

DEVELOPMENT AGREEMENT BETWEEN
INDIAN RIVER COUNTY, FLORIDA
AND
DRP BOOKBINDER MULTISTATE, LLC

THIS DEVELOPMENT AGREEMENT , is made by and between INDIAN RIVER COUNTY, a political subdivision of the State of Florida, the address of which is 1801 27th Street, Vero Beach, Florida 32960 (the “County”) and DRP BOOKBINDER MULTISTATE, LLC, a Delaware Limited Liability Company, the address of which is 520 Madison Avenue, 21st Floor, New York, NY 10022 (the “Developer”), for HARMONY ISLES, and is effective upon execution by last of the parties hereto (the “Agreement”).

RECITALS:

WHEREAS, Developer is the owner of approximately 116.86 acres located at 1375 98th Ave., Vero Beach, FL 32966 and as more specifically described in Exhibit “A” attached hereto (the “Property”); and

WHEREAS, Developer proposes to develop the Property into a total of 384 residential units, consisting of 237 single-family lots, and 147 townhouse units, pursuant to the approved Harmony Isles subdivision, which is the subject of Ordinance No. 24-004; (“HI Development”); and

WHEREAS, GO LIFE HOLDING, LLC is also developing a single-family residential subdivision (“GLH”) known as Venetian Grove Subdivision (“GLH Development”) adjacent to the Property located at 12th Street, Vero Beach, and more specifically described in the GLH Agreement described below; and

WHEREAS, as part of the GLH Development, the County requires off-site utility improvements to connect to the regional watermain and force main (the “Improvements”) and has entered into that certain Developer’s Agreement with GLH for said construction improvements to be constructed by GLH (the “GLH Agreement”). The GLH Agreement is attached hereto as Exhibit “B”; and

WHEREAS, per the GLH Agreement, GLH shall complete construction of the off-site utility improvements in the form of installation of a twelve inch (12”) watermain extension generally from the vicinity of 8th Street and 90th Avenue to the vicinity of 8th Street and 98th Avenue which can either be accomplished by boring under I-95 or by going south along 90th Avenue to 4th Street, then along 4th Street from 90th to 98th and then back up

98th, which is anticipated to be done through open cut along existing roadways (the “Off-Site Utility Improvements”); and

WHEREAS, other alignment options may be considered to get from the vicinity of 8th Street and 90th Avenue to the vicinity of 8th Street and 98th Avenue, based on route feasibility; and

WHEREAS, the County has agreed to reimburse GLH, as provided in that certain GLH Agreement, for GLH’s installation of the Improvements; and

WHEREAS, the Developer expects that a certain number of its HI Development units will utilize, and be affected by the Improvements contemplated in the GLH Agreement, and will be required to pay the County for HI Development’s proportionate share of its utilization of said Improvements; and

WHEREAS, impacts of development on utility facilities can be mitigated by the cooperative efforts of public and private sectors; and

WHEREAS, the Improvements are not required for concurrency of Proposed HI Development; and

WHEREAS, sufficient capacity is available, and the proposed utility extension is proposed to provide redundancy and efficiencies for Indian River County in order to provide service to all properties west of I-95; and

WHEREAS, the Improvements constructed by GLH will advance the implementation of the County’s adopted Indian River County Master Plan Update; and

WHEREAS, the development proposed is consistent with the County’s comprehensive plan and land development regulations.

WHEREAS, Developer seeks by this Agreement to set forth Developer’s obligation to pay the County for its percentage share of water line usage based on the number of HI Development units benefitting from the Improvements; and

WHEREAS, Developer further seeks by this Agreement to set forth Developer’s obligations for contribution via construction of required traffic improvements; and

WHEREAS, as part of the GLH Agreement with GLH also includes traffic improvements to be constructed by GLH; and

WHEREAS, Florida law allows for the County’s execution of this Agreement; and

WHEREAS, this Agreement strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation and comprehensive planning and reduces the costs of development; and

WHEREAS, Developer agrees to pay County, as provided herein, for the Developer's proportionate use of said Improvements.

NOW, THEREFORE, for and in consideration of the mutual promises set forth here and other good and valuable consideration, the Developer and County agree as follows:

1. Findings of Fact. The foregoing recitals are true and correct and incorporated herein by reference as Findings of Fact.

