. It strains logic to

assume that dwelling unit lots which are less than half the size of the others in the rest of Avenir Community benefit equally and have to pay the same amount.

Dissecting the O&M Assessment fee further, it is clear that the fee has become grossly disproportionate. Out of the total \$4,971,931.00 O&M Assessment fee collected for the 2024/2025 fiscal year, our 250 townhome units paid \$737,325, which is roughly 15% of the total. The 1,250 remaining residential units paid roughly 75% of the total. The commercial parcels, which are 103 acres of nearly 600 acres in the assessable area, only paid about 10%, when they make up 17% of the area.

Additional evidence that the O&M Assessment fee is disproportionate appears in the CDD's own report, which states on page 6: "If the future platting results in changes in the land use or proportion of benefit per unit, this allocation methodology may not be applicable, and it may be necessary for the District to revise this methodology." Because future platting has altered the land use and benefit allocation, the methodology must be revised.

Also, the CDD's Report contradicts itself when it comes to the benefit apportioned to each dwelling unit. In the Report, the debt service assessment fee allocation is based on benefit each planned residential unit receives. The benefit is calculated by assigning an equivalent residential unit ("ERU") to each unit. In Appendix Six of the report the ERU for townhomes is .56, which is the lowest ERU of all the planned residential units. Again, without any valid explanation of allocating the operation and maintenance assessment fee equally to each lot, this fee distribution cannot be justified.

The year-over-year increases in O&M have grown at a rate well out of proportion of any acceptable index, and the reasons given fail to demonstrate a special benefit to our units. From 23/24 to 24/25 fiscal year the O&M Assessment fee increased by 22.69% and from 24/25 to 25/26 fiscal year the O&M Assessment fee increased by 38.63%. The reasons given for the recent extreme increases such as year-round mosquito control, additional area maintenance, and an increase in landscaping renew/replacement seem unlikely to cause essentially a 40% increase in the assessment fee. Also, these reasons do not provide special benefit to our lots because currently our parcels do not have structures or residents.

The Florida Supreme Court has held that CDD assessments that are imposed broadly and fund services benefiting the public at large fail to demonstrate providing a special-benefit required for a valid special assessment. *Lake County v. Water Oak Management Corp.*, 695 So.2d 667, 668 (Fla.1997) (citing *City of Boca Raton v. State*, 595 So.2d 25, 30 (Fla.1992)). Therefore, the annual operation and management assessments being allocated equally to each assessable lot or unit fails to provide a special benefit.

Having attended multiple monthly meetings of the CDD, it appears that assessments are being charged for items which are outside the scope granted to Avenir CDD by Ordinance 17-2016 and Chapter 190. Assessments for pickle ball courts, water fountains, and daily coffee service do not fall within the category of basic services for community development. These are just a few examples of expenses which appear to fall outside of the ambit of Chapter 190.

Another concern that has arisen during these monthly meetings is compliance with Chapter 190's competitive bidding requirements. For example, in the January 22, 2026, meeting, when deciding what mulch to use in common areas of the community, the board had to decide between two types of mulch. One bid would cost more and cross the threshold, triggering a requirement for a public bid and the other mulch bid would not have cleared the threshold. The qualitative aspects of the mulch were not weighed in the decision process, solely the avoidance of regulatory prerequisites. The board decided with the lower quality mulch; we are concerned this was to avoid a public bidding process.

We are further concerned by the apparent violations of the competitive bidding process for the landscape maintenance and irrigation for both the general area and the clubhouse lack a robust selection

criteria. Based on the bids for the Landscape Maintenance & Irrigation for the General Area and the Clubhouse in 2024, the lowest bidder was not selected. There is no explanation accompanying the bid award, indicating a lack of methodology. In the case of the General Area Landscape Maintenance & Irrigation in 2024, the difference between the lowest bid and the winning bid was significant, namely \$534,799. The lack of criteria for establishing a winning bid during these processes combined with the increase cost to the owners of the units in the CDD raises significant concerns.

It appears that the benefit per unit and assessable parcel is not being apportioned correctly or at its most basic, an equitable apportionment methodology isn't being applied. We contend that the District must revise the O&M Assessment methodology. We propose that our apportionment of the O&M assessment fee mirror the fair benefit of services provided to our units, which we calculate to be 5.52% of the total O&M assessment fee charged to the residential parcels in the assessed area. At the proper rate, FC Avenir, LLC and FC Avenir Phase II, LLC should be paying \$976.56 per unit.

As the ramifications of these unjustified assessment fees have substantial monetary ramifications to us, we are requesting that these matters be given your prompt attention. Please respond within 30 days of receipt of this letter.

Sincerely,

A handwritten signature in blue ink that reads "B. L. Sadler". The signature is written in a cursive style with a large initial "B" and "L".

Benjamin L. Sadler
Real Estate Counsel



FCI
RESIDENTIAL

April 30, 2026

Via Certified Mail, Return Receipt Requested

Avenir Community Development District
c/o Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301

Re: Operation and Maintenance Assessment Methodology
Avenir Community Development District

Dear Sir or Madam:

This letter is submitted on behalf of FC Avenir, LLC and FC Avenir Phase II, LLC (collectively, the "Owners") to formally preserve and renew their objections to the Avenir Community Development District's (the "District" or "CDD") current operation and maintenance ("O&M") assessment methodology.

Statutory Objection and Preservation of Rights.

This correspondence constitutes a timely and continuing objection to the District's O&M assessment methodology, budgetary allocations, and assessment roll for the applicable fiscal year(s), including any resolutions adopting the District's annual budget, O&M assessments, and assessment rolls pursuant to Chapter 190, Florida Statutes. The Owners maintain their objections to the O&M assessment as currently formulated and apportioned and reserve all objections for purposes of any administrative proceedings, budget hearings, assessment confirmations, or judicial review. This objection is intended to supplement, and not be in lieu of, all objections previously raised at public hearings, workshops, or meetings of the District, and shall apply to the initial adoption as well as any subsequent amendments, ratifications, or continuations of the District's budget or O&M assessments unless and until the methodology is revised in a manner consistent with Florida law.

Legal Framework.

Florida law requires that a special assessment confer a special benefit upon the assessed property and be fairly and reasonably apportioned according to the benefit received. See *Lake County v. Water Oak Mgmt. Corp.*, 695 So. 2d 667 (Fla. 1997). While the District maintains discretion in structuring assessments, that discretion must be supported by a rational and articulated methodology demonstrating how the assessment corresponds to the benefit conferred.

O&M Methodology and Parcel Characteristics.

The Avenir Master Methodology Report assumes that all residential dwelling units receive equal benefit from O&M services and therefore allocates O&M costs on a flat per-unit basis. The

Report, however, does not provide substantive analysis explaining that conclusion. The Owners' townhome lots are approximately 3,000 square feet in size and represent approximately 5.52% of the total residential square footage within the District, which raises questions as to whether an equal per-unit allocation fairly reflects the relative benefit received, particularly where O&M services such as landscaping, area maintenance, and mosquito control appear directly tied to physical land area.

Inconsistencies in the Report.

By contrast, the Report applies a differentiated benefit-based methodology for debt service assessments using equivalent residential units ("ERUs"), with townhomes assigned the lowest ERU value. The use of differentiated benefit metrics for debt service alongside a flat allocation for O&M further supports the need for additional explanation as to why equal benefit is assumed for O&M purposes.

Assessment Increases and Unimproved Parcels.

The O&M assessment increased approximately 22.69% from fiscal year 2023/2024 to 2024/2025 and approximately 38.63% from fiscal year 2024/2025 to 2025/2026. The Owners respectfully request additional information demonstrating how such increases correspond to a special benefit received by their parcels, particularly where such parcels remain unimproved and unoccupied.

Scope of Expenditures and Procurement.

Based on discussions at District meetings, certain expenditures appear potentially outside the scope of core community development services contemplated by Chapter 190 and the District's enabling ordinance. In addition, the Owners request clarification regarding procurement criteria and documentation used for O&M-funded contracts in order to confirm compliance with applicable competitive bidding requirements.

Payment Under Protest.

To the extent the Owners paid any O&M assessments while these objections remain unresolved, any such payments shall be deemed made under protest, involuntarily, and without waiver of any rights, objections, defenses, or remedies available to the Owners at law or in equity. No payment of an assessment shall be construed as consent to, ratification of, or acquiescence in the validity of the assessment or the methodology used to impose it.

Request for Information; Rights Reserved.

The Owners request that the District review its O&M assessment methodology and provide clarification and supporting documentation addressing the issues identified above. Per our calculations, the apportionment of O&M assessment fees should mirror the fair benefit of services provided to Owners' units, calculated to be 5.52% of the total O&M assessment fee charged to the residential parcels in the assessed area. At the proper rate, Owners should be paying \$976.56 per unit.

Nothing contained herein shall be deemed a waiver of any rights, remedies, or objections available to the Owners, all of which are expressly reserved.

We respectfully request a written response within thirty (30) days of receipt of this letter.

Sincerely,

A handwritten signature in black ink that reads "B. L. Sadler". The signature is written in a cursive style with a large, looped "S" at the end.

Benjamin L. Sadler
Real Estate Counsel
FCI Residential Corporation

copy via U.S. Mail

April 28, 2026

Jason Pierman and the CDD Board,

As a follow up to our Friday April 17th meeting and then sitting through the April 23rd CDD Board meeting, we as a group of community members are genuinely concerned about the direction of the budget and the restaurant.

The Blue Heron (East) Clubhouse was built in 2020 without a strong knowledge of what the residents would want and now we must find a way to optimize/fix the space. It served as a sales tool, rather than an appropriately designed building based upon true usage and optionality for residents at Avenir. Our goal when we met on the 17th was to find a way to significantly reduce the operating budget (25-45%) to create the ability to partially use the reduced funds to make structural and administrative changes to the Clubhouse. We provided Jason and Megan with several key savings areas to study before the preliminary May budget would be presented to the Board.

The West Clubhouse was designed with consideration and years of experience of GL's successful sell through thousands of homes over time. The planners of the Great Egret (west) Clubhouse were keenly aware of what the residents would want and as a result, have a larger Clubhouse with more amenities. We as a community now must fix and reconcile these issues, which means making larger than normal adjustments to the existing budget and Clubhouse. At the CDD meeting, there was little discussion about the goals to reduce the budget. Furthermore, there has been little acknowledgement of the challenges which face the Blue Egret (East) Clubhouse, both in terms of design and administration of its current and future operations

While we were pleased with the NEST city approval to use the Clubhouse kitchen to provide meals, the use of the whole ballroom to fill 250 people with events is unacceptable and contrary to our goals of optimizing that space for multiple uses. Our desired intention was to explore investing in dividing the space into three components: a restaurant area, a multi-purpose room, and a card-room extension, while also addressing the poor acoustic design. The CDD should retain an entity with expertise to review the existing space as well as optimization of other areas to support seating for the restaurant.

