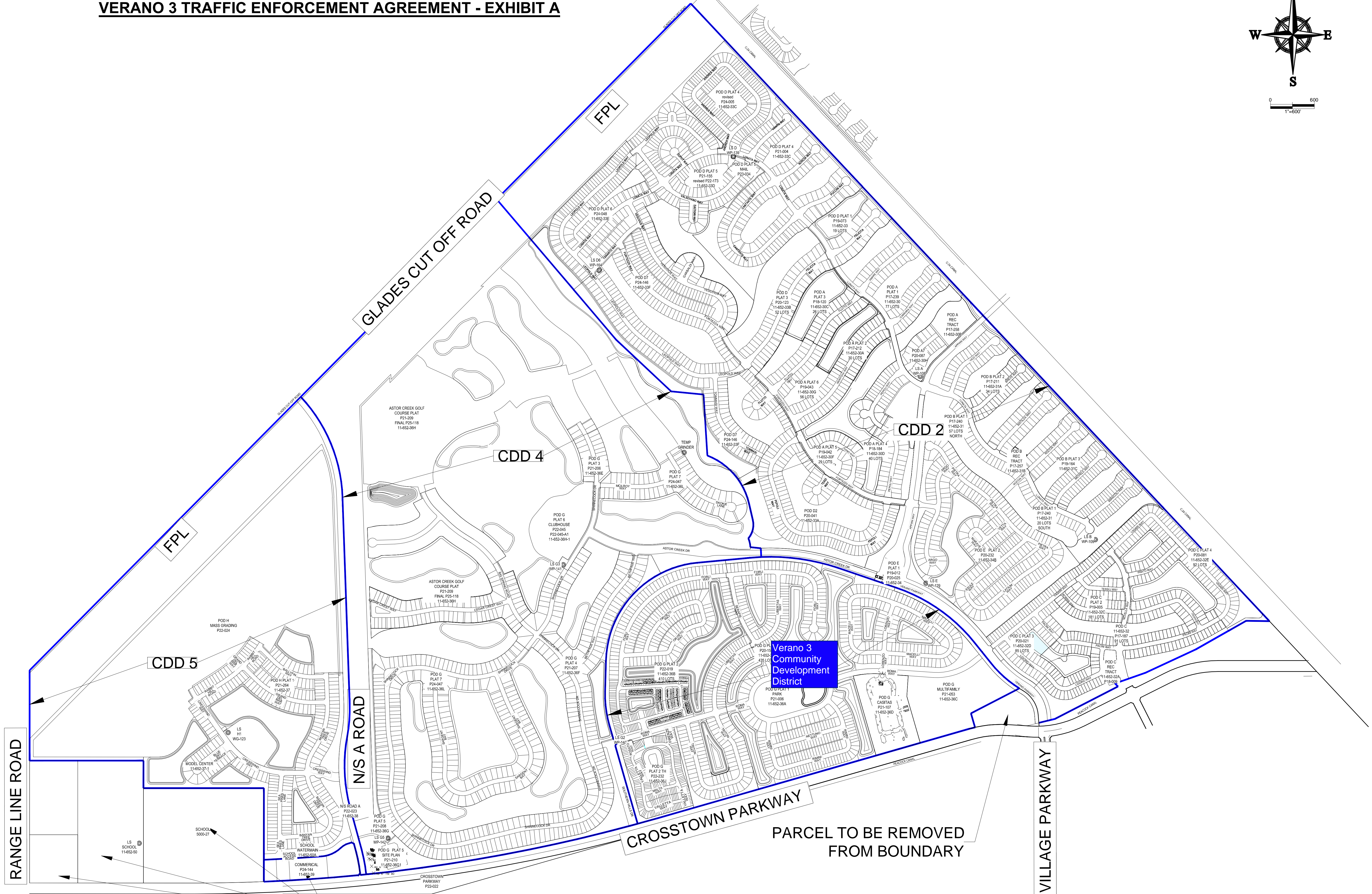
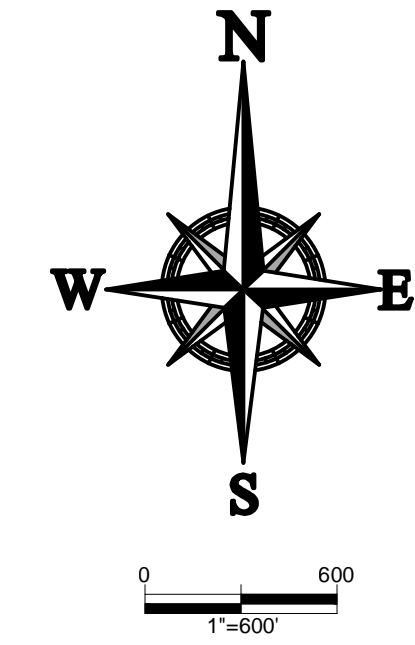