2. Purpose. The purpose of this Agreement is to:

- a. Recognize the utility Improvements to be constructed by GLH and partially reimbursed by the County as providing significant benefit to the impacted utility system in the area of development, and towards the HI Development; and
- b. Recognize the Improvement benefit to HI Development, and partial payment to the County for its expenditure of funds to GLH for the facilitation of said Improvements.
- c. Secure utility availability for 384 units benefiting from utility Improvements.
- d. To ensure that all traffic requirements for the new development are provided to accommodate the new growth due to the 384 units coming with the HI Development.

3. Permitted Development Uses: The proposed area of development for Harmony Isles is currently zoned RM-6 which allows a density of 6 units per acre. The area of development is 116.86 acres. The maximum density for the project is 384 units. The Maximum building height per the County's Land Development Regulations is 35 feet.

4. Impact Fees: All impact fees relevant to this Agreement will adhere to the Florida Impact Fee Act, Florida Statute Section 163.31801.

5. Public Facilities: Indian River County water and sanitary sewer facilities will be extended to the site as well as roadway improvements within the County right-of-way. All public facilities will be constructed by the Developer and dedicated to the County prior to Certification of Completion.

6. Dedications: The project will dedicate to the County +/- 3,534 SF of dedication on 16th Street and +/- 4' for 335' on 98th Avenue along the proposed right turn lane onto 12th Street. The dedicated property will be used for public right-of-way purposes. Dedication

shall occur within 30 days of completion of the associated improvement or at final plat, whichever is earliest.

7. Required Traffic Improvements pursuant to the traffic study: The traffic improvements required pursuant to the traffic study will need to be completed by Developer prior to issuance of Certificate of Completion. The Improvements listed below for the traffic signal must be done via a painted mast arm traffic signal and the County will determine whether the traffic signals will be flash or full operation at the time of traffic signal completion. There are two scenarios below for which traffic improvements are required to be made. The Scenario will depend upon the neighboring development and their required improvements as well.

a. Scenario A (With GLH Development):

1. SR60 and 98th Ave Northbound right turn overlap phase.
2. 12th St and 98th Ave:
 - a. Southbound right turn lane
 - b. Traffic Signal
3. 12th St access- westbound right turn lane
4. 16th St access – Roundabout

b. Scenario B (without GLH Development):

1. SR60 and 98th Ave:
 - a. Northbound right turn lane
 - b. Westbound left turn four section Flashing Yellow Arrow
 - c. Eastbound left turn four section Flashing Yellow Arrow
2. 12th St and 98th Ave.
 - a. Southbound right turn lane
3. 12 St access – westbound right turn lane
4. 16th St access – Roundabout

8. Permitting: A description of all local development permits approved, or needed to be approved for the Development of the land is attached hereto as Exhibit "C".

9. Off-Site Utility Improvements & Contingency: GLH will construct the Off-Site Utility Improvements substantially as described in the attached GLH Agreement, and in the timeframes set forth in said Agreement. Further, the County will reimburse GLH for a portion of the Improvements as set forth in the GLH Agreement. Developer shall pay the County for the HI Development's proportionate use of the Improvements upon issuance of the Land Development Permit. If GLH or the County defaults in their requirements pursuant to the GHL Agreement, or the GLH Agreement otherwise becomes void Developer will have no further obligations as it relates to the utilities portion under this Agreement, however the traffic portion will still need to be complied with pursuant to paragraph 6.b. above.

10. Payment Terms. The County shall reimburse GLH for its construction of the Improvements pursuant to the terms of Section 5 of the GLH Agreement. The Developer shall pay the County for the HI Development's proportionate use of the Improvements upon issuance of the Land Development Permit. Developer's payment shall be calculated as follows: a. The number of units impacted/benefitted from the Improvements (384 units), multiplied by the price per unit (\$800.00) for a total of \$307,200.00.

11. Easements.

- a. Developer shall convey to the County a utility easement for the water and wastewater utilities over any property owned by the Developer for the County to install, maintain, operate and monitor the water and wastewater utilities, within the private right-of-way including, but not limited to, waterlines, services, laterals, manholes, meters, lift station, sewer, remote monitoring and related utility structures.
- b. The grant of easement may be made by way of an easement agreement or the adoption and dedication of a duly approved and recorded plat pursuant to Chapter 177, Florida Statutes.