The NEST wants the CDD to pay for furniture for the room which will cost meaningful dollars and sit idle for much of the year. How is this equitable for anyone other than the NEST, should their business plan (like most new restaurants) fail? This should be a non-starter and should be using the existing areas and furniture to support a restaurant. We suggest considering other areas for food and beverage service, including screening in the Veranda attached to the clubhouse, using the outdoor walkways around the ballroom, offering takeout service at the front of the building, and potentially dedicating only one-third of the ballroom for indoor seating. Would it not be more prudent for The Nest to 'test' their restaurant thesis at The Clubhouse prior to any major expenditures for which they could simply walk away?

A restaurant having captive space could also raise broader budget questions. It may reduce or eliminate the need for a social director, currently budgeted at approximately \$133,000, as well as

\$90,000 in social programs. In addition, if The NEST is effectively acquiring the space, then market-rate rent should be factored into its business model. Based on town center rents of approximately \$72 per square foot for 3,700 square feet, that value would be approximately \$266,400 annually. If the intent is to generate budget savings, we believe the proposal needs to be reconsidered in full.

We are pleased that the NEST could run an outside bar in the non-attached Veranda. We are aware that the CDD is considering building a permanent future bar and grill, with approximately \$400,000 set aside for this purpose. However, as we now are heading into the quiet season and the Town Center will open, it would be very prudent to watch the traffic flow of both the restaurant and the outside bar/grill for at least a year before spending any permanent capital. A temporary structure or moveable bar setup would be the only appropriate way to proceed for these reasons. Beyond which, the Avenir Marketplace will be opening soon and will offer a greater level of competition than currently exists in the area.

One recommendation would be to include a group of us in the discussions regarding the restaurant, the bar/grill, and any major capital outlays going forward. We will be adding at least two residents to the CDD Board in November which will cause a shift in the direction of spending. Having a group of us collaborate with the staff will help bridge the gap between creating and approving a FY27 Budget and having a majority resident representation on the Board. ***We have surveyed our communities and have gotten significant support for our goals to reduce the budget, add a cost-effective restaurant, and optimize the space.***

In summary:

1. The CDD should first use existing chairs and tables to support the restaurant and not purchase new chairs and tables for the ballroom.
2. Make a meaningful effort (25%-40%) to reduce the budget and particularly the staffing costs for FY27.
3. Retain an architect or similar expert to evaluate the optimal use of the entire clubhouse facility to maximize the use of the ballroom, support the restaurant, the gym, and outside areas.
4. The CDD staff should convene a combined meeting with NEST management and the representatives of Blue Heron communities to discuss incremental steps for the restaurant and bar/grill concepts at the Clubhouse.
5. Do not commit any meaningful capital for the restaurant and outside bar/grill before we can assess traffic flow and usage post the opening of the Town Center.

Sincerely,

Representatives of the Six HOAs Communities



Arazoza Bros., Corp.

Maintenance

1362 Northlake Blvd, Palm Beach Gardens FL 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal

W.O. Date: 05/04/2026

Attn:

Company: Avenir CDD

Project: 00194 M Avenir CDD

Address: 12255 Avenir Dr.

W/O # 138 - Bush Hog Avenir East Berm Fire Break--May 2026
Billing Address:

Product Description	Size	QTY	Unit Cost	Total
Bush Hog Avenir East Berm Fire Break	Lump Sum	1.00	\$1,275.00	\$1,275.00
			Grand Total	\$1,275.00



Arazoza Bros., Corp.

Maintenance

1362 Northlake Blvd, Palm Beach Gardens FL 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal

W.O. Date: 05/04/2026

Attn:

Company: Avenir CDD

Project: 00194 M Avenir CDD

Address: 12255 Avenir Dr.

W/O # 135 - Publix Swale Bush Hog--May 2026
Billing Address:

Product Description	Size	QTY	Unit Cost	Total
Bush Hog Swale that runs parallel to Publix access road	Lump Sum	1.00	\$975.00	\$975.00
			Grand Total	\$975.00



Arazoza Bros., Corp.

Maintenance

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal

W.O. Date: 05/04/2026

Attn:

Company: Avenir CDD

Project: 00194 M Avenir CDD

Address: 12255 Avenir Dr.

W/O # 139 - Bush Hog on East Side of Panther National Blvd.up to New Community--May 2026
Billing Address:

Product Description	Size	QTY	Unit Cost	Total
Bush Hog East side of Panther National up to New Community	Lump Sum	1.00	\$925.00	\$925.00
			Grand Total	\$925.00



Arazoza Bros., Corp.

Maintenance

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal

W.O. Date: 05/11/2026

Attn:

Company: Avenir CDD

Project: 00194 M Avenir CDD

Address: 12255 Avenir Dr.

W/O # 141 - Remove Grasses for Visibility of Avenir Dr. and Panther National Blvd. island tips
Billing Address:

Product Description	Size	QTY	Unit Cost	Total
Remove Ornamental Grasses at 3 of the 4 Island Tips and sod over areas	Torpedo Grass needs to be tretaed before we can install new sod	1.00	\$800.00	\$800.00
Grand Total				\$800.00



Arazoza Bros., Corp.

Maintenance

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal

W.O. Date: 05/04/2026

Attn:

Company: Avenir CDD

Project: 00194 M Avenir CDD

Address: 12255 Avenir Dr.

W/O # 137 - East Berm Weedeat Brown Aluminum Fence--May 2026
Billing Address:

Product Description	Size	QTY	Unit Cost	Total
Weedeat the length of East Berm Aluminum Fence	Lump Sum	1.00	\$650.00	\$650.00
Grand Total				\$650.00



Arazoza Bros., Corp.

Maintenance

1362 Northlake Blvd, Palm Beach Gardens FL 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal

W.O. Date: 05/22/2026

Attn:

Company: Avenir CDD

Project: 00194 M Avenir CDD

Address: 12255 Avenir Dr.

W/O # 142 - Quarterly Pump Station Maint throughout Avenir
Billing Address:

Product Description	Size	QTY	Unit Cost	Total
Irrigation pump station Maint Property wide	Excluding Clubhouse	1.00	\$4,300.00	\$4,300.00
Grand Total				\$4,300.00



Arazoza Bros., Corp.

Maintenance

1362 Northlake Blvd, Palm Beach Gardens FL 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal

W.O. Date: 05/26/2026

Attn:

Company: Avenir CDD

Project: 00194 M Avenir CDD

Address: 12255 Avenir Dr.

W/O # 144 - Clubhouse quarterly Pump Station Maint
Billing Address:

Product Description	Size	QTY	Unit Cost	Total
Clubhouse Pump Station Maint	Quarterly	1.00	\$850.00	\$850.00
Grand Total				\$850.00



*Monthly Managers Report
April 28, 2026*

Date of Report: 5/20/2026

Submitted by: Perry Baldwin

○ **Completed Tasks**

Approved and completed projects:

- Aerobics Studio room door alarm installed
- Permanent signage for pool gates installed
- 5 gate entrances/exits fob pads reprogrammed for NO ENTRY – EXIT ONLY
- Lock on doors separating ballroom from lobby installed
- I.D. requirement with 3 strikes policy implemented
- Tree trim completed
- Spring flowers/plants installed
- Les Mills exercise bike issue has been rectified.
- Playgrounds, Pool deck, Pool Pavilions, canopies & tennis courts pressure cleaned

○ **Ongoing Tasks**

Requested quotes on the following items:

- 8 new cameras with 4 covering gates, 2 at Pickleball & 2 at Tennis
- Will be subscribing to lowest paid Pandora so music does not cut off.
- Obtaining 3rd quote for locks for lockers
- Ordered lobby desk & chair which should arrive in 5 weeks.
- Pickleball & Tennis court cameras on order.
- New A/C thermostat & sensors for ballroom & card room

○ **Future Items**

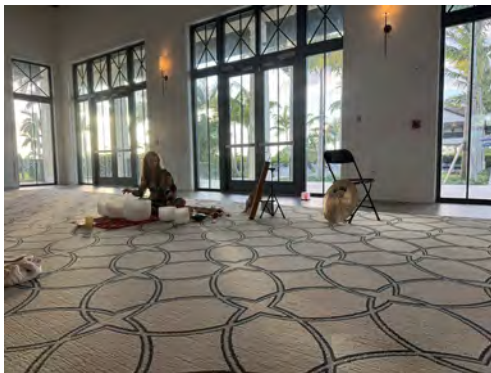
- Possible roof for shed/dumpster area to create a storage area
- Mulch being scheduled
- Lobby & office carpet cleaning & rotation

Lifestyle Director's Report

Submitted by: Patrice Chiaramonte

April 22, 2026 – Sound Bath Experience

Ten patrons attended a transformative sound bath experience at \$35 per participant. The session focused on relaxation, stress reduction, and anxiety relief through guided sound healing techniques. Held in the event hall during sunset, the atmosphere provided a peaceful and restorative setting that was well received by attendees.



April 29, 2026 – California Closets Happy Hour

Representatives from [California Closets](#) hosted a complimentary happy hour in the clubroom for approximately 20 patrons. Guests enjoyed charcuterie and beverages while learning about custom design solutions. The team provided product demonstrations, answered questions, distributed samples, and connected with residents regarding future design needs.



April 30, 2026 – Alan B. Miller Medical Center Grand Opening Tours

[Alan B. Miller Medical Center](#) invited community patrons to attend complimentary tours during their two-day grand opening event. Approximately 30 residents RSVP'd. Guests enjoyed guided tours of the facility along with complimentary drinks and hors d'oeuvres.



May 5, 2026 – Cinco de Mayo Food Truck Night

The community hosted a Cinco de Mayo food truck night featuring [Awesome Empanadas](#). Approximately 60 patrons purchased food from the vendor. The event was especially popular among children and young families and created a lively, family-friendly atmosphere.



May 7, 2026 – Country Line Dancing Class

Approximately 15 patrons participated in a beginner country line dancing class. The event received very positive feedback, and attendees expressed strong interest in future classes. This activity would be an excellent addition to the upcoming high season event calendar.



May 8, 2026 – Story Time with Auntie Angeline

Approximately 10 families attended a special story time event hosted by [Auntie Angeline](#) in the event hall. The reading focused on themes of self-confidence and positive self-image. Families greatly enjoyed the engaging and interactive experience.



May 16, 2026 – Slime Workshop

The clubhouse partnered with [The Poppet Project](#), a local arts, crafts, and science center specializing in off-site workshops and parties, to host a slime-making workshop. Participants were charged \$20 per child, and approximately 20 children attended. Each child created and took home their own customized slime project.



May 19, 2026 – Alzheimer’s Treatment Centers of America Educational Dinner

[Alzheimer’s Treatment Centers of America](#) hosted a complimentary dinner and educational seminar for community patrons. Specialized physicians from their Jupiter, Florida location presented information about the center’s services and treatment offerings. Approximately 30 patrons attended the event.





Arazoza Bros., Corp. Maintenance

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

Proposal

W.O. Date: 05/06/2026

Attn:

Company: Avenir CDD

Project: 00194 M Avenir CDD

Address: 12255 Avenir Dr.