VERANO 3 TRAFFIC ENFORCEMENT AGREEMENT - EXHIBIT A



FILE: C:\Users\miller@shortmills.com\Documents\Projects\Stuart\525-300\Kolar\Verano\CDD\VERANO MASTER CDD WITH STREET NAMES.dwg

BRANDON ULMER No. 68345 PROFESSIONAL ENGINEER STATE OF FLORIDA	
CITY OF PORT ST LUCIE AND PSL/SUD MASTER PROJECT NUMBERS THIS SHEET DRAWN BY: MJL CHECKED BY: BMU APPROVED BY: BMU SCALE: SEE SHEET	Mills, Short & Associates Civil & Structural Engineering Land Planning & Landscape Architecture Jupiter Office 1095 Jupiter Park Drive, Suite 10 Jupiter, Florida 33458 PH: 561.406.0007 www.MillsShortAssociates.com Vero Beach Office 700 22nd Place, Suite 2C/2D Vero Beach, Florida 32960
PROJ. NO. DATE SHEET NO.	PSL-01



VERANO 3 TRAFFIC ENFORCEMENT AGREEMENT - EXHIBIT B

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/21/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Egis Insurance & Risk Advisors 250 International Parkway Suite 260 Lake Mary FL 32746		CONTACT NAME: Sara Wilson PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: swilson@egisadvisors.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Florida Insurance Alliance	NAIC # 33467
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	
INSURED Verano Center Community Development District 3 c/o GMS-SF, LLC 5385 N. Nob Hill Rd. Sunrise FL 33351			

COVERAGES**CERTIFICATE NUMBER:** Master Liab**REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	1001251097	10/01/2025	10/01/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ Included
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 1,000,000
							Employee Benefits Per	\$ 1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			1001251097	10/01/2025	10/01/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Public Officials Liability			1001251097	10/01/2025	10/01/2026	Per Claim	1,000,000
							Aggregate	2,000,000
							Deductible	\$0

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Port St. Lucie, City's Officers, agents, and employees are named as Additional Insured with respect to General Liability for Verano 3 Community Development District for the traffic control and enforcement of its private roads. Further a Waiver of Subrogation is in favor of the Additional Insured and includes the required Primary and Non-Contributory wording. Note: The most we will pay is further limited by the limitation set forth in Section 768.28(5), Florida Statutes (2010) or equivalent limitations of successor law which are applicable at the time of loss. A minimum 30 days notice will be provided to the Certificate Holder for coverage cancellation.

CERTIFICATE HOLDER**CANCELLATION**

City of Port St. Lucie 121 SW Port St. Lucie Blvd Port St. Lucie FL 34984	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Mills, Short & Associates

Civil & Structural Engineering
Land Planning & Landscape Architecture

DESIGN CERTIFICATION

I, *Brandon Ulmer, PE*, a Professional Engineer duly registered and in good standing with the State of Florida hereby certify to the Verano Community Development District #2-5 (Verano CCD) that the design of the traffic control and pavement markings for the *Verano Community Development District #2-5 (Phases complete as of this letter)* were performed under my direct supervision and control, and to the best of my professional knowledge and belief complies with the applicable Laws of the State of Florida and the applicable regulations and ordinances of the City of Port St. Lucie, Florida, and further meets the Design Standards as set forth in the 2009 U.S. DOT FHWA *Manual of Uniform Traffic Control Devices (MUTCD)*, Revision 2, (2012), except as may be noted herein. Evidence of acceptance by the City of Port St. Lucie to any such deviation prior to its installation is attached hereto and made a part hereof.