12. Term. The term of this Agreement shall be seven (7) years. Unless otherwise agreed upon by the parties in writing, this Agreement shall not be renewed automatically for successive terms.

13. Assignability. Either party may assign this Agreement. However, the rights granted herein shall run with the land and are not the personal property of the Developer. Therefore, while the Developer has the right under this Agreement to freely transfer the rights and obligations granted by this Agreement, the assignee shall not have the right to transfer these rights to another property unless this Agreement is amended in writing by the assignee and the County.

14. Permits and Approvals. The fact that this Agreement does not detail all laws, rules, regulations, permits, conditions, terms and restrictions that must be satisfied to complete the development contemplated by this Agreement shall not relieve any party, or its successors in interest, of the obligation to comply with the law governing such permit requirements, conditions, terms, and restrictions. Further, the County will not delay HI Development approvals and construction based on timing of water main extension construction. Notwithstanding the foregoing, the interests of any party may be mortgaged in connection with a mortgage of any portion of the Property.

15. Further Assurances. Each of the parties hereto agrees, to the extent permitted by law, to do, execute, acknowledge, and deliver, or cause to be done, executed, acknowledged, and delivered, all such further acts, and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto to the extent allowed and, in a manner, permitted by law. Without, in any manner, limiting the

specific rights and obligations set forth in this Agreement or illegally limiting or infringing upon the governmental authority of the County, the parties hereby declare their intention to cooperate with each other in affecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

16. Multiple Counterparts. This Agreement may be executed in a number of identical counterparts which, taken together, shall constitute collectively one (1) Agreement, but in the making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart executed by the party to be charged.

17. Severability; Invalid Provision. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable. This Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provisions had never compromised a part of this Agreement, and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such illegal, invalid, or unenforceable provisions or by its severance from this Agreement.

18. Recording of Agreement. This Agreement shall be recorded in the official records of Indian River County by the County within 14 days of execution of the agreement If recorded, the obligations defined in this Agreement shall run with the land and shall bind subsequent owners of the Property for the term of this Agreement.

19. Notices. Any notices or reports required by this Agreement shall be sent to the following:

For the County: County Administrator Indian River County
1801 27th Street Vero Beach, Florida 32960

With Copy to: Susan Prado County Attorney's Office
1801 27th Street Vero Beach, Florida 32960

For the Developer: DRP Bookbinder Multistate, LLC,
520 Madison Avenue, 21st Floor, New York, NY 10022

With copy to: David B. Galle, Esq.
33 S. Sixth Street, Suite 3600, Minneapolis, MN 55402

20. Governing Law and Jurisdiction. This Agreement shall be governed by the laws of the State of Florida and the laws of the United States pertaining to transactions in such state, and all actions arising out of this Agreement shall be brought in Indian River County, Florida, or, in the event of federal jurisdiction, the United States District Court for the Southern District of Florida. All of the parties to this Agreement have participated freely in

the negotiation and preparation hereof. Accordingly, this Agreement shall not be more strictly construed against any one of the parties hereto.

21. Authority. Each party hereto represents and warrants to the other that the execution of this Agreement and any other documents required or necessary to be executed pursuant to the provisions hereof are valid, binding obligations and are enforceable in accordance with their terms.

22. Captions. Captions, if included, in this Agreement are included for convenience only and are not to be considered in any construction or interpretation of this Agreement or an of its provisions.

23. Entire Agreement. This Agreement embodies the entire agreement between the parties relative to the subject matter hereof, and there are no oral or written agreements between the parties, nor any representations made by either party relative to the subject matter hereof, which are not expressly set forth herein.

24. Exhibits. All exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.

25. Time of Essence. Time is of the essence of this Agreement. If the final date of any period which is set out in any provision of this Agreement falls on a Saturday, Sunday or legal holiday under the laws of the State of Florida, then, in such event, the time of such period shall be extended to the next business day which is not a Saturday, Sunday or legal holiday.

26. Definitions. All pronouns shall be deemed to refer to the masculine, feminine, or neuter, singular or plural, as the identity of the party or parties may require.