W/O # 90 - Avenir Clubhouse Mulch
Billing Address:

Product Description	QTY	Unit Cost	Total
Mulch			
Chocolate Mulch - 1" - 2cu Bags Installed Inside Fence Of Clubhouse Pool	440.00	\$6.00	\$2,640.00
Install Mulch at Clubhouse to a depth of 1"	200.00	\$50.00	\$10,000.00
		Sub-Total by Mulch	\$12,640.00
		Grand Total	\$12,640.00

Scope Of Work

Blow in mulch - All areas within Clubhouse boundaries with Chocolate Mulch at a depth of 1"

Estimated 200 yards to be blown in

Inside pool area will be mulched with bags of chocolate mulch to avoid dust and disruption

* This proposal shall be valid for ninety (30) days from date of issue.

* Alternates, if present, are to be added to the cost of proposal.

* Please read all qualifications carefully, as there could be references to specific materials, quantities, or pricing that pertain to this particular project.

Accepted By: _____ Date: _____

Submitted By: _____ Date: _____

**Acceptance shall serve as notice that proposal has been reviewed and approved and contract is forthcoming.

Avenir Clubhouse Landscape Lights

Company	Price	Product	Comments
Boston Electric	\$ 7,995.00	Westgate Bullet Lights	Existing Perma Posts remin
	\$9,700.00	Westgate Bullet Lights	New Perma posts for stability
Interpird Electric	\$2,357.85	LED 3000K 30 watt	\$78.88 each plus labor & materials
	\$3,470.05	Westgate Commercial Grade	\$179.99 each plus labor & materials
Flicker Electric	\$3,379.00	Rab Blullet Lights LED	\$139 each plus labor & materials
	\$4,168.00	Westgate Bullet Lights	\$188 each plus labor & materials



ESTIMATE	#3040
ESTIMATE DATE	May 6, 2026
SERVICE DATE	May 6, 2026

Avenir
 Avenir CDD
 12255 Avenir Dr
 Palm Beach Gardens, FL 33412

CONTACT US
 1616 N Florida Mango Road, Suite C7
 West Palm Beach, FL 33409

(561) 298-2730
 plbaldwin@vestapropertyservices.com

(561) 570-7788
 john@bostonelectric.biz

ESTIMATE

Option #1

Services	qty	unit price	amount
Landscape Lighting Replacement Perform repairs to the existing landscape lighting system throughout the clubhouse property. Scope of work includes the removal and replacement of 11 damaged landscape light fixtures located at various points around the community, along with replacement of existing Permaposts with new heavy-duty Permaposts to enhance durability and stability. The landscape light fixture nearest the clubhouse exit is currently without power and will require refeeding new cables to restore proper operation. All work will be performed in a clean and professional manner and in full compliance with all applicable electrical codes and standards.	1.0	\$9,700.00	\$9,700.00
Payment Schedule \$4850 (50%) Due At Signing, \$4850 (50%) Due At Completion	1.0	\$0.00	\$0.00
Services subtotal:			\$9,700.00
Subtotal			\$9,700.00
Total			\$9,700.00

Option #2

Services	qty	unit price	amount
Landscape Lighting Repair Perform repairs to the existing landscape lighting system throughout the clubhouse property. Scope of work includes the removal and replacement of 11 damaged landscape light fixtures located at various points around the community, along with replacement of existing broken PermaPost caps. The existing PermPosts will stay. The landscape light fixture nearest the clubhouse exit is currently without power and will require refeeding new cables to restore proper operation. All work will be performed in a clean and professional manner and in full compliance with all applicable electrical codes and standards.	1.0	\$7,995.00	\$7,995.00
Payment Schedule \$4797 (60%) due at signing, \$3198 (40%) due at completion	1.0	\$0.00	\$0.00
Services subtotal:			\$7,995.00

Subtotal \$7,995.00

Total \$7,995.00

All payments are due upon completion of job. 1 Year Warranty on all (Material and Labor)

NOTE: All Estimate/Quotes are only valid for 10 business days. By clicking the APPROVE Estimate/Quote button the customer agrees and accepts the terms and prices on the agreement.

ESTIMATE

Intrepid Service Branch LLC
1391 Hideaway Bnd
Wellington, FL 33414

Intrepidelectricservice@gmail.com
+1 (561) 386-1768



Bill to
Avenir Clubhouse
Vesta Property Services (PERRY)

Estimate details

Estimate no.: 1061
Estimate date: 05/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	AVENIR CLUBHOUSE LANDSCAPE LIGHTING OVERVIEW OF JOB REPLACE AND REMOUNT 11 uplighting fixtures around clubhouse property. Cutting away, vegetation and redirecting fixtures to shine optimizing 100% of the fixture. All new fixtures come with the two-year warranty. All the wires are producing 120volts that are either damaged or defective. So no internal troubleshooting has to be done. All new mounts and fixtures will be to code and operating at the same temperature as for existing working lights. Trenching will be involved in one area needing to re-feed a fixture by clubhouse exit. Labor devoting a full days work 8-10hrs Estimate pricing will be for six hours labor	10	\$95.00	\$950.00
2.		Materials	MARTIAL LIST - 11 west gate commercial grade landscape fixture 3 CCT 10w \$179.99each totaling \$1980	1	\$2,520.05	\$2,520.05

- 11 1/2" fitting mount post for fixtures
\$32.47 each totaling \$357.17

- bag of weather proof wire nuts \$32.88

-1 roll of 14-2 UF cable \$149.11

Total

\$3,470.05

Accepted date

Accepted by

ESTIMATE

Intrepid Service Branch LLC
1391 Hideaway Bnd
Wellington, FL 33414

Intrepidelectricservice@gmail.com
+1 (561) 386-1768



Bill to
Avenir Clubhouse
Vesta Property Services (PERRY)

Estimate details

Estimate no.: 1061
Estimate date: 05/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	AVENIR CLUBHOUSE LANDSCAPE LIGHTING OVERVIEW OF JOB REPLACE AND REMOUNT 11 uplighting fixtures around clubhouse property. Cutting away, vegetation and redirecting fixtures to shine optimizing 100% of the fixture. All new fixtures come with the two-year warranty. All the wires are producing 120volts that are either damaged or defective. So no internal troubleshooting has to be done. All new mounts and fixtures will be to code and operating at the same temperature as for existing working lights. Trenching will be involved in one area needing to re-feed a fixture by clubhouse exit. Labor devoting a full days work 8-10hrs Estimate pricing will be for six hours labor	10	\$95.00	\$950.00
2.		Materials	MARTIAL LIST - 11 LED FLOODLIGHT 3000k 30watt fixtures w/ 2-year warranty \$78.88 each totaling \$867.68	1	\$1,407.85	\$1,407.85

- 11 1/2" fitting mount post for fixtures
\$32.47 each totaling \$357.17

- bag of weather proof wire nuts \$32.88

-1 roll of 14-2 UF cable \$149.11

Total

\$2,357.85

Accepted date

Accepted by



Flicker Electrical Services Lic. #EC13006239

Lic. #EC13006239
16700 Murcott Blvd
Loxahatchee, Florida 33470
5612552522
flicker.electrical@gmail.com

ESTIMATE
EST01042066
DATE
May 15, 2026
TOTAL
USD \$4,168.00

TO

Avinir General Manager

Perry

☎ +15612982730

✉ plbaldwin@vestapropertyservices.com

DESCRIPTION	RATE	QTY	AMOUNT
Club House Palm Lighting Westgate Bullet Lights match existing fixtures LED	\$188.00	11	\$2,068.00
Labor and Materials Remove 11 existing light fixtures and post , install 11 boxes with outlets on palm tree location and electrical box support the lights fixtures. Raise existing pipes as far as existing wire allows. Additional work for any wire or pipe damage in existing post or fixtures isn't included in estimate. Permits and fees not included.	\$2,100.00	1	\$2,100.00
TOTAL			USD \$4,168.00



Flicker Electrical Services Lic. #EC13006239

Lic. #EC13006239
16700 Murcott Blvd
Loxahatchee, Florida 33470
5612552522
flicker.electrical@gmail.com

ESTIMATE
EST01042067
DATE
May 15, 2026
TOTAL
USD \$3,379.00

TO

Avinir General Manager

Perry

☎ +15612982730

✉ plbaldwin@vestapropertyservices.com

DESCRIPTION	RATE	QTY	AMOUNT
Club House Palm Lighting Rab Bullet Lights similar fixtures LED	\$139.00	11	\$1,529.00
Labor and Materials Remove 11 existing light fixtures and post , install 11 new pvc post and caps on palm tree location and electrical box support the lights fixtures. Additional work for any wire or pipe damage in existing post or fixtures isn't included in estimate. Permits and fees not included.	\$1,850.00	1	\$1,850.00
TOTAL			USD \$3,379.00



Automatic Access and Video

AVENIR COMMUNITY DEVELOPMENT DISTRICT
2501 BURNS ROAD, SUITE A
PALM BEACH GARDENS, FL 33410

(561) 298-2730
jorodriguez@vestapropertyservices.com

ESTIMATE	#313
ESTIMATE DATE	May 11, 2026
EXPIRATION DATE	May 18, 2026
TOTAL	\$8,876.25

SERVICE ADDRESS

12255 Avenir Dr
Palm Beach Gardens, FL 33412

CONTACT US

2646 SW Cactus Cir
Port St. Lucie, FL 34953

(772) 475-3682
joe@automaticaccessandvideo.com

ESTIMATE

Materials	qty
TELEPHONE ENTRY UNIT ACCESS CONTROL - POST POWDER COATED ALUMINUM 4X4 POST WITH CONCRETE	3.0
Internet - NANO STATION POINT TO POINT INTERNET BRIDGE	2.0
Camera/Video - CAMERA LIC SPECTRUM DW SPECTRUM SOFTWARE LICENSE	1.0
Camera/Video - COLORVIEW 4K DOME 4K COLORVIEW COMERCIAL CAMERA 4K FIXED LENSE 2.8MM DOME (PLAYGROUND)	1.0
Camera/Video - LARGE ENCLOSURE OUTDOOR FAN ENCLOSURE FOR EQUIPMENT	2.0
LABOR LABOR	30.0
Consumables - misc WIRE, SWITCH, HARDWARE	1.0



Subtotal \$8,600.00

Tax (5 PALM BEACH COUNTY 6.5%) \$276.25

Total \$8,876.25

PLEASE REACH OUT WITH ANY AND ALL QUESTIONS. WE WILL NEED TO KNOW ASAP IF THIS CHANGE ORDER IS ACCEPTABLE TO SCHEDULE THE START OF THE PROJECT.

