

FL Certificate of Authorization No. 7538  
10305 NW 41 Street  
Suite 103  
Doral, Florida 33178  
Tel. (305) 640-1345 Fax (305) 640-1346  
E-Mail: [Juan.Alvarez@AlvarezEng.com](mailto:Juan.Alvarez@AlvarezEng.com)

Alvarez Engineers, Inc.

June 30, 2015

Mr. Neil Kalin  
District Manager  
Grand Bay at Doral Community Development District  
Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Year 2015 Engineer's Report Regarding the Status of the Series 2007A and 2007B Project**

Dear Mr. Kalin:

For the purpose of complying with Section 10.12 of the Master Trust Indenture between Grand Bay at Doral Community Development District (the "District" or "CDD") and Regions Bank dated August 1, 2007, Alvarez Engineers has conducted inspections of the portions of the Series 2007A and 2007B Project (the "2007 Project") that are currently owned by the District.

The 2007 Project is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on April, 4, 2007 and Amended on July 17, 2007 (the "2007 Engineer's Report"). Copies of the Master Trust Indenture and the 2007 Engineer's Report are included in the Limited Offering Memorandum of July 27, 2007.

This Year 2015 Engineer's Report sets forth the following:

1. Our findings as to whether such portions of the 2007 Project owned by the CDD have been maintained in good repair, working order and condition.
2. Our recommendations as to the proper maintenance, repair and operation of the portions of the 2007 Project owned by the District during the ensuing Fiscal Year and an estimate of the amount of money necessary for such purposes.

**Location of the 2007 Project and Portions Owned by the CDD:**

The 2007 Project is located within the original boundaries of the District illustrated in Exhibit 1.

The District purchased in August of 2007 from Century Grand I, LLLP (the "Original Landowner"), 68.49 acres of environmental conservation land (the "Conservation Area") and 38.50 acres of unimproved road right of ways (the "CDD Right of Ways"). Both the Conservation Area and the CDD Right of Ways purchased in 2007 were entirely contained within the original boundaries of the District. As of the date of this report, the CDD still owns the Conservation Area in its original configuration, but the CDD Right of Ways were modified to accommodate the configuration of the developments known as Grand Bay North and South. In 2014 the CDD

entered into a land swap agreement with Flordade LLC and in October of 2014 special warranty deeds were executed and recorded to effectuate the swap. Exhibit 2 of this Engineer's Report illustrates the location of the Conservation Area and the original configuration of the CDD Right of Ways. For the revised configuration of the CDD Right of Ways, refer to the special warranty deeds between the CDD and Flordade LLC recorded at ORB 29415, PG 4284 and ORB 29371, PG 4462.

### **State of the Properties Owned by the District**

The portion of the CDD Right of Ways located outside of Grand Bay North remain undeveloped as of the date of this report and therefore there is nothing to be maintained. The Conservation Area is being maintained monthly by the CDD.

### **Maintenance Recommendations and Costs**

The District has an agreement with Lake and Wetland Management, Inc., a firm that specializes in wetland maintenance, to remove trash and the invasive exotic plants that grow in the Conservation Area to keep them under control. The services are performed monthly. The District has budgeted in the Fiscal Year budget for the 2007A and 2007B Project (a.k.a. "Grand Bay Proper"), \$24,855 for Conservation Area upkeep, \$3,126 for maintenance contingency, \$5,500 for miscellaneous maintenance, \$6,600 for lawn and landscaping services of the median of NW 90 Street between NW 107 and 102 avenues, \$1,000 for electricity for the landscape irrigation pumps, \$1,000 for irrigation repairs, and \$4,000 for trees and shrubbery replacement.

In our opinion, the amounts budgeted by the CDD for maintenance of District-owned property are sufficient.

### **Expansion of the District Boundary**

A petition to expand the boundaries of the District was filed in the City of Doral and Miami-Dade County. On January 9, 2008 the City of Doral passed and adopted Resolution Z08-01 supporting the amendment of the boundaries of the District. The Board of Commissioners of Miami-Dade County enacted Ordinance No. 08-12 on February 5, 2008 approving the boundary expansion. The Ordinance became effective ten days later, on February 15, 2008. Upon receiving this approval, the District area expanded to 334.48 acres as shown in Exhibit 3.

In 2014 the configuration of the undeveloped lands within the District was changed to create Grand Bay North, Grand Bay South, and Midtown Doral. The configuration of the Conservation Area remained unchanged. For an illustration of the reconfigured areas of the CDD refer to Exhibit 4.

No funds from the proceeds of the Series 2007A and 2007B bonds were used for constructing CDD infrastructure in the expanded areas of the District.