Specifically included in this certification, I hereby attest that the placement of any pavement markings and/or traffic control devices meet the requirements of the MUTCD with regard to number, size, colors, shape, installed heights and locations specified in the MUTCD and additionally meet and/or maintain any additional site specific pedestrian access, roadway clear zone requirements and visible site triangles. I further certify that the number and locations thereof, are consistent with, and in accordance with the plans and specifications for the project approved by the City of Port St. Lucie, the drawings for which are referenced and attached hereto. All local streets are assumed 25 mph, all access points have been signed accordingly.

Deviations to the design standards contained in the MUTCD include:

1. None

This design was done using standard engineering design and practices and there is reasonable assurance, in my professional judgment, when properly constructed, maintained, and operated will perform all functions for which it is intended. I therefore affix my seal this 6th day of February 2026.

Sincerely,

Brandon Ulmer, PE

Date: 2-6-2026

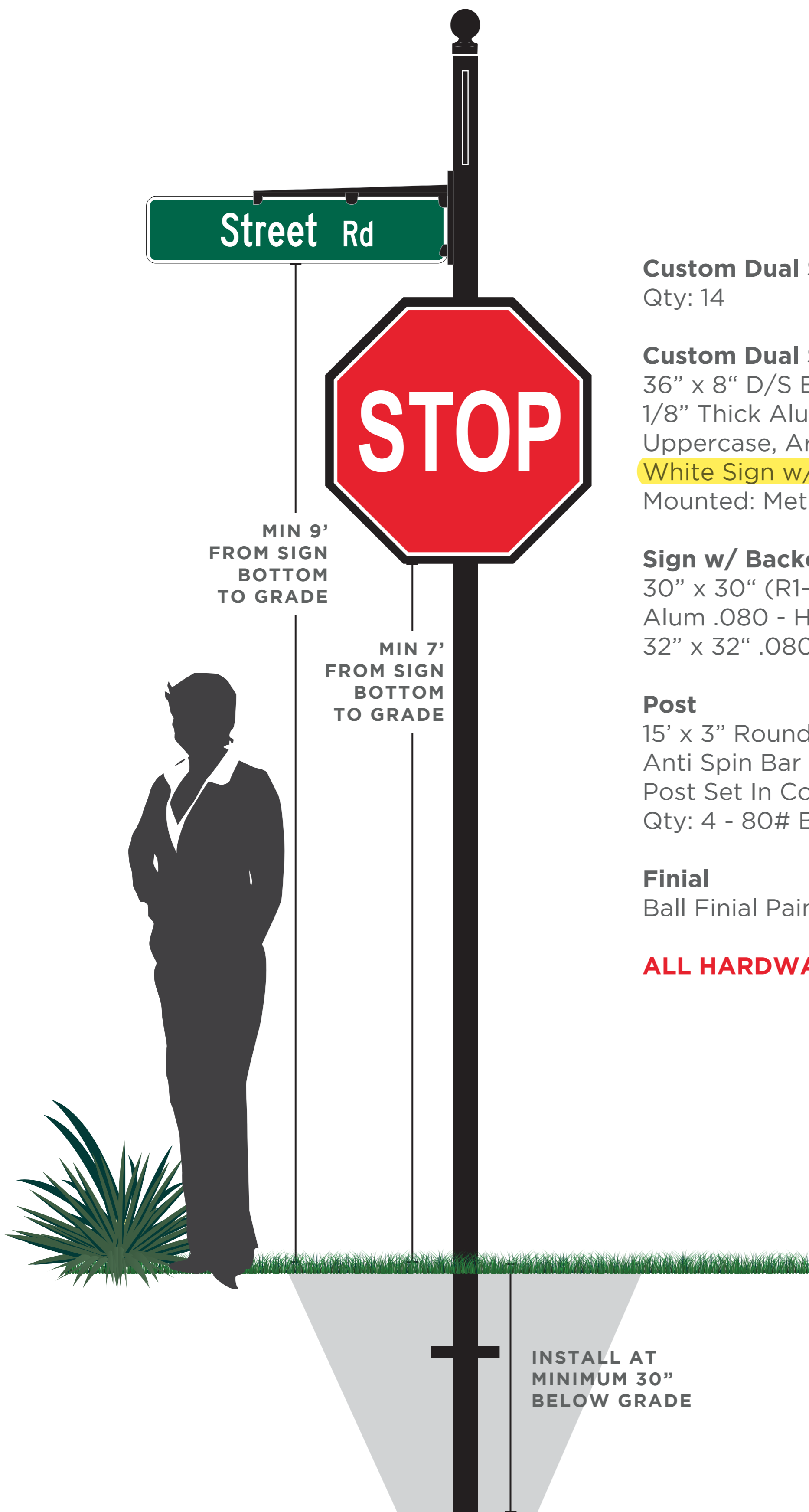
(seal)