27. Amendment. This Agreement may be modified only by a written instrument executed by all parties to the Agreement and pursuant to the requirements of Florida Statute.

[SEE FOLLOWING PAGES FOR SIGNATURES]

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

ATTEST:
Ryan L. Butler, Clerk of Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Joseph E. Flescher, Chairman

Approved:

John A. Titkanich, Jr.
County Administrator

Approved by BCC on: _____

Approval as to form and legal sufficiency:


Susan Prado, Deputy County Attorney

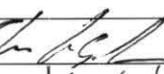
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

SWORN TO AND SUBSCRIBED before me by means of [] physical presence or [] remote online notarization, this _____ day of _____, 2025, by Joseph E. Flescher, who is Chairman of the Board of County Commissioners for Indian River County, Florida, and is authorized to execute this Agreement on behalf of Indian River County, Florida, and who is [] personally known to me, or [] has produced a driver's license as identification.

Notary Public

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Witness: #1

Signature: 

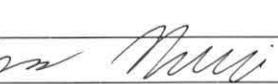
Print: John Kusiah

Address: 520 Madison Ave, 21st Fl
New York, NY 10022

DRP Bookbinder Multistate, LLC, a
Delaware Limited Liability Company

By: DRP BOOKBINDER HOLDCO, LLC, its
Sole Member

Witness: #2

Signature: 

Print: Angelo Nardulli

Address: 520 Madison Ave, 21st Fl
New York, NY 10022

By: DW General Partner, LLC, its Manager



Name: Houdin Honarvar

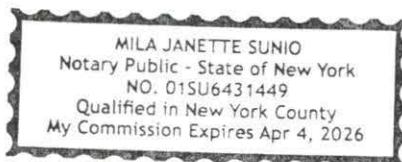
Its: Authorized Signatory

Address: 520 Madison Ave, 21st Fl
New York, NY 10022

STATE OF NEW YORK

COUNTY OF NEW YORK

SWORN TO AND SUBSCRIBED before me by means of [] physical presence or [] remote online notarization, this 19th day of February 2025, by Houdin Honarvar, who is the authorized signatory for DRP Bookbinder Multistate, LLC, a Delaware Limited Liability Company, by DRP Bookbinder Holdco, LLC, its Sole Member, by DW General Partner, LLC, its Manager, and is authorized to execute this Agreement on behalf of the company, and who is [] personally known to me, or [] has produced a driver's license as identification.





Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

Tracts 2, 7, & 8, Section 9, Township 33 South, Range 38 East, according to the last general plat of the lands of Indian River Farms Company Subdivision, as recorded in Plat Book 2, page 25, Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida, LESS that portion deeded by Quit Claim Deed to Indian River County, a political Subdivision of the State of Florida, in Official Records Book 2170, Page 447, Public Records of Indian River County, Florida.
CONTAINS 116.86 ACRES± (CALCULATED).

THIS LEGAL DESCRIPTION IS THE SAME AS FOLLOWS:

LEGAL DESCRIPTION BY SURVEYOR:

A PARCEL OF LAND BEING A PORTION OF TRACTS 2, 7 AND 8, SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY, FLORIDA, SAID PARCEL LYING IN INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 2; THENCE SOUTH 89 DEGREES 56 MINUTES 26 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS EAST, ALONG A LINE THAT IS 30.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 37 MINUTES 38 SECONDS EAST, ALONG A LINE THAT IS 30.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 1309.17 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 2; THENCE SOUTH 00 DEGREES 09 MINUTES 40 SECONDS WEST ALONG SAID EAST LINE OF TRACT 2, A DISTANCE OF 1300.86 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING THE NORTHWEST CORNER OF AFOREMENTIONED TRACT 8; THENCE SOUTH 89 DEGREES 37 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 1305.07 FEET TO A POINT THAT IS 30.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID TRACT 8 AND ALSO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2170, PAGE 447 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 20 MINUTES 30 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 1300.72 FEET TO A POINT THAT IS 30.00 FEET WEST AND 30.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT 8; THENCE NORTH 89 DEGREES 38 MINUTES 17 SECONDS WEST, ALONG A LINE THAT IS 30.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF AFOREMENTIONED TRACTS 7 AND 8, A DISTANCE OF 2601.94 FEET TO A POINT ON A LINE THAT IS 30.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID TRACT 7; THENCE NORTH 00 DEGREES 01 MINUTES 10 SECONDS WEST, ALONG A LINE THAT IS 30.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID TRACTS 2 AND 7, A DISTANCE OF 2601.99 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