Financial Consideration Agreement

Account Information	Site Information	
Avenir Community Development District c/o Special District Services, LLC 2501 Burns Rd., Suite A Palm Beach Gardens, FL 33410 Attention: Megan Bowden, District Manager Cell: (561) 596-4316 Work: (561) 630-4922 ext. 223 Email: mbowden@sdsinc.org	Avenir CDD 12255 Avenir Drive Palm Beach Gardens, FL 33412	
Security Guard Services Pricing		
Description	Quantity	Billing Rate
<p>Unarmed Security Officer</p> <p>Class “D” Security Licensed in accordance with the Florida Department of Agriculture and Consumer Services Division of Licensing, unarmed, proven customer service skills, and strong communication skills.</p> <p>Rover Schedule: Monday-Sunday 8:00 PM-2:00 AM</p>	<p>42 Weekly Hours</p>	<p>\$27.00 Per Hour</p>
Optional Direct Bill Items		
Description	Quantity	Billing Rate
<p>Golf Cart (Electric) - Initial here if approved: _____</p> <p>One (1) officially marked electric golf cart to be used by security personnel assuring the supervision and patrolling of the property. Client must provide electricity and a secure location to store the golf cart. Note: 1-year contract required.</p>		<p>\$90.00 Per Week</p>
<p>Patrol Vehicle (Gas) - Initial here if approved: _____</p> <p>One (1) officially marked patrol vehicle with the company’s logo used by the security personnel assuring the supervision and patrolling of the property. Client must provide a secure location to store vehicle. Client will be billed separately for fuel consumption. Note: 1-year contract required.</p>		<p>\$325.00 Per Week</p>

Commencement Date: _____

Expiration Date: _____

Agreed To and Accepted By:

Client Representative Signature: _____

Client Representative Name: _____

Client Representative Title: _____ Date: _____

Added Values Included at No Additional Cost

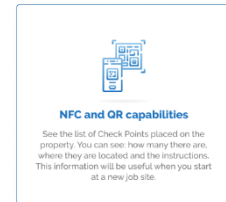
Technology Device with Phone Line

Technology device for real-time incident and shift activity reporting with dedicated phone line. All discrepancies and violations will be reported to the client electronically. Incident Reports shall be completed in the event an incident occurs.



Guard Tour System (if applicable)

Guard tour system shall be used to monitor if security personnel assigned to a tour patrol task are completing their duties on time and at their correct locations. This feature is a software compliment of the technology device as shown above. Small QR Code cards or NFC tags are placed strategically in all critical locations to mark the exact time and place security personnel conducted their inspection of that assigned area.



Parking Compliance (if applicable)

Equipment and materials such as Violation Warning Notices shall be supplied to record and monitor parking violations in accordance with the prescribed Rules and Regulations while patrolling all common areas of the property.



Comprehensive Post Order Development and Semiannual Post-Specific Training

Post Orders shall be developed and updated as per the client's needs. Traing shall be provided to security personnel as needed or as required.



Field Supervision & Property Inspections

Field Supervisors are assigned to inspect the property and security personnel on a random basis. Field Supervisors shall conduct property inspections and report lighting and parking issues when observed to the client.

24/7 Dispatch Communication Center

Client and security personnel can contact our Dispatch Communication Center 24 hours a day 7 days a week for assistance.

Security Guard Management System



Added Values: At no additional cost to the client, Added Values shall be provided. Additional services not described herein shall be addressed and approved or disapproved in writing.

Security Services Agreement **Terms & Conditions**

This agreement (this "Agreement") entered into as of this _____ day of _____ 2026 by and between REGIONS SECURITY SERVICES, INC. "AGENCY" a corporation formed under the laws of the State of Florida, having its principal office at 1100 NW 72nd Ave, Miami, 33126; and "CLIENT", as described on the Financial Consideration Agreement No. 0452026 (hereinafter "FCA").

WHEREAS, AGENCY is engaged in the business of providing various types and classifications of Security Services:

And WHEREAS, CLIENT desires to hire AGENCY to provide security services, as hereinafter described and upon the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the promises herein contained and other valuable consideration, receipt of which is hereby acknowledged, the parties hereby agree to the terms and conditions set forth herein, which CLIENT has read and accepted.

1. SECURITY SERVICES:

- a. During the term of this Agreement, CLIENT hereby hires and agrees to use, on an exclusive basis, and AGENCY hereby agrees to provide CLIENT, the security services described on the FCA to this Agreement.
- b. The number of security personnel, manned posts, their location, and the hours and nature of the security duties may be varied at the CLIENT'S request to meet CLIENT'S requirements: provided however, that any variations or amendments from the FCA shall be in writing and signed by both parties in order to be effective.
- c. Security personnel shall perform such security services as the CLIENT may request in writing from time to time, so long as approved by AGENCY in writing. All security personnel shall be and remain employees of AGENCY, which is an independent contractor of CLIENT. The payment of wages, federal and state taxes, social security, and unemployment compensation taxes shall be the sole function and responsibility of AGENCY. AGENCY may utilize the services of any subcontractor as it deems appropriate to perform its obligations under this Agreement.
- d. CLIENT acknowledges that the degree and amount of security services provided by AGENCY are based upon the desires and directions provided by CLIENT; and that additional services are available at additional cost. CLIENT acknowledges that the furnishing of security services provided for herein by AGENCY does not guarantee protection against all contingencies. AGENCY shall have no obligation to suggest or recommend additional services to CLIENT; and any suggestions or recommendations made by AGENCY shall not constitute or be deemed an acknowledgment that the level or type of services being provided under this Agreement are not sufficient or adequate for the task required.
- e. In the event AGENCY provides service to any additional locations of CLIENT after the date of this Agreement, whether or not specifically enumerated on the FCA, CLIENT shall be bound by all of the terms and conditions, including rates, set forth herein.
- f. AGENCY shall furnish properly equipped security personnel to perform security services at the CLIENT'S installations located as stated on the FCA.

- g. AGENCY agrees that the security services covered by this Agreement shall be performed in accord with accepted security practices and standards. AGENCY further agrees that upon request by the CLIENT, it will reassign any of its employees who in the opinion of the CLIENT are not satisfactory.
- h. Security personnel shall perform all duties in accordance with written instructions as agreed upon between the CLIENT and AGENCY which shall be set forth in FCA, attached hereto and made a part of this Agreement.

2. TERM:

- a. Services furnished by AGENCY shall commence on the COMMENCEMENT DATE stated on the FCA and shall continue for one (1) year unless this Agreement expires or is terminated in accordance with the terms hereof.
- b. This Agreement is for a specific term that is, with a fixed COMMENCEMENT DATE and an EXPIRATION DATE stated on the FCA:
 - i. This Agreement may be canceled by either party with cause, which shall require thirty (30) days' prior written notice delivered in accordance with paragraph 7 below.
 - ii. This Agreement shall renew for successive like terms, subject to all terms and provisions of this Agreement, unless CLIENT shall give no less than sixty (60) days' prior written notice in accordance with paragraph 7 below of its intention that this Agreement not be renewed.
 - iii. In the event CLIENT terminates this Agreement without the required notice (a "Termination Breach"), CLIENT shall pay to AGENCY an amount equal to the aggregate amount invoiced by AGENCY to CLIENT for the ninety (90) day period immediately preceding the termination date, which sum shall constitute "Liquidated Damages." The undersigned parties intend that the Liquidated Damages constitute compensation, and not a penalty. Furthermore, the undersigned parties acknowledge and agree that AGENCY's harm caused by the Termination Breach would be impossible or very difficult to accurately estimate at the time of contract, and that the Liquidated Damages are a reasonable estimate of the anticipated or actual harm that might arise from a Termination Breach. CLIENT's payment of the Liquidated Damages shall be CLIENT's sole liability and entire obligation and AGENCY's exclusive remedy in the event of a Termination Breach.
- c. In the event CLIENT determines that cause exists for the termination of this Agreement, CLIENT shall give written notice to AGENCY in the manner specified in paragraph 7, below stating with particularity the alleged "cause". AGENCY shall then have a period of fifteen (15) business days from the receipt of such notice to cure to CLIENTS reasonable satisfaction, failing which CLIENT may elect to terminate this Agreement.
- d. In addition to all other rights and remedies available to AGENCY pursuant to this Agreement or by law, AGENCY shall have the right to terminate this Agreement if CLIENT fails to pay any amount when due hereunder and such failure continues for ten (10) consecutive days after CLIENT'S receipt of written notice of nonpayment; provided, however, that the preceding notice and cure requirements imposed on AGENCY shall cease to apply, and AGENCY may terminate this Agreement without prior notice or cure period, in the event that CLIENT fails to pay any amount when due hereunder more than three (3) times in any twelve (12) month period.

3. RATES:

- a. CLIENT shall pay to AGENCY the base rates set forth on the FCA for the services enumerated therein.
- b. There shall be five (5%) percent increase as to all billing rates for services provided effective on January 1st of each calendar year.
- c. Billing rates are subject to applicable sales and use tax rates.
- d. Services provided on holidays shall be billed at a rate of time and one half of the standard billing rates on the following holidays: Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, and New Year's Day.
- e. Additional service requests requested by CLIENT shall be billed at a rate of time and one half of the standard billing rates. All hours over forty hours worked by an employee, specifically requested by CLIENT shall be billed at a rate of time and one half of the standard billing rates.
- f. AGENCY shall invoice biweekly for the services rendered, which invoice shall be payable upon receipt. Payment not received by the 15th day after receipt of invoice shall accumulate interest on the unpaid balance at the rate of 1.5% per month, but in no event to exceed the maximum lawful rate.
- g. In the event of any change in any law, regulation, ruling, or other such mandate, after the execution of this Agreement, by any authority having restriction over the subject matter, which alters the hours of service, rates of day, working conditions, or cost of performing the service herein provided for, CLIENT agrees that this Agreement shall be automatically subject to change to take into account such increased cost factors.
- h. In the event that AGENCY becomes subject to any additional charges, taxes, fees, or costs relating directly or indirectly to the performance of security services, or on account of the location, character, nature or other aspect of CLIENT'S operations or locations, then such additional charges, taxes, fees, or costs, shall be considered "pass through" expenses and CLIENT shall be liable for its reasonably allocable share of same in addition to all other rates and charges stated herein, and said "pass through" expenses shall be paid by CLIENT as invoiced by AGENCY. If such "pass through" expenses can be computed on the basis of hours of services performed, then the Base Rates, Overtime Rates, and Holiday Rates otherwise stated shall be adjusted accordingly. CLIENT and AGENCY shall agree to any changes in writing and signed by both parties in order to be effective.
- i. Should a condition arise which calls for a substantial increase in the number of security personnel normally used to service CLIENT, AGENCY shall have a reasonable time in which to provide such security personnel. In such event, or in the event of a strike, walk-out, slow-down or other labor dispute or difficulty, whether approved by a labor agreement or not, CLIENT and AGENCY agree to negotiate a change in the rates charged CLIENT during the pendency of such condition.
- j. In the event AGENCY experiences an increase in its cost resulting from any increase, whether or not anticipated, in or resulting from: (1) Federal, state or local taxes, levies, or required withholdings imposed or assessed on amounts payable to and/or by AGENCY hereunder or by or in respect of AGENCY to its personnel; (2) Federal, state or local minimum wage rates, mandated paid time off and/or sick leave, changes in overtime wage regulations, uniform maintenance expenses or other required employee allowances, licensing fees, or wage, medical, welfare and other benefit costs under collective bargaining agreements; (3) costs related to insurance and/or worker's compensation; and/or (4) costs related to medical, welfare and other benefits, including without limitation costs incurred by AGENCY pursuant to applicable federal, state and/or local law, including, without limitation "Healthcare Reform Legislation Costs" (as defined below), the Billing Rates shall be increased by a percentage equal to the percentage

increase in AGENCY'S costs resulting from the items set forth in sub-clauses (1), (2), (3) and (4) of this paragraph. AGENCY will provide CLIENT notice of such change in the Billing Rates. Notwithstanding anything contained in this paragraph to the contrary, AGENCY may pass through the costs set forth in sub-clauses (1) – (4) of this paragraph to Client as incurred or accrued and CLIENT shall pay AGENCY for such costs. "Healthcare Reform Legislation Costs" shall mean the cost incurred by AGENCY in respect of the employee medical, welfare and other benefit requirements under the Patient Protection and Affordable Care Act of 2010 and related statutes and regulations (as amended hereafter, the "Act"). CLIENT and AGENCY shall agree to any changes in writing and signed by both parties in order to be effective.