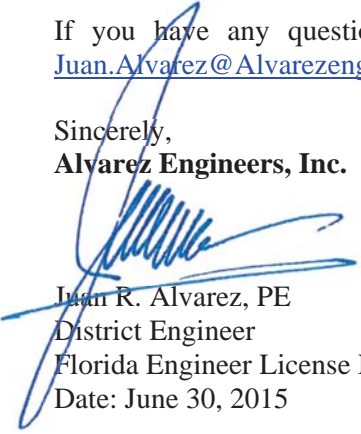
**Public Liability and Property Damage Insurance Carried by the District**

The District currently carries General Liability, Employment Practice Liability and Public Officials Liability under Agreement Number 100114034 of Florida Insurance Alliance. The premium of the policy is \$5,915 and covers the period between October 1 of 2014 and October 1 of 2015. The CDD has included \$1,500 and \$5,471 in the 2014/2015 budgets for Doral Breeze and Grand Bay Proper respectively to cover the insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

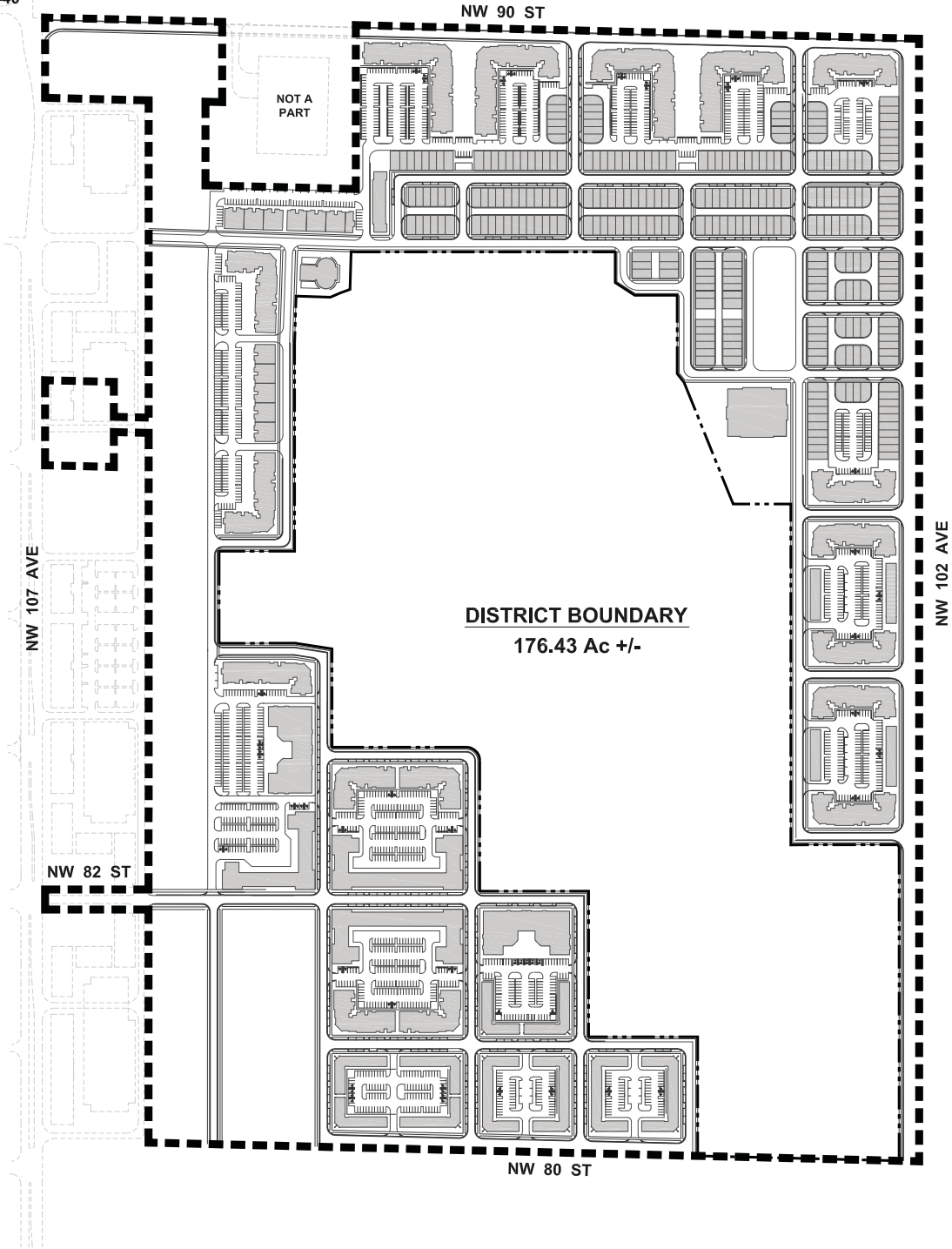
If you have any questions please do not hesitate to contact me at 305-640-1345 or at [Juan.Alvarez@Alvarezeng.com](mailto:Juan.Alvarez@Alvarezeng.com).