EXHIBIT "B"
GLH DEVELOPER'S AGREEMENT

AGREEMENT BETWEEN
INDIAN RIVER COUNTY, FLORIDA
AND
GO LIFE HOLDING LLC
FOR
VENETIAN GROVE

FOR THE COST SHARE OF OFF-SITE UTILITIES

THIS AGREEMENT FOR THE COST SHARE OF OFF-SITE UTILITIES, is made by and between **INDIAN RIVER COUNTY**, a political subdivision of the State of Florida, the address of which is 1801 27th Street, Vero Beach, Florida 32960 (the "County") and **GO LIFE HOLDING LLC**, a Florida limited liability company, the address of which is 305 Julia Street, New Smyrna Beach, Florida 32168 (the "Developer"), for **VENETIAN GROVE**, and is effective upon execution by the last of the parties hereto (the "Agreement").

RECTIALS:

WHEREAS, Developer is the owner of approximately 239 acres located at 12th Street, Vero Beach, and as more specifically described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, Developer proposes to develop the Property into a total of nine hundred (900) single-family residential units pursuant to the approved Venetian Grove Subdivision, which is the subject of Ordinance No. _____; and

WHEREAS, Developer, in conjunction with the construction improvements at Venetian Grove, is providing water and wastewater facilities to the Property; and

WHEREAS, County requires off-site utility improvements to connect to the regional watermain and force main; and

WHEREAS, impacts of development on utility facilities can be mitigated by the cooperative efforts of public and private sectors; and

WHEREAS, the off-site utility improvements constructed by Developer will advance the implementation of the County's adopted Indian River County Master Plan Update; and

WHEREAS, Developer shall complete construction of the off-site utility improvements in the form of installation of a twelve inch (12") watermain extension generally from the vicinity of 8th Street and 90th Avenue to the vicinity of 8th Street and 98th Avenue, which can either be

accomplished by boring under I-95 or by going south along 90th Ave to 4th Street, then along 4th Street from 90th to 98th and then back up 98th, which is anticipated to be done through open cut along existing roadways (the “Off-Site Utility Improvements”); and

WHEREAS, the proposed Off-Site Utility Improvements are a system safety enhancement that County has desired to implement and is anticipated to help improve the system for all area customers; and

WHEREAS, County deems it to be in the public interest to recognize the construction by Developer for the future improvement of the utility system in the portion of the County in which the Property is located; and

WHEREAS, other alignment option may be considered to get from the vicinity of 8th Street and 90th Avenue to the vicinity of 8th Street and 98th Avenue, based on route feasibility; and

WHEREAS, County has determined that Developer is making binding commitments for itself and its successors and assigns in the Property to County as set forth herein to accommodate the impacts of the Development; and

WHEREAS, Florida law allows for the County's execution of this Agreement;

WHEREAS, this Agreement strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation and comprehensive planning and reduces the costs of development; and

WHEREAS, Developer seeks by this Agreement to set forth Developer's obligation regarding construction of future utility improvements within the project's impact area; and

WHEREAS, County agrees to reimburse Developer, as provided herein, for the Developer's installation of the Off-Site Utility Improvements.

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein and other good and valuable consideration, the County and Developer agree as follows:

1. Findings of Fact. The foregoing recital statements are true and correct and incorporated herein by reference as Findings of Fact.

2. Purpose. The purpose of this Agreement is to:

- a. Satisfy the requirements of UCP No. 3626 for the Venetian Grove Subdivision; and
- b. Recognize the utility improvements to be constructed by Developer and partially reimbursed by County as providing significant benefit to the impacted utility system in the area of the development; and
- c. Secure utility availability for nine hundred (900) single-family units.

3. Changes in Densities and Intensities. Amendments to the zoning classification, permits or other approvals for Venetian Grove from time-to-time, which do not increase the utility impacts beyond the development densities proposed or allowed herein or the equivalent thereof, shall not affect the validity or vary the terms of this Agreement. If a zoning change is made that in any way increases such water and sewer impacts as set forth herein, this Agreement shall not be effective only as to the incremental development causing the increased impacts, but such incremental development shall not limit or impair any rights, privileges and benefits afforded by this Agreement.