4. LIABILITY AND CLAIMS; INSURANCE:

- a. It is agreed and understood that AGENCY is not an insurer of property or persons guarded. AGENCY makes no warranty, express or implied, that the services it furnishes will avert or prevent occurrences, or the consequences there from, which may result in loss or damage.
- b. In no event shall AGENCY be liable to CLIENT for any claim other than one which arises during the performance of services under this Agreement and which is caused by the gross negligence or intentional misconduct of AGENCY, its employees or agents, and in no event shall AGENCY be liable for any claim caused, directly or indirectly, or in whole or in part, by the acts or omissions of CLIENT or third parties, or their respective employees or agents, or for consequential or incidental damages or loss of profits.
- c. In the event of any claim for which AGENCY is liable, CLIENT agrees that AGENCY liability shall be limited to an amount not to exceed the maximum general liability policy limit required to be carried by AGENCY pursuant to paragraph 4(k) of this Agreement. The limitation of liability set forth in this paragraph 4(c) shall not apply to (i) liability resulting from AGENCY'S gross negligence or willful misconduct and (ii) death or serious bodily injury resulting from AGENCY'S acts or omissions.
- d. The services provided under this Agreement are solely for the benefit of CLIENT and neither this Agreement nor any services rendered hereunder confer any rights on any other party as third-party beneficiary, or otherwise.
- e. Each party to this Agreement shall defend indemnify and hold harmless the other party, and its officers, directors, shareholders, employees, representatives, agents, successors and assigns from and against all claims of third parties, and all associated losses, to the extent arising out of (a) a party's gross negligence or willful misconduct in performing any of its duties and obligations under this Agreement or (b) a material breach by a party of any of its representations, warranties, covenants or agreements under this Agreement.
- f. CLIENT shall give written notice to AGENCY, by registered or certified mail, return receipt requested, of a claim or potential claim arising out of or relating to this Agreement, or the services provided by AGENCY hereunder, within thirty (30) days following the date on which CLIENT knew or should have known of the existence of such claim or potential claim. Such notice shall contain sufficient information as to the time, place, date, nature and extent of the incident giving rise to such claim or potential claim as will enable AGENCY to be properly advised and make a reasonable assessment thereof. Such written notice shall be addressed to the president of AGENCY at the address of AGENCY prescribed in paragraph 7 below.
- g. CLIENT shall provide reasonable cooperation to AGENCY and to such insurer(s) as AGENCY may designate in order that the claim or potential claim may be fully investigated and evaluated by such insurer(s) CLIENT acknowledges that any failure to provide such cooperation may result in the denial of its claim.

- h. No actions, suits, or proceedings to recover any claim arising out of or relating to this Agreement or the services provided by AGENCY shall or may be brought against AGENCY by CLIENT or by any person or party deriving rights or claiming through CLIENT unless written notice of such claim was given to AGENCY in the manner and form set forth in this paragraph 4.
- i. Subject only to the second sentence of this paragraph 4(i), the undersigned parties hereby agree to perform their respective duties and obligations under this Agreement without setoff, deduction, recoupment or withholding of any kind for amounts owed or payable by the other party whether under this Agreement, applicable law or otherwise and whether relating to the other party's breach or otherwise. The foregoing waiver shall not apply to money damages awarded to a party in a final, non-appealable judgment entered against the other party.
- j. IF CLIENT agrees security personnel to operate any vehicle during the course or their duties, other than personal vehicle belonging to security personnel or one supplied by AGENCY, CLIENT agrees to indemnify and defend AGENCY against any claims, losses or other expenses that may arise from the use of said vehicle.
- k. AGENCY shall, at its own expense, maintain and carry commercial general liability insurance, workers compensation liability insurance and automobile liability insurance in full force and effect in a sum of no less than One Million Dollars (\$1,000,000) per occurrence with a financially sound and reputable insurer. Upon CLIENT'S request, AGENCY shall provide CLIENT with a certificate of insurance from AGENCY'S insurer evidencing the insurance coverage specified in this paragraph 4(k). The certificate of insurance shall name CLIENT as an additional insured. AGENCY shall provide CLIENT with 15 days' advance written notice in the event of a cancellation or material change in AGENCY'S insurance policy.

5. HAZARDOUS OR DEFECTIVE CONDITIONS/ MATERIALS:

- a. CLIENT agrees to comply with all safety or health-related laws, or government requirements, including but not limited to, all OSHA requirements, including Hazard Communication Standards, and will indemnify and hold AGENCY harmless from all claims and liabilities, including injuries to AGENCY personnel, including employees or agents, arising out of a condition existing at CLIENT'S premises, or CLIENT'S violation of any such laws or requirements.
- b. CLIENT further agrees to: (i) make available to AGENCY the Material Safety Data Sheet (MSDS) for each hazardous chemical to which AGENCY personnel may be exposed at CLIENT'S premises: and (ii) inform AGENCY of: (a) precautionary measure that need to be taken to protect AGENCY personnel, and (b) CLIENT'S hazardous material labeling system.

6. PROHIBITION AGAINST SOLICITATION AND/OR EMPLOYMENT OF REGIONS' PERSONNEL:

It is hereby acknowledged and agreed by the parties that AGENCY is not an employment agency, and that AGENCY has made a substantial investment in its employees. Therefore CLIENT covenants and agrees that (i) during the term, or any extension, of this Agreement, and for a period of one (1) year after its expiration or termination, CLIENT shall not, under any circumstances whatsoever, directly or indirectly through an affiliate, contractor (including, but not limited to, other security firms or agencies) or other agent, solicit for employment or hiring, or employ or engage as an independent contractor, any current or former employee of AGENCY or AGENCY'S successor or assign, (ii) the damages resulting from CLIENT'S breach of the foregoing covenant will not be readily ascertainable and (iii) in the event CLIENT shall violate, or cause or permit the violation of, the restriction and prohibition in clause (i) above, it is expressly agreed that liquidated damages in the amount of \$8,000 for each such AGENCY employee or former employee shall be due and payable to AGENCY on account of its investment in the recruitment, testing, training and supervision of such employees. Notwithstanding the foregoing, in the event that AGENCY shall employ any of CLIENT'S personnel, such personnel will be exempt from this provision.

7. NOTICES:

- a. Except as otherwise provided in paragraph 4 of this Agreement, all notices, request, demands and other communications required or contemplated herein shall be in writing and shall be deemed to have been given (i) when delivered by hand (with written confirmation of receipt); (ii) when received by the addressee if sent by a nationally-recognized overnight courier (receipt requested); (iii) on the date sent by facsimile or e-mail (with confirmation of transmission) if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient; or (iv) on the third (3rd) day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to the receiving party to the attention of its president at the address set forth in the preface to this Agreement (if to AGENCY) or the first page of the FCA (if to CLIENT), or to the following fax numbers or e-mail addresses (or at such other address, fax number or e-mail address for a party as shall be specified in a notice given in accordance with this paragraph 7(a)):

AGENCY

Fax: (305) 517-1267

E-mail: crivero@RegionsSecurity.us

CLIENT

Fax: _____

E-mail: _____

- b. CLIENT shall give written notice to AGENCY not less than thirty (30) days prior to the intended sale or disposition, in any manner, of the CLIENT, its business, or of the facility or property which is the subject of this Agreement. In the event of any action or other litigation or proceeding which may have the effect of impacting adversely upon the CLIENT or its business including but not limited to, a foreclosure action, receivership or bankruptcy proceeding, CLIENT shall give notice to AGENCY immediately upon the occurrence or upon CLIENT first becoming aware of such occurrence.
- 8. ATTORNEYS FEES:** In the event it shall become necessary for AGENCY to refer any amounts due from CLIENT to an attorney for collection, or to enforce any of the terms of this Agreement, the prevailing party shall be entitled to recover from the other all costs of collection and/or enforcement, including reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action at all levels, including appeal.
- 9. BINDING EFFECT:**
- a. This Agreement shall be binding upon and shall insure to the benefit of the parties hereto and their respective representatives, successors, heirs and assigns.
 - b. In the event of any sale or other disposition of the CLIENT or of the premises or property which is the subject of this Agreement, then in that event, the transferee shall be and shall remain responsible for any obligations or CLIENT outstanding as of the date of transfer, and for all terms and provisions of this Agreement.
- 10. RECORDING:** At the option of AGENCY, this Agreement may be recorded in the county in which the real estate being protected is situated, and shall thereupon effect a lien upon the said real estate in favor of AGENCY to the extent of any obligations owed under this Agreement, whether then owed or subsequently accruing, including but not limited to, interest, late charges, reasonable attorneys' fees, and costs of suit.
- 11. SEVERABILITY:** If any provision of this Agreement or the application of any provision to any person or circumstances shall be held invalid, illegal or unenforceable in any respect or for any reason, the Invalidity, illegality, or unenforceability shall not affect any other provision and the remainder of this Agreement shall continue to be binding and in full force and effect, and shall be construed as if the invalid illegal or unenforceable provision had never been contained in it.

12. **MATERIALITY:** All covenants, agreements, representations and warranties made herein shall be deemed to have been material and relied upon by each party to this Agreement.

13. **ENTIRE AGREEMENT:** This written Agreement, together with the FCA, contains the sole and entire agreement between the parties, and all prior agreements, understandings and statements, oral or written, are merged into this Agreement.

14. MODIFICATION:

a. No waiver or modification of this Agreement or any covenant, condition, or limitation herein contained shall be valid unless the parties mutually agree in writing.

b. AGENCY sales personnel are not authorized to sign, change, or amend this Agreement neither this Agreement, nor any modification thereto, shall become binding upon AGENCY until executed by an authorized manager or corporate officer of AGENCY.

15. **GOVERNING LAW:** This Agreement and the performance hereunder, and all suits and actions hereunder, shall be construed in accordance with the laws of the State of Florida. In any action that may be brought arising out of, in connection with, or by reason of this Agreement, the laws of the State of Florida shall be applicable and shall govern to the exclusion of the law of any other forum.

16. **VENUE:** Any legal action arising out of, in connection with, or by reason of this Agreement, or instituted to enforce this Agreement, must be instituted in a court of competent jurisdiction sitting within the geographical boundaries of Miami-Dade County, Florida, to the jurisdiction of which the parties hereby consent.

