

FIGURE 1 – LOCATION MAP

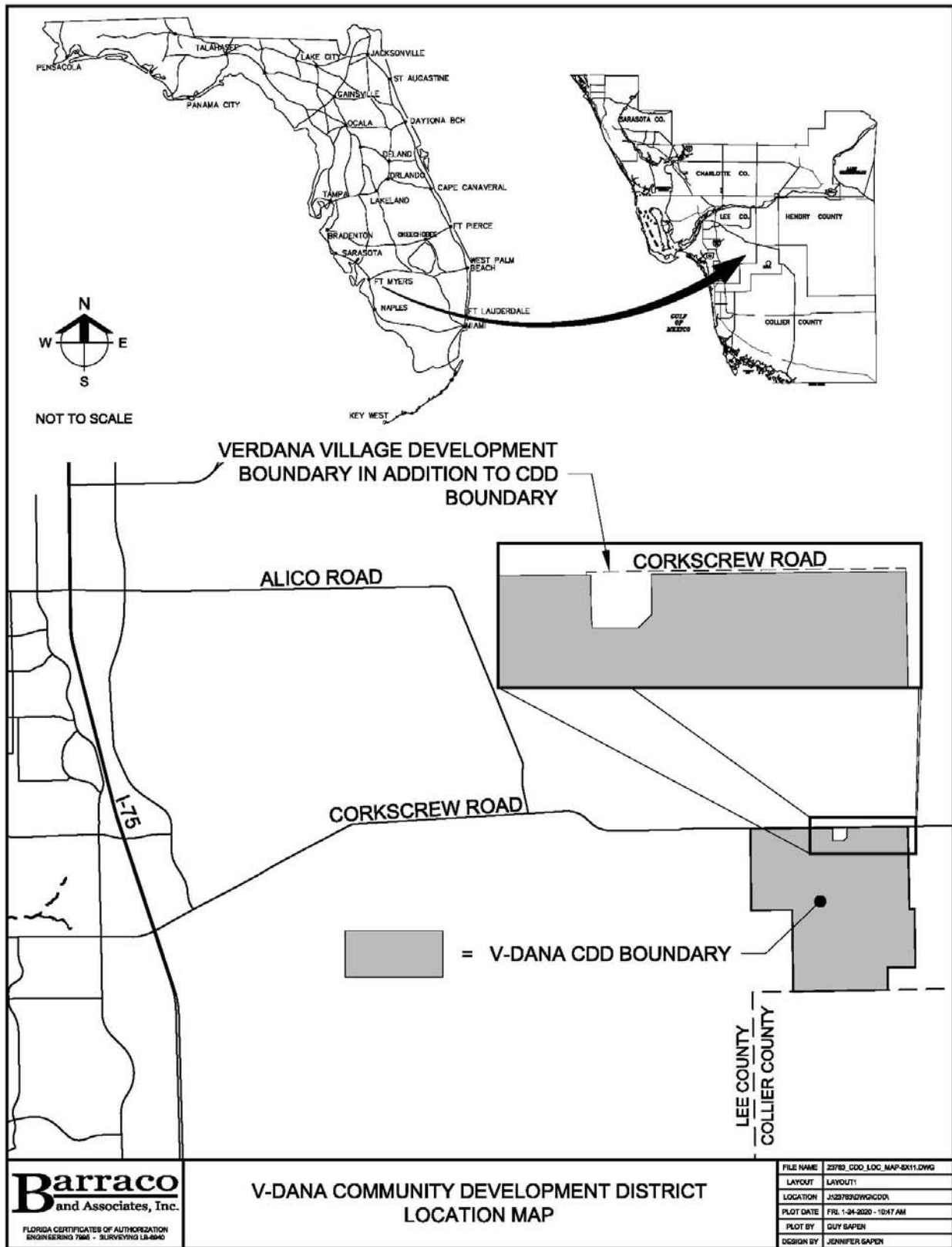


TABLE 1 –PROJECTED LAND USE AND PROJECT TYPES				
	Total Development		District	
Allowable Use	2,400 Residential Units and 100,000 s.f. Commercial		2,400 Residential Units	
Total Acreage	±2,138 ac (Including ±17 ac of Commercial and ±6 ac of Right-of-Way)		±2,115 ac	
<u>Land Use:*</u>				
Wet Water Management	165 ac	7.7 %	165 ac	7.8 %
Dry Water Management	69 ac	3.2 %	66 ac	3.1 %
Buildings	250 ac	11.7 %	248 ac	11.7 %
Pavement	129 ac	6.1 %	122 ac	5.8 %
Open Space	323 ac	15.1 %	312 ac	14.8 %
Preserve	1,178 ac	55.1 %	1,178 ac	55.7 %
Buffer Lakes	24 ac	1.1 %	24 ac	1.1 %
TOTAL:	±2,138 ac	100%	±2,115 ac	100%

* Values obtained from SFWMD ERP Submittal and Lee County Zoning Application

1.3 The V-Dana Community Development District

The petition to establish this District was submitted to Lee County on October 2, 2019. On November 26, 2019, the Lee County Department of Community Development determined the application was sufficient and provided the County Attorney’s Office with a staff report for review. The District was created by Ordinance No. 20-03, which was enacted by the Board of County Commissioners of Lee County, Florida on March 3, 2020, and became effective on March 5, 2020 (herein, the “Establishing Ordinance”). The District has been established by and operates in accordance with the Establishing Ordinance, and pursuant to the provisions of Chapter 190, Florida Statutes for the purpose of planning, financing, constructing, operating and maintaining public infrastructure for the lands comprising the community development within the jurisdiction of the District. The District will also possess the authority to issue Bonds for the purpose of acquiring and constructing certain public infrastructure improvements and to levy taxes, assessments, rates and charges to pay for the construction, acquisition, operation and maintenance of the public improvements.

The District consists of ±2,115 acres and is located within Sections 29, 30, 31 and 32, Township 46 South, Ranges 26 and 27 East in Lee County, Florida. It

is bordered by the Collier County boundary line to the south; Six L's Farm Road to the west; Corkscrew Road to the north; and Carter Road to the east.

The District is governed by a five (5) member Board of Supervisors.

Management of the District shall be performed on a contractual basis by a company specializing in special district management, currently Meritus Districts. The District Manager oversees the operation and maintenance of the District, as supervised by the Board of Supervisors of the District.

1.4 Report Assumptions

In the preparation of this report, Barraco and Associates, Inc. relied upon information provided by the current Developer. While Barraco and Associates, Inc. has not independently verified the information provided by outside sources, there is no apparent reason to believe the information provided by others is not valid for the purposes of this report.

II. DEVELOPMENT BOUNDARY

2.1 Property Boundary

The Development is located within Sections 29, 30, 31 and 32, Township 46 South, Ranges 26 and 27 East in Lee County, Florida. It is bordered by the Collier County boundary line to the south; Six L's Farm Road to the west; Corkscrew Road to the north; and Carter Road to the east. The land area of the Development is ±2,138 acres. The land area of the District is ±2,115 acres.

2.2 Existing Infrastructure

Extension of existing infrastructure outside of the boundaries of the District will make up a portion of the improvements to be constructed and/or acquired by the District and financed with proceeds from the Bonds. There is no existing infrastructure known to exist within the Development or District boundary.