Sincerely,  
**Alvarez Engineers, Inc.**



Juan R. Alvarez, PE  
District Engineer  
Florida Engineer License No. 38522  
Date: June 30, 2015

NW CORNER OF SECTION 8-53-40



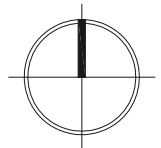
**LEGEND**

- DISTRICT BOUNDARY
- ENVIRONMENTAL HABITAT

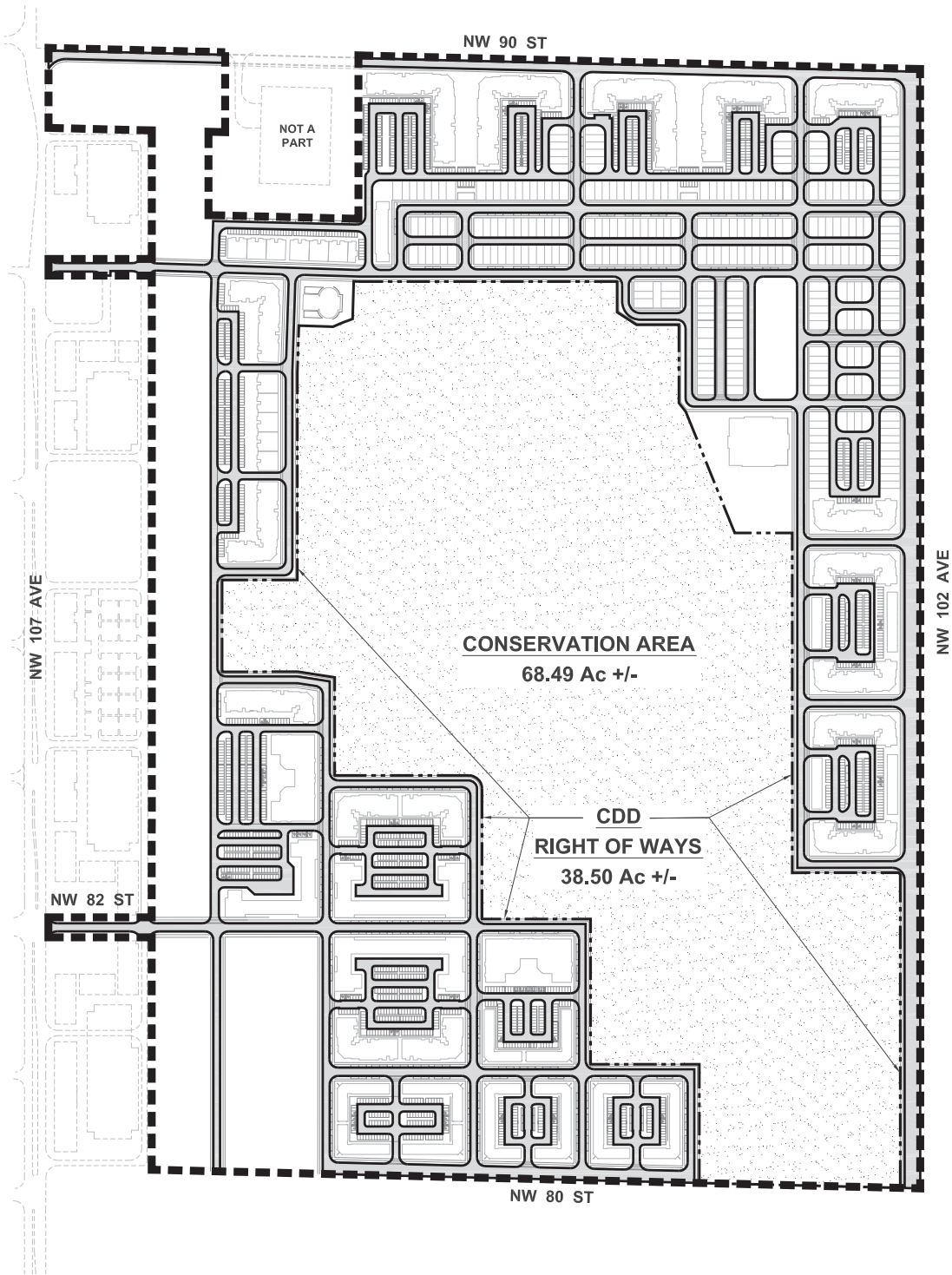
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**GRAND BAY AT DORAL C.D.D.  
BOUNDARY OF THE ORIGINAL CDD**



1" = 500' 