17. **FORCE MAJEURE:** Non-performance of any duty or undertaking under this Agreement shall be excused if caused or resulting from any Act of God, force of nature, war, insurrection, civil disturbance, terrorism, strikes, governmental orders, or any other event or instrumentality beyond the control of the party whose non-performance has occurred.

18. **HEADINGS:** The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

IN WITNESS WHEREOF, The parties have executed this agreement as of the date and year above written.

Agreed To and Accepted By

AGENCY Representative Name: _____ Title: _____

AGENCY Representative Signature: _____ Date: _____

Agreed To and Accepted By

CLIENT Representative Name: _____ Title: _____



AVENIR

COMMUNITY DEVELOPMENT DISTRICT

**12255 Avenir Drive
Palm Beach Gardens**

**Security Camera System
Virtual Camera Monitoring**

**Confidential Proposal
May 20, 2026**

**Regions Security Services
1100 NW 72nd Ave
Miami, FL 33126
(305) 517-1266
www.RegionsSecurity.us
technology@RegionsSecurity.us**

About Us

REGIONS' mission is to optimize the protection of our clients' assets by developing and implementing a strategic plan. We strive to be the most dynamic and resourceful security provider for all our clients. As one of the top fastest growing companies in South Florida, REGIONS continues to expand rapidly in all major vertical markets. Our business extends throughout the tri-county area with contracts from north of Jupiter in Palm Beach County to south of Homestead in Miami-Dade County. REGIONS offers cutting-edge technology, highly trained security professionals and best-in-class customer service and support. We meet your needs, your budget and help you and your organization accomplish your security goals.



REGIONS has earned the confidence of our valued customers by providing professional assistance with all our access control and video surveillance installations. Our company's corporate offices and customer support center are in Miami, Florida adjacent to Miami International Airport. Our facilities support our networking and systems engineering department, as well as our help desk and technical services. We maintain a customer support department providing 24/7 help desk support. We only carry professional grade equipment and security software. Each of our support representatives have completed comprehensive training on all our products and have extensive knowledge of product application and equipment troubleshooting. Regions can help you understand your technological security risks by offering a complementary Security Risk Assessment of your company's operation, office and exterior areas including parking lots and building entrances. We will help you determine the best Access Control and Surveillance Systems for your facility to guarantee the highest level of uninterrupted operation. Regions collaborates with you to design a customized solution that addresses the evolving security needs of your organization in the most effective way possible.



Digital video surveillance helps deter crime, theft, vandalism, and employee theft. Security cameras and digital video recording may reduce fraudulent liability claims with clearly documented incidents. Video surveillance may also improve employee productivity and business efficiencies. Access Control systems help protect valuable assets and sensitive areas by restricting and managing all entry points. These systems help increase employee safety and eliminate costly re-keying and lock changes. Experienced installation service technicians guarantee your system will be trouble-free. Each system includes a full 100% one-year warranty on parts and labor. Our technicians are available 24 hours a day, seven days a week. We are focused on customer satisfaction, which is an integral part of our past success and the cornerstone of our future growth. Our goal is 100% customer satisfaction.



REGIONS is a Veteran-Owned Small Business and a specialized provider of security and ancillary services. REGIONS was born out of the desire and need to address unresponsive and substandard services, red-tape and service delays often offered by other companies. REGIONS was formed in 2010 by its President & CEO Carlos Rivero, Jr. after serving in the U.S. Army and managing numerous security companies. Mr. Rivero is a recognized service-disabled veteran who served in the Operation Enduring Freedom military initiative in 2001-2002.

Intelligent Video Management Software



Hanwha
Techwin America

Hanwha Techwin America (formerly Samsung Techwin) is a precision technology company that has sustained stable growth for over 40 years, and is part of the Hanwha Group, a Fortune 500 company based in South Korea. The Hanwha Group has accumulated manufacturing expertise over 60 years of operation, gaining in-depth market knowledge and experience in producing the highest quality and precision products



Simplicity Intuitive implementation is one of the most essential elements to ensure our users navigate through the software with ease. Whether it is software installation, server configuration, recording setup, layout creation, or sharing of your system with Wave Sync, everything is designed with simplicity in mind.



Reliability You cannot afford to lose any video from an incident and that is why you need a reliable security surveillance solution. Wave is loaded with features to help your system capture and record every moment with minimum downtime. Multi-server redundant fail-over option can be built into the software to be used and can be activated with only a few clicks.



Remote Wave Sync allows you to share your system without having to have any in-depth knowledge of the network. With Wave Sync you can easily remote access or share the system. The Wave Mobile app lets you view live video and playback recordings from your smart devices. Supports both iOS and Android.



Advanced Video Server Platform




Lenovo

Since the 1990s, Lenovo diversified from the personal computer market and made a number of corporate acquisitions, with the most notable being acquiring and integrating most of IBM's personal and small business computers with x86-based server business as well as creating its own smartphone. Lenovo has operations in



over 60 countries and sells products in 180+ countries. Its best-known brands include its ThinkPad business line of laptop computers (acquired from IBM), consumer laptop computers, IdeaCentre and ThinkCentre computers. In 2021, Lenovo became the world's largest personal computer vendor by unit sales.

Remote Monitoring - Security Camera System

Description	QTY
Lenovo Dedicated Video Management Server  Intel XEON Processor, 16GB RAM DDR4 SDRAM (max 64GB), Intel c256 Chipset, Windows 11 on 512GB SSD, Surveillance Rated 8TB Data Storage Drive, RAID supported, Serial ATA/600, DVD Video Recordable, HD Graphics board to manage video, Gigabit Ethernet ports.	1
CyberPower 1500VA LCD 120V 8 Outlets – Backup Unit  Designed for Servers, Desktops and all Peripherals with 8 outlets providing Power Backup & Surge Protection. LCD display voltage, load and usage	1
Hanwha Wave Intelligent Video PRO Management System Licenses (New)  Wave is an advanced, flexibility and customizable IP Video Management platform to create tailored networked video solutions. Deploy any type of project any video camera. H.265 H.264, Server Health Monitoring, View, edit, and export offline videos and images, fully customizable application.	27

Professional Services

Equipment Installation and Engineering Services



Deployment of new server at existing computer server room; connection to the network and remote access setup as provided by current company managing the network. Includes all cables, materials, labor. Does not Includes any electrical work, city permits, engineering plans, permit processing fees.

NOTE: Internet service access will be required to manage video monitoring services. Additional equipment would be required if client's existing system has Analog Cameras.

Advanced Security Camera System for Remote Monitoring
One-Time Investment Total: \$8,012.00
 (Plus applicable Sales Tax)

Regions Equipment Warranty



Regions will repair or replace any new equipment sold and installed for a period of One Year, including labor. Equipment Warranty excludes accidents, vandalism, theft, water, lightning, fire damage, intrusion, abuse, misuse, any casualty, unauthorized repair service, modification, or any other cause beyond the control of Regions, including interruption of electrical power or internet service. Normal business service hours are Monday–Friday from 8:00AM to 5:00PM excluding Holidays. Services performed outside of business hours will be billed at \$168.00 per hour with a minimum of one hour for remote and two hours for on-site service.

Bi-directional Area Loud Horn – Option

Axis IP Based Remote Operated Loud Horn



AXIS Network based Horn Speaker is perfect for outdoor environments in most climates. It allows users to remotely warn off intruders before they commit a crime. The horn is a standalone unit that can be placed almost anywhere, a truly cost-effective system design.

Bi-directional Area Loud Horn (Option)
One-Time Investment Total: \$1,342.00 each
 (Plus applicable Sales Tax)

Quantity: _____ Customer Approval Initials: _____

Virtual Guard Monitoring Service

Regions Virtual Operations Center, with its highly trained professional staff, excels in delivering top-notch security services. Operating around the clock, every day of the year, our center utilizes High-Definition video cameras and advanced software analytics for vigilant monitoring. We work closely with you to establish customized rules for various scenarios, leveraging the latest advancements in security technology for superior resolution and intelligent software analysis. This not only enhances security efficiency but also makes it a more cost-effective solution.



Our Virtual Guard Monitoring Services extend beyond just monitoring buildings, communities, open lots, pools, and construction sites. We offer comprehensive solutions that include the sale, installation, servicing, and maintenance of your entire security system. Additionally, we tailor our services to meet your specific needs.

Key features of our Virtual Guard Monitoring Service for managing your community include:

- **Surveillance:** Continuous monitoring of your property through a network of high-definition cameras, ensuring constant vigilance over critical areas.
- **Advanced Technology Integration:** Use of cutting-edge surveillance technology, including motion and intrusion detection systems, and access control, to provide a multi-layered security approach.
- **Real-Time Incident Response:** Immediate identification and response to security incidents, with protocols in place to escalate situations to local authorities or emergency services as necessary.
- **Customizable Alerts:** Tailored alert settings based on specific security needs, ensuring that stakeholders are promptly notified of critical incidents. Utilizing selected cameras and video analytics with pre-programmed video rules to alert guards of any rule violations.
- **Comprehensive Reporting:** Regular reporting on security events, system status, and incident responses, providing insights into security trends and areas for improvement.
- **On-Demand Video Retrieval:** Reviewing video footage and retrieving video data for property management purposes, assisting in investigations, incident resolution, and liability management.
- **Loud Horns:** Optional use of powerful loud horns to confront trespassers, either through direct communication or prerecorded messages, including police sirens.

Key benefits of our Virtual Guard Monitoring Service for managing your community include:

- **Enhanced Security:** Continuous and vigilant monitoring significantly reduces the risk of unauthorized access, theft, and vandalism.
- **Cost Efficiency:** Remote monitoring offers a cost-effective alternative to traditional on-site security personnel, reducing overhead while maintaining high security standards.
- **Operational Flexibility:** The ability to remotely manage and respond to security situations allows for greater operational flexibility and efficiency.
- **Scalability:** Easily scalable to meet changing security needs, whether it involves expanding surveillance coverage or integrating additional security technologies.
- **Peace of Mind:** Knowing that your property is being monitored by security professionals around the clock provides invaluable peace of mind to business owners and property managers.

Our Virtual Guard Monitoring Service represents a modern, effective approach to security management, combining technological innovation with expert human oversight. By choosing our service, you are not just investing in a security solution; you are ensuring a safer, more secure future for your property and stakeholders.

Monitoring Schedule for 27 Cameras: Monday-Sunday 12:00 AM-6:00 AM

Virtual Guard Monitoring Service
Monthly Investment Total: \$1,820.00
(Plus applicable Sales Tax)

Terms & Conditions

1. **TERM.** The initial term of this agreement shall be for one (1) year, commencing upon the date of completion of installation. This Agreement shall renew itself for successive periods of one (1) year and for successive periods of one (1) year each thereafter under the same terms and conditions unless either party gives to the other party sixty (60) days written notice of its intention to terminate the Agreement at the end of the current term. Subscriber hereby agrees that after the expiration of one (1) year from the effective date of this agreement, the Company may at any time or times, increase the service charge(s) upon giving Subscriber notice in writing. Should Subscriber be unwilling to pay the increased monthly charge, Subscriber shall notify the company in writing within thirty (30) days of the increase, and the company shall then have the right to terminate the service or change the amount of the increase. Failure to notify the company within thirty (30) days shall constitute Subscriber's consent to the increase and all other terms and conditions shall remain in full force and effect.