4. Off-Site Utility Improvements. The Developer shall construct the Off-Site Utility Improvements substantially as described hereinabove and otherwise as directed by the Indian River County Utilities Department. The County shall reimburse the Developer for a portion of the Off-Site Utility Improvements, as set forth herein. Developer shall submit final plans for construction of off-site utility improvements to the County prior to commencement of construction, which final plans may propose a different route for Off-Site Utility Improvements, and the County shall have 30 days to review, amend and/or approve said plans. The Developer shall construct the Off-Site Utility Improvements in accordance with the following schedule:

- a. Design completed by the time of issuance of a building permit for the 200th home; and
- b. Construction initiated by time of issuance of a building permit for the 300th home; and
- c. Construction completed by no later than the time of the issuance of a building permit for the last home in Phase 2

* Phasing of the Project anticipated to be:

Phase 1	251 homes
Phase 2	340 homes
Phase 3	309 homes

Any changes to this phasing schedule will be an amendment to this Agreement per Section 11 herein. Developer agrees that failure to meet the above schedule may result in the County placing a hold on issuance of building permits.

5. Reimbursement. The County shall reimburse the Developer an amount equal to sixty percent (60%) of the total cost of design, permitting, construction and installation of the Off-Site Utility Improvements (the "Improvements Expenses"). The Developer shall have the right to submit an invoice, together with reasonable supporting documentation, to the County each month for the County's sixty percent (60%) share of all of the Improvements Expenses incurred by the Developer for the immediately preceding month, and the County shall pay its sixty percent (60%) share of such Improvements Expenses per the Florida Local Government Prompt Payment Act. The reimbursement rate of sixty percent (60%) is calculated based upon the estimated "developable" number of homes that could be built in the surrounding area (based on acreage with the existing urban service boundary) including the Venetian Grove development to be approximately 2211 homes with Venetian Grove proposing to develop around 900 homes.

6. Easements.

- a. The Developer shall convey to the County a utility easement for the water and wastewater utilities over any property owned by the Developer for the County to install, maintain, operate and monitor the water and wastewater utilities, within the private right-of-way including, but not limited to, waterlines, services, laterals, manholes, meters, lift station, sewer, remote monitoring and related utility structures.
- b. The grant of easement may be made by way of an easement agreement or the adoption and dedication of a duly approved and recorded plat pursuant to Chapter 177, Florida Statutes.

7. Indemnification. The Developer hereby releases and holds harmless the County, and the County's officers, employees, agents, from and against any and all claims for damages, costs, third party claims, judgments, and expense to persons or property that may arise out of, or be occasioned by, any work by Developer or its contractors or subcontractors within or on the Property, or from any act or omission of any representative, agent, client, and/or employee of Developer with respect to such work, and Developer shall indemnify the County against any such claims and any judgments that may be entered in connection therewith, including attorneys' fees.

8. Reserved.

9. Term. The term of this Agreement shall be seven (7) years. Unless otherwise agreed to by the parties in writing, this Agreement shall not be renewed automatically for successive terms.

- a. Once any construction has been initiated under this Agreement by Developer, the obligations of the County, including the obligation to reimburse Developer under Section 5 hereof, and the rights granted to Developer hereunder, shall survive the termination of this Agreement and shall continue until such construction is complete.
- b. [Intentionally Deleted].

10. Definitions. All pronouns shall be deemed to refer to the masculine, feminine, or neuter, singular or plural, as the identity of the party or parties may require.

11. Amendment. This Agreement may be modified only by a written instrument executed by all parties to the Agreement.

12. Assignability. Either party may assign this Agreement. However, the rights granted herein shall run with the land and are not the personal property of the Developer. Therefore, while the Developer has the right under this Agreement to freely transfer the rights and obligations granted by this Agreement, the assignee shall not have the right to transfer these rights to another property unless this Agreement is amended in writing by the assignee and the County.

13. Authority. Each party hereto represents and warrants to the other that the execution of this Agreement and any other documents required or necessary to be executed pursuant to the provisions hereof are valid, binding obligations and are enforceable in accordance with their terms.