Brandon Ulmer

Digitally signed by Brandon Ulmer
DN: CN=Brandon Ulmer,
dnQualifier=A01410D0000019A03185279000B3970,
O=Mills Short Associates, C=US
Location: FL PE 68345
Contact Info: MSA CA 30698
Date: 2026.02.06 10:45:11-05'00'

Registration No.: 68345
Mills Short and Associates
1095 Jupiter Park Drive Suite 10
Jupiter FL 33458

Encl: Other Supporting Documents: i.e. typical sign cut sheets as needed



Custom Dual Street Blade/Stop Combo

Qty: 14

Custom Dual Street Blades

36" x 8" D/S Blades (2 D/S Blades per post)

1/8" Thick Alum - HI Reflective Vinyl

Uppercase, Arial Typeface

White Sign w/ Black Lettering

Mounted: Metro Wing Bracket Painted

Sign w/ Backer

30" x 30" (R1-1) Stop Sign

Alum .080 - HI Reflective Vinyl

32" x 32" .080 Alum. Backer Painted

Post

15' x 3" Round Smooth Post Painted

Anti Spin Bar

Post Set In Concrete For Stability

Qty: 4 - 80# Bags

Finial

Ball Finial Painted Black

ALL HARDWARE PAINTED



PAINT





A

Stop Signs

Qty: 4

Sign w/ Backer

30" x 30" (R1-1) Stop Sign
Alum .080 - HI Reflective Vinyl
32" x 32" .080 Alum. Backer Painted

Post

13' x 3" Round Smooth Post Painted
Anti Spin Bar
Post Set In Concrete For Stability
Qty: 4 - 80# Bags