2. **OWNERSHIP OF SYSTEM.** Subscriber and Regions agree that the ownership of the system is the property of the subscriber.

3. **LIMITATIONS OF DAMAGES.** (a) It is understood and agreed by the parties hereto that Regions is not an insurer and that insurance, if any, covering personal injury and property loss or damage on subscribers premises shall obtain by subscriber, at subscriber's sole expense; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of Subscriber's property or to the property of others located on the Subscriber's premises; that Regions makes no guarantee, representations or warranty including any implied warranty of merchantability or fitness for particular purpose that the system or services supplied will avert or prevent occurrence or the consequences there from which the system or service is intend to detect or advert. (b) Subscriber acknowledges it is impractical and extremely difficult to fix actual damages, if any, which may proximately result from failure to perform any of Regions' obligations or a failure or malfunction in the system to properly operate because of, among other things: the uncertain amount of value of subscriber's property if any, of any loss would be approximately caused by Regions' failure to perform any of its obligations or failure of its equipment to properly operate; or the nature of the services to be performed by Regions. (c) **SUBSCRIBER UNDERSTANDS AND AGREES THAT IF REGIONS SHOULD BE FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE FROM A FAILURE OF THE SYSTEM TO PROPERLY OPERATE, OR A FAILURE OF OUR SERVICE IN ANY RESPECT, REGIONS' LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO THE TOTAL OF ONE-HALF YEARS' SERVICES PAYMENTS, OR TWO HUNDRED FIFTY DOLLARS (\$250.00) WHICHEVER IS THE LESSER, AND THIS LIABILITY SHALL BE EXCLUSIVE AND SHALL APPLY IF LOSS OR DAMAGE, IRRESPECTIVE OF CAUSE OR ORIGIN, RESULTS DIRECTLY OR INDIRECTLY TO PERSONS OR PROPERTY FROM PERFORMANCE OR NON-PERFORMANCE OF ANY REGIONS' OBLIGATIONS OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, OF REGIONS, ITS EMPLOYEES OR AGENTS. IN THE EVENT THAT SUBSCRIBER WISHES TO INCREASE THE MAXIMUM AMOUNT OF SUCH LIMITED LIABILITY, SUBSCRIBER MAY, AS A MATTER OF RIGHT, OBTAIN A HIGHER LIMIT BY PAYING AN ADDITIONAL AMOUNT FOR THE INCREASE IN SUCH LIMIT OF LIABILITY, BUT THIS HIGHER LIMITATION SHALL IN NO WAY BE INTERPRETED TO HOLD REGIONS AS AN INSURER.** (d) When Subscriber in the ordinary course of business has the property of others in its custody, Subscriber agrees to and shall indemnify, defend and hold harmless Regions, its employees and agents for and against all claims brought by owners of said property arising out of services provided under this agreement. This provision shall apply to all claims regardless of cause including REGIONS performance or failure to perform and including defects in products, design, installation, service operation or non-operation of the system whether based upon negligence, active or passive express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of REGIONS, its employees or agents. (e) REGIONS acknowledges that the system installed is as requested and is suitable for the subscriber purpose, and unless defects or omissions are called to REGIONS attention, in writing, within five (5) days after completion of installation, Subscriber accepts the system as is.

4. **LIMITED WARRANTY.** Except as set forth herein, REGIONS MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH RESPECT TO THE SYSTEM, AND DISCLAIMS ANY AND ALL WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER WARRANTY. SUBSCRIBER ACKNOWLEDGES THAT NO OTHER REPRESENTATIONS WERE MADE TO SUBSCRIBER RELIED UPON BY SUBSCRIBER WITH RESPECT TO THE QUALITY AND FUNCTION OF THE SYSTEM.

5. **ASSIGNMENT.** Subscriber may assign all rights or delegate all responsibilities under this agreement to any other person or entity provided that subscriber receives Regions' written consent of such assignment. Regions may, without the consent of subscriber, assign its rights and delegate its obligations under this agreement.

6. **OBLIGATIONS OF SUBSCRIBER.** As part of, and/or in addition to its other obligations set forth herein, subscriber agrees to the following terms, subject to the system, limitations and restrictions set forth herein.

The Subscriber agrees that the system will not be tampered with, removed, dislocated, misused or abused. Subscriber further represents that he fully understands that there may be certain false alarm assessments, taxes, fees, or like charges which may be imposed by local governmental bodies or other organizations to whose facilities the system is connected. Therefore, subscriber agrees that any or all of such false alarms, Shall not excuse the performance the performance of any Subscriber's obligations under this agreement and in the event that any assessments, taxes, fees or like charges are assessed for false alarms originating from Subscriber's premises, Subscriber agrees to pay same immediately.

7. **TAXES AND OTHER CHARGES.** Subscriber shall pay any and all permit license fees, sales, use, gross receipts, excise or business taxes, personal property taxes or assessments and all other governmental charges whatsoever, whether payable to Regions or Subscriber, or others, which may be imposed upon or related to the installation of the system at the Subscriber's premises or the rendering of services during the term of this Agreement.

8. **INDEMNITY.** In the event any person not a party to this agreement shall make a claim or file a law suit against Regions, its employees, representatives, agents, subcontractors or assigns as a result of acts or omissions on the part of the Subscriber or Regions or their employees, representatives, agents, subcontractors or assigns, including but not limited to, claims based upon alleged intentional conduct, active or passive negligence, or strict or product liability, Subscriber agrees to indemnify, defend and hold Regions, its employees, representatives, agents, subcontractors and assigns harmless from and against any and all such claims and lawsuits, including the payment of all damages, expenses, costs and attorney's fees.

9. **DEFAULT OR TERMINATION.** The parties hereto acknowledge that in consideration of the Subscriber's promise to make the payments as agreed here under throughout the term and renewal terms, and to otherwise fulfill the Subscriber's obligations as stated herein, the company in reliance upon receiving the payments throughout the term of this agreement is preparing for and undertaking the full performance of its obligations hereunder. Therefore, it is agreed that in the event that the Subscriber defaults in the performance of any of the terms and conditions of this agreement, including the failure to make any payment as agreed herein, the company may terminate this agreement and the balance of all monies due hereunder for the entire term including the unexpired period shall become immediately due and payable as liquidated damages, and shall not be construed as a penalty. In addition, subscribers agree to pay the company its attorney fees and costs incurred for the collection of monies owned hereunder as well as sums to which the company may be entitled to under law by virtue of said default. In addition, in the event that the subscriber fails to pay any payments for services when due, then upon mailing notice by registered notice to Subscriber at the address listed on this agreement, the company shall be entitled to declare this agreement terminated due to Subscriber's default, cease any further performance of Company's monitoring and maintenance obligations hereunder without liability of any kind, and collect the damages, fees and costs stated herein.

10. **ATTORNEY FEES, COSTS AND EXCLUSIVE JURISDICTION AND VENUE.** In connection with any litigation, including appellate proceedings arising out of this agreement, Regions should it prevail, shall be entitled to recover, in addition to all others amounts, its reasonable attorney's fees and costs incurred in connection with such litigation. Subscriber agrees that the circuit Court of Dade County, Florida, shall have exclusive jurisdiction of any litigation arising out of this Agreement or the services rendered by Regions pursuant hereto and Subscriber hereby consents to the personal jurisdiction of such court with respect to any to any such litigation. This Agreement shall be construed in accordance with the internal laws of the State of Florida without regard to its conflicts of law principals.

11. **NOTICES.** Notices to the parties hereunder shall be in writing and shall be deemed to have been given if placed in the United States Mail, Registers or Certified, postage prepaid and addressed to the address of the parties set forth herein.

12. **ENTIRE AGREEMENT.** You acknowledge that you are of legal age, have received a true copy of this agreement, and have read and clearly understood the terms of this Agreement and, if signing on behalf of a corporation or other entity, are fully authorized to sign on behalf of such entity.

SIGNATURE

DATE

AAV IS COMMITTED TO PROVIDING THE HIGHEST LEVEL OF PROFESSIONAL SERVICES WHILE EXCEEDING THE EXPECTATIONS OF OUR CLIENTS. OUR STAFF IS COMMITTED TO PROVIDING PRACTICAL AND PROVEN SOLUTIONS THAT SATISFY THE REQUIREMENTS IN THE FIELD OF ACCESS CONTROL AND AUTOMATION FOR COMMERCIAL AND POA/HOA PROPERTIES.

PLEASE NOTE: AUTOMATIC LATE FEES WILL BE APPLIED TO ALL OVERDUE INVOICES!!!

JANITORIAL SERVICES AGREEMENT

THIS JANITORIAL SERVICES AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, 2026, with an effective date of _____, 2026 (“Effective Date”) by and between:

AVENIR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Palm Beach Gardens, Palm Beach County, Florida, and with offices at 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”),

and

INTER KLEEN, INC., a Florida corporation, whose principal and mailing address is, 1599 SW 30th Avenue, Suite #4, Boynton Beach, Florida 33426 (the “Contractor”).

Recitals

WHEREAS, the District was established for the purpose of purpose of planning, financing, constructing, installing, operating, and maintaining certain infrastructure, including certain water distribution and sanitary sewer collection and transmission systems and facilities, a stormwater management system, clubhouse, pools, fitness center, and open space improvements, roads and roadway improvements, and related improvements; and

WHEREAS, the District is the owner of the Avenir Clubhouse at 12255 Avenir Road, Palm Beach Gardens, Florida 33410, located within the boundaries of the District (the “Amenity Center”); and

WHEREAS, the District has a need to retain an independent contractor to provide janitorial and commercial cleaning services for the Amenity Center within the District, including the clubhouse and related facilities, which services shall be provided on the days set forth in the Proposal, as later defined, and shall include, but is not limited to, mopping and vacuuming floors; dusting and disinfecting horizontal and high-touch surfaces; cleaning and disinfecting fitness center equipment, benches, machines, and related areas; vacuuming sofas and upholstered seating; cleaning glass, mirrors, doors, and windows; cleaning and restocking restroom areas, including toilets, sinks, counters, and supplies; trash removal and liner replacement; odor control; spot cleaning walls and baseboards; and general maintenance of common areas, social areas, resident lounges, client areas, and offices, including cleaning desks, workspaces, and equipment, and related janitorial services, as more particularly described in the Contractor’s Janitorial service Contract (Clubhouse), dated May 11, 2026 (the “Proposal”), which Proposal is attached hereto and made a part hereof as Exhibit “A”; and

WHEREAS, the Contractor represents that it is qualified to serve as a janitorial services contractor and has agreed to provide to the District those Services identified in the Agreement and in the Proposal and those additional services delineated in any Contractor-prepared work authorizations/proposals accepted by the District and which are to be performed in accordance with this Agreement (collectively, the "Services").

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. Recitals. The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Duties.

A. The duties, obligations and responsibilities of Contractor are described in the Proposal, attached hereto and incorporated herein by reference as **Exhibit "A"**. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Nothing in this Agreement shall be construed to obligate either party to conduct business exclusively with the other party.

B. Contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidental things required to perform complete, high quality Services in accordance with this Agreement and the Proposal.

C. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. In providing the Services identified in this Agreement, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

E. Contractor shall regularly notify the District Manager of the District or his or her designee via email or as otherwise approved by the District Manager of the time and dates when Services are scheduled to be performed and after such services have been performed. On no more than a monthly basis, Contractor shall prepare and deliver to the District Manager or his or her designee via email reports detailing Janitorial performed during the prior month.

F. Contractor agrees, as an independent contractor, to undertake and perform the Services specified in this Agreement, as amended from time to time, or in any authorized work order by the District issued in connection with this Agreement and accepted by Contractor.

G. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be performed in accordance with industry standards in Palm Beach County, Florida. All Janitorial Maintenance Services performed by Contractor under and related to this Agreement shall conform to any written instructions issued by the District.

H. Should any Services and/or services be required which are not specified in this Agreement or any amendment thereto, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

I. Contractor agrees that District shall not be liable for the payment of any Services or other services not included as part of this Agreement, unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such services.

J. The District Manager of the District or his or her designee shall act as the District Representative with respect to the Services performed under this Agreement. The District Representative shall have complete authorizes to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to the materials, equipment, elements, and systems pertinent to the Services performed by Contractor.

K. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law. At the request of the District Representative, Contractor agrees to reasonably meet with District Representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

L. The Services identified in the Proposal, as may be amended from time to time, shall be performed on the days and for the hours set forth in the Proposal, unless otherwise approved by the District Manager of the District in writing.

Section 3. Compensation. In exchange for providing the Services identified in the Proposal, as amended from time to time, the District agrees to pay Contractor the sum of **\$2,430.00 per month for an annual contract amount of TWENTY-NINE THOUSAND ONE HUNDRED SIXTY AND 00/100 (\$29,160.00) DOLLARS.** Contractor shall provide the District with a monthly invoice before the last day of each contractual service month representing the monthly installment due for that month in which services were rendered in accordance with the Agreement. All invoices will be paid in accordance with the Florida Prompt Payment Act.

Section 4. Contractor's Acceptance of Conditions. The Contractor has carefully examined the areas and properties within the District upon which Contractor will perform Services pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to site conditions.

Section 5. Waiver. It is understood and agreed that the approval or acceptance by the District of any part of the work performed by Contractor under this Agreement as being in compliance with terms of this Agreement and related Proposal, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the Agreement and related Proposal.

Section 6. Protection of Property and Public.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Services provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Services are being performed, from sunset to sunrise. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of the District or on any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, landscaping, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and the provisions of Services within twenty-four (24) hours.

Section 7. Insurance.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the

Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Avenir Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

Section 8. Indemnification.

A. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 7 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

C. The Contractor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statute, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the

doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

Section 9. Independent Contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, and administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District, and the District will not be liable for any obligation incurred by Contractor, including, but not limited to, unpaid minimum wages and/or overtime premiums.

Section 10. Site Manager. The foreman for Contractor shall communicate with the District Manager on a regular basis for matters relating to the Services and upon each occurrence of the performance of the Services. The District may, in its discretion, notify Contractor that the District has hired a site manager with whom Contractor shall communicate regarding the Services. The Contractor will notify the District Manager by the first of every month of the service schedule for the subsequent month.

Section 11. Term. This Agreement shall commence on the Effective Date upon the execution by the parties, and, unless otherwise terminated in accordance with this Agreement, the initial term of the Agreement shall end and terminate on September 30, 2027. Thereafter, this Agreement shall automatically renew for annual extension terms of one (1) year each, unless otherwise canceled or terminated as provided herein, and subject to the Contractor's acceptable level of performance and approved funding by District.

Section 12. Agreement. This instrument, together with its Exhibit(s), shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent that provisions in this Agreement conflict with the provisions of the Proposal, the provisions of this Agreement shall be binding.

Section 13. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and Contractor.

Section 14. Assignment. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

Section 15. Termination. This Agreement may be terminated by the District at any time and at the discretion of the District, with or without cause, upon thirty (30) days written notice to Contractor. This Agreement may be terminated by Contractor at any time, with or without cause, upon sixty (60) days written notice to the District.

Upon the effective date of the termination and except as otherwise directed, the Contractor shall:

- A. Cease the performance of all Services under this Agreement; and
- B. Place no further orders or subcontract for materials, services, or facilities except as may be necessary for completion of such portion of the Services under this Agreement as is not terminated; and
- C. Terminate all orders and subcontractors, effective on the termination date, to the extent that they relate to the performance of Services terminated by the notice of termination; and
- D. Complete performance of the Services through the effective date of termination; and
- E. Take such action as may be necessary or as the District may direct, for the protection and preservation of property related to this Agreement, which is in the possession of the Contractor and in which the District has or may acquire an interest; and
- F. Deliver to District releases and satisfactions of liens for all labor, materials, and supplies provided prior to the termination date; and
- G. Prior to the termination date, take all other necessary action to transfer or coordinate the transfer of the Services to the District or the District's new provider of such Services.

The total sum to be paid to the Contractor upon termination shall not exceed the amount due to Contractor pursuant to Agreement for any completed Services. The fair value, as determined by the District, of property which is destroyed, lost, stolen, or damaged so as to become undeliverable to the District, shall be removed from and excluded from any amounts due and payable to the Contractor.

Section 16. Notices. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: **Avenir Community Development District**
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attention: District Manager

With a copy to: **Billing Cochran, P.A.**
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attn: Michael J. Pawelczyk, Esq.

B. If to Contractor: **Inter Kleen, Inc.**
1599 SW 30th Avenue, Suite #4
Boynton Beach, Florida 33426
Attn: President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

Section 17. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

Section 18. Enforcement of Agreement. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

Section 19. Controlling Law and Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Palm Beach County, Florida.

Section 20. Sovereign Immunity. The Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

Section 21. Public Records.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**SPECIAL DISTRICT SERVICES, INC.
2501A BURNS ROAD
PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE: (561) 630-4922
EMAIL: BBARBA@SDSINC.ORG**

Section 22. Definitions. Terms used in this Agreement that are defined in the Services Proposal shall have the meanings indicated therein.

Section 23. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

Section 24. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

Section 25. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

Section 26. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Section 27. Familiarity with Laws. Contractor shall be required to be familiar with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the Services being performed by Contractor under this Agreement. Ignorance on the part of the Contractor will in no way relieve Contractor from responsibility.

Section 28. E-Verify. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their

employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

Section 29. Scrutinized Company or Other Entity Certification. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.

3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

Section 30. Responsible Vendor Determination. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

Section 31. Convicted Vendor List. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

Section 32. Conflicts. In the event of a conflict between any provision of this main Agreement and the terms and conditions of Exhibit "A", then this main Agreement instrument shall control.

Section 33. Anti-Human Trafficking Affidavit. Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**AVENIR COMMUNITY
DEVELOPMENT DISTRICT**

Jason Pierman, Secretary

Virginia Cepero, Chair
Board of Supervisors

this ____ day of _____, 2026

Witnesses:

**INTER KLEEN, INC., a Florida
corporation**

Print name: _____

Print name: _____

Title: _____

Print name: _____

this ____ day of _____, 2026

EXHIBIT "A"

PROPOSAL



May 11, 2026

Avenir CDD
12255 Avenir Dr.
Palm Beach Gardens, FL 33412

JANITORIAL SERVICE CONTRACT
(Clubhouse)

Foyer- Offices- Ball Room- Meeting Room- Kid's Room- Hallways:

- Empty, clean, and line trash containers
- Sweep and mop floors
- Vacuum carpet
- Clean entrance doors in/ out
- Arrange furniture
- Wipe down desks
- Wipe down tables and counters
- Clean and disinfect drinking fountains
- Dust sofas and chairs (once a week)
- Dust all surfaces (once a week)
- Spot clean doors and light switches (once a week)
- Dust ledges (once a week)
- Clean mirrors (once a week)

Aerobic Room:

- Empty, clean, and line trash container
- Sweep and mop (damp) wood floor
- Clean mirrors
- Clean entrance doors in/out
- Dust all surfaces (once a week)

Fitness Room:

- Empty, clean, and line trash containers
- Vacuum and mop rubber floor
- Clean entrance doors in/out
- Spot clean mirrors
- Wipe down exercise equipment (twice a week)
- Dust all surfaces (once a week)

1599 SW 30th Ave Suite #4, Boynton Beach, FL 33426 Phone: 561-732-1818 Fax: 561-732-1869

Email: info@interkleen.com

www.interkleen.com

Restrooms: (4)

- Empty, clean, and line trash containers
- Clean and sanitize toilets, urinals and sinks
- Sweep and mop floors
- Clean mirrors
- Wipe down counters
- Clean, sanitize and fill paper and soap dispensers
- Clean showers (once a week)
- Clean lockers (once a week)
- Wipe down partitions and doors (once a week)

Outside Covered Patio:

- Arrange furniture
- Wipe down tables
- Dust furniture

Miscellaneous:

- Empty, clean and line trash containers in playground, pool area and tennis courts
- Dust windowsills and ledges (once a week)
- Clean baseboards (once a month)
- Dust blinds (once a month)

TERMS AND CONDITIONS:

1. Inter Kleen will provide cleaning supplies and equipment to perform this service.
2. The customer will provide hand soap, paper goods, gym wipes, hand sanitizer and black liners.
3. This agreement may be terminated or cancelled at any time with a minimum thirty (30) day written notice from either party.
4. Inter Kleen will provide this service according to the contract, except for the following paid holidays:
 - New Year's Day • Independence Day • Thanksgiving Day
 - Memorial Day • Labor Day • Christmas Day
5. The customer agrees that it will not employ or contract any Inter Kleen's employee during or for twelve (12) months after termination of this contract, without Inter Kleen's written consent.
6. Payment is due within the first 20 days of the month in which services are provided.
7. Cleaning schedule:
 - Tuesdays, Thursdays, Fridays and Saturdays (5 hours per day)
 - Sundays (4 hours per day)
8. Service fee:\$2,430.00 a month

Orlando Da Silva
Inter Kleen

Acceptance of Contract, Authorized Signature

Print Name

Date

From: Don Durante <don@stofft.com>
Sent: Friday, May 8, 2026 11:02 AM
To: Jason Pierman <JPierman@sdsinc.org>
Subject: Avenir Clubhouse Outdoor Bar

Hi Jason,

Please see below for some budget numbers we think would be applicable to this type of project and scope:

Construction: \$120,000 to \$170,000

Architectural: \$15,000

Structural (if required): \$3,000

MEP: \$10,000

Kitchen/ Bar Consultant: \$5,000

Total: \$153,000 to \$203,000

Keep in mind these are estimates. Hope this helps but let me know if you have any questions or concerns.

Thanks,

Don Durante
Senior Project Manager | Partner



t: (561) 243-0799
e: don@stofft.com

42 N. Swinton Ave Suite 1
Delray Beach, FL 33444

www.stofft.com

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