14. Captions. Captions, if included, in this Agreement are included for convenience only and are not to be considered in any construction or interpretation of this Agreement or an of its provisions.

15. Entire Agreement. This Agreement embodies the entire agreement between the parties relative to the subject matter hereof, and there are no oral or written agreements between the parties, nor any representations made by either party relative to the subject matter hereof, which are not expressly set forth herein.

16. Governing Law and Jurisdiction. This Agreement shall be governed by the laws of the State of Florida and the laws of the United States pertaining to transactions in such state, and all actions arising out of this Agreement shall be brought in Indian River County, Florida, or, in the event of federal jurisdiction, the United States District Court for the Southern District of Florida. All of the parties to this Agreement have participated freely in the negotiation and preparation hereof. Accordingly, this Agreement shall not be more strictly construed against any one of the parties hereto.

17. Permits and Approvals. The fact that this Agreement does not detail all laws, rules, regulations, permits, conditions, terms and restrictions that must be satisfied to complete the development contemplated by this Agreement shall not relieve any party, or its successors in interest of the obligation to comply with the law governing such permit requirements, conditions, terms, and restrictions. Notwithstanding the foregoing, the interests of any party may be mortgaged in connection with a mortgage of any portion of the Property.

18. Multiple Counterparts. This Agreement may be executed in a number of identical counterparts which, taken together, shall constitute collectively one (1) Agreement, but in the making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart executed by the party to be charged.

19. Further Assurances. Each of the parties hereto agrees, to the extent permitted by law, to do, execute, acknowledge, and deliver, or cause to be done, executed, acknowledged, and delivered, all such further acts, and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto to the extent allowed and in a manner permitted by law. Without in any manner limiting the specific rights and obligations set forth in this Agreement or illegally limiting or infringing upon the governmental authority of the County, the parties hereby declare their intention to cooperate with each other in affecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

20. Exhibits. All exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.

21. Recording of Agreement. This Agreement may be recorded in the official records of Indian River County by the County. If recorded, the obligations defined in this Agreement shall run with the land and shall bind subsequent owners of the Property for the term of this Agreement.

22. Severability; Invalid Provision. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable. This Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provisions had never compromised a part of this Agreement, and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such illegal, invalid, or unenforceable provisions or by its severance from this Agreement.

23. Notices. Any notices or reports required by this Agreement shall be sent to the following:

For the County:

County Administrator
Indian River County
1801 27th Street
Vero Beach, Florida 32960

For the Developer:

Go Life Holding LLC
305 Julia Street
New Smyrna Beach, Florida 32168

With copy to:

Amy Marie Vo, Esq.
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, Florida 32080

24. Time of Essence. Time is of the essence of this Agreement. If the final date of any period which is set out in any provision of this Agreement falls on a Saturday, Sunday or legal holiday under the laws of the State of Florida, then, in such event, the time of such period shall be extended to the next business day which is not a Saturday, Sunday or legal holiday.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

ATTEST:

Ryan L. Butler, Clerk of Court and Comptroller

BY: _____

Deputy Clerk

Approved :



John A. Titkanich, Jr.
County Administrator

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA

By: _____


Joseph H. Earman, Chairman

Date: September 12, 2023

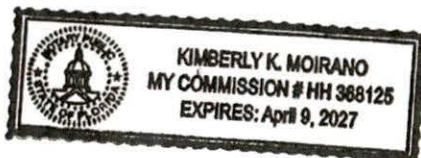
Approved as to form and legal sufficiency:



William K. DeBral
County Attorney

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument is hereby acknowledged before me by remote online notarization or physical presence on this 26th day of September, 2023, by Joseph H. Earman, who is the Chairman of the Board Of County Commissioners for Indian River County, Florida, and is authorized to execute this Agreement on behalf of Indian River County, Florida. He is known to me and (did/did not) take an oath.