Finial

Ball Finial Painted Black

ALL HARDWARE PAINTED

MIN 7'
FROM SIGN
BOTTOM
TO GRADE

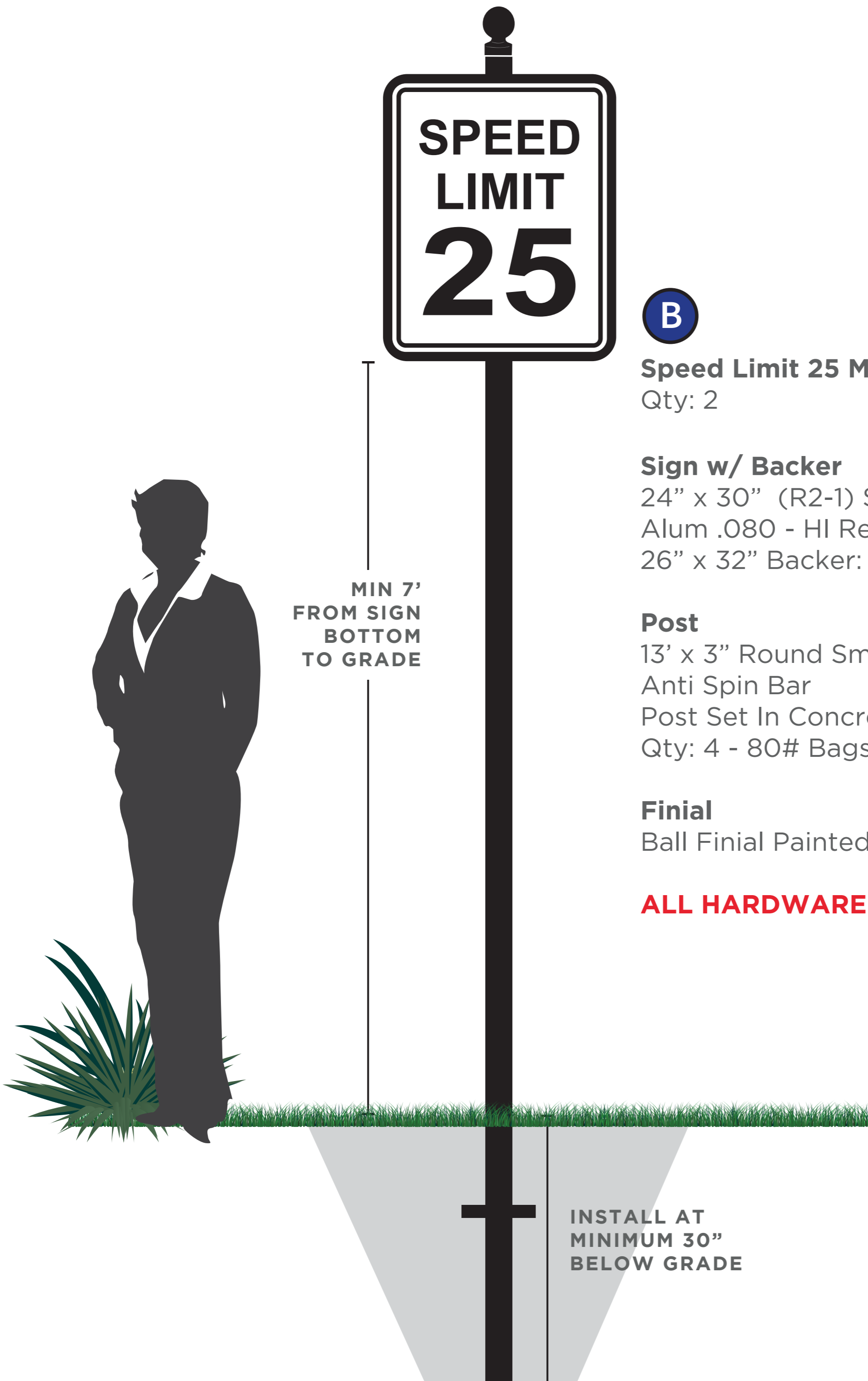


INSTALL AT
MINIMUM 30"
BELOW GRADE



PAINT





B

Speed Limit 25 MPH Sign

Qty: 2

Sign w/ Backer

24" x 30" (R2-1) Speed Limit 25 MPH Sign

Alum .080 - HI Reflective Vinyl

26" x 32" Backer: 080 Aluminum Painted

Post

13' x 3" Round Smooth Post Painted

Anti Spin Bar

Post Set In Concrete For Stability

Qty: 4 - 80# Bags

Finial

Ball Finial Painted Black

ALL HARDWARE PAINTED

**Backers
Painted
Black
(gloss)**

PAINT

**Black
(gloss)**

WARNING

**SIGN THEFT OR VANDALISM PUNISHABLE
BY \$500 FINE 60 DAYS OR BOTH
FLORIDA STATUTES CHAPTERS
316.0775 & 316.655**

DATE OF FABRICATION

MONTH	1	2	3	4	5	6	7	8	9	10	11	12
YEAR	18	19	20	21	22	23	24	25	26	27	28	29

SHEETING MFG.
3M AVERY

FDOT

SHEETING TYPE
EG HI DG

MONTH	1	2	3	4	5	6	7	8	9	10	11	12
DAY	1	2	3	4	5	6	7	8	9	10	11	12
	13	14	15	16	17	18	19	20	21	22	23	24
	25	26	27	28	29	30	31					
YEAR	18	19	20	21	22	23	24	25	26	27	28	29

DATE OF INSTALLATION



**DAMAGED/MISSING SIGNS
CALL 407-830-8861**

DOT Decal

Qty: 20

3"x3.25"

Digital Print (Oracal) w/Gloss Lam
Media Only

*Installed on the backs
of all Finished Street Signs