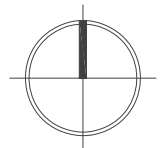
**LEGEND**

-  CDD RIGHT OF WAYS
-  CONSERVATION AREA

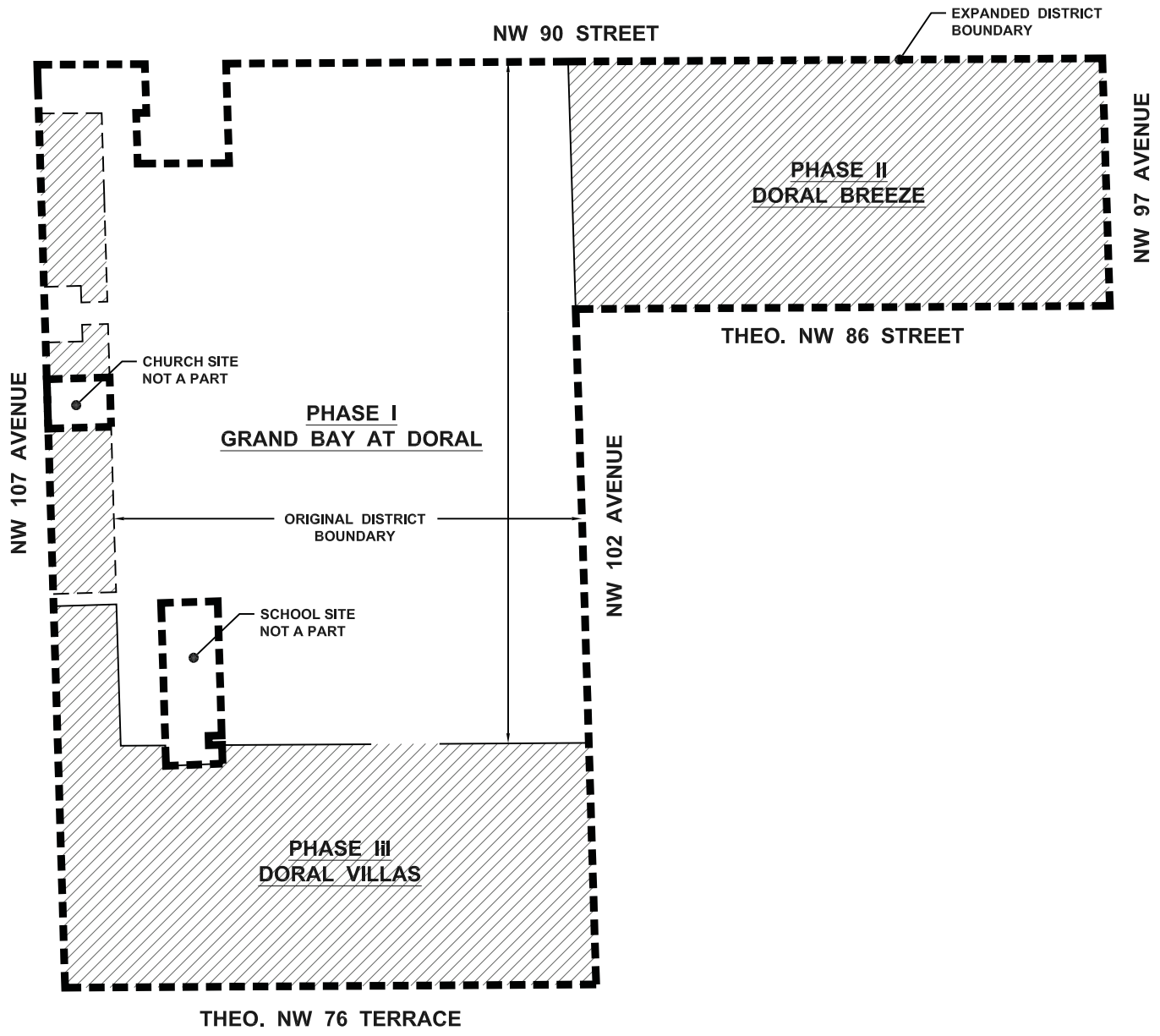
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**GRAND BAY AT DORAL C.D.D.  
CONSERVATION AREA AND CDD RIGHT OF WAYS**



1" = 500' 



**LEGEND**

-  DISTRICT EXPANSION AREAS
-  ORIGINAL DISTRICT AREA

**AREAS:**

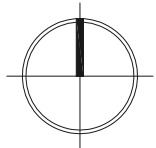
ORIGINAL DISTRICT: 176.43 Ac  
 LESS SCHOOL SITE: (5.45 Ac)  
 PLUS EXPANSION: 163.50 Ac  
 TOTAL EXPANDED DISTRICT: 334.48 Ac

**TENTATIVE PLATS:**