Kimberly K. Moirano
NOTARY PUBLIC, State of Florida

Name: _____

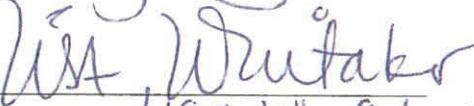
My Commission Expires: _____

My Commission Number is: _____

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Witness:

GO LIFE HOLDING, LLC, a Florida limited liability company

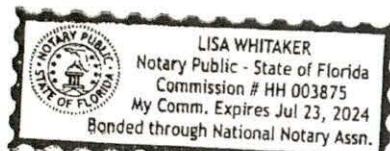

Name: Amy M. No

Name: Lisa Whitaker
Name: Lisa Whitaker

By: 
Name: Jeffrey Terwilliger
Its: Member

Date: 9-1-23

STATE OF Florida
COUNTY OF St. Johns.

The foregoing instrument is hereby acknowledged before me by remote online notarization or physical presence on this 1 day of September, 2023, by Jeffrey Terwilliger, who is the Member of Go Life Holding LLC, a Florida limited liability company, on behalf of the company. He/She has produced PL DL as identification and (did/did not) take an oath.




NOTARY PUBLIC, State of _____
Name: _____
My Commission Expires: _____
My Commission Number is: _____

EXHIBIT A

LEGAL DESCRIPTION

Parcel I:

The South 1/2 of Tract 11, Section 10, Township 33 South, Range 38 East, according to the last general Plat of lands of Indian River Farms Company filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, recorded in Plat Book 2, at Page 25, said lands now lying and being in Indian River County, Florida.

Parcel II:

The North 1/2 of Tract 11, Section 10, Township 33 South, Range 38 East, according to the last general Plat of lands of Indian River Farms Company filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, recorded in Plat Book 2, at Page 25, said lands now lying and being in Indian River County, Florida.

Parcel III:

All of Tract 12 and the West 1/2 of Tract 13, Section 10, Township 33 South, Range 38 East, according to the last general Plat of lands of Indian River Farms Company filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, at Page 25; said lands now lying and being in Indian River County, Florida.

AND

The East 1/2 of Tract 13, Section 10, Township 33 South, Range 38 East, according to the last general plat of land of Indian River Farms Company filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, recorded in Plat Book 2, at Page 25; said lands now lying and being in Indian River County, Florida.

Parcel IV:

The West 10 acres of the East 1/2 of Tract 14 and the West 1/2 of Tract 14, Section 10, Township 33 South, Range 38 East, according to the last general plat of lands of Indian River Farms Company filed in the Office of the Clerk of the Circuit Court of St Lucie County, Florida, recorded in Plat Book 2, at Page 25; said lands now lying and being in Indian River County, Florida.

AND

The East 1/2 of Tract 14, LESS the West 10 acres thereof, Section 10, Township 33 South, Range 38 East, according to the last general plat of lands of Indian River Farms Company filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, recorded in Plat Book 2, at Page 25; said lands now lying and being in Indian River County, Florida.

Parcel V:

The North 1/2 of the following described property:

Tracts 3 and 6, Section 10, Township 33 South, Range 38 East, according to the last general plat of lands of Indian River Farms Company filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, recorded in Plat Book 2, at Page 25; said lands now lying and being in Indian River County, Florida, together with an Easement for ingress and egress over the Westerly 20 feet of the South 1/2 of the following described property:

Tracts 3 and 6, Section 10, Township 33 South, Range 38 East, according to the last general Plat of lands of Indian River Farms Company filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, recorded in Plat Book 2, at Page 25; said lands now lying and being in Indian River County, Florida.

Parcel VI:

The South 1/2 of the following described property:

Tracts 3 and 6, Section 10, Township 33 South, Range 38 East, according to the last general Plat of land of Indian River Farms Company filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, recorded in Plat Book 2, at Page 25; said lands now lying and being in Indian River County, Florida.

EXHIBIT "C"
DEVELOPMENT PERMITS APPROVED OR NEEDED
TO BE APPROVED FOR THE DEVELOPMENT

- Indian River County Preliminary Plat
- Indian River County Land Clearing Permit
- Indian River County Tree Removal Permit
- Indian River County Concurrency Approval
- Indian River County Type "A" Stormwater Permit
- Indian River County Right-of-Way Permit
- Indian River County Utility Connection Permit
- FDEP Domestic Water Connection Permit
- FDEP Wastewater Connection Permit
- St. Johns Water Management District ERP
- Indian River Farms Water Control District Drainage Connection Permit
- FDOT Utility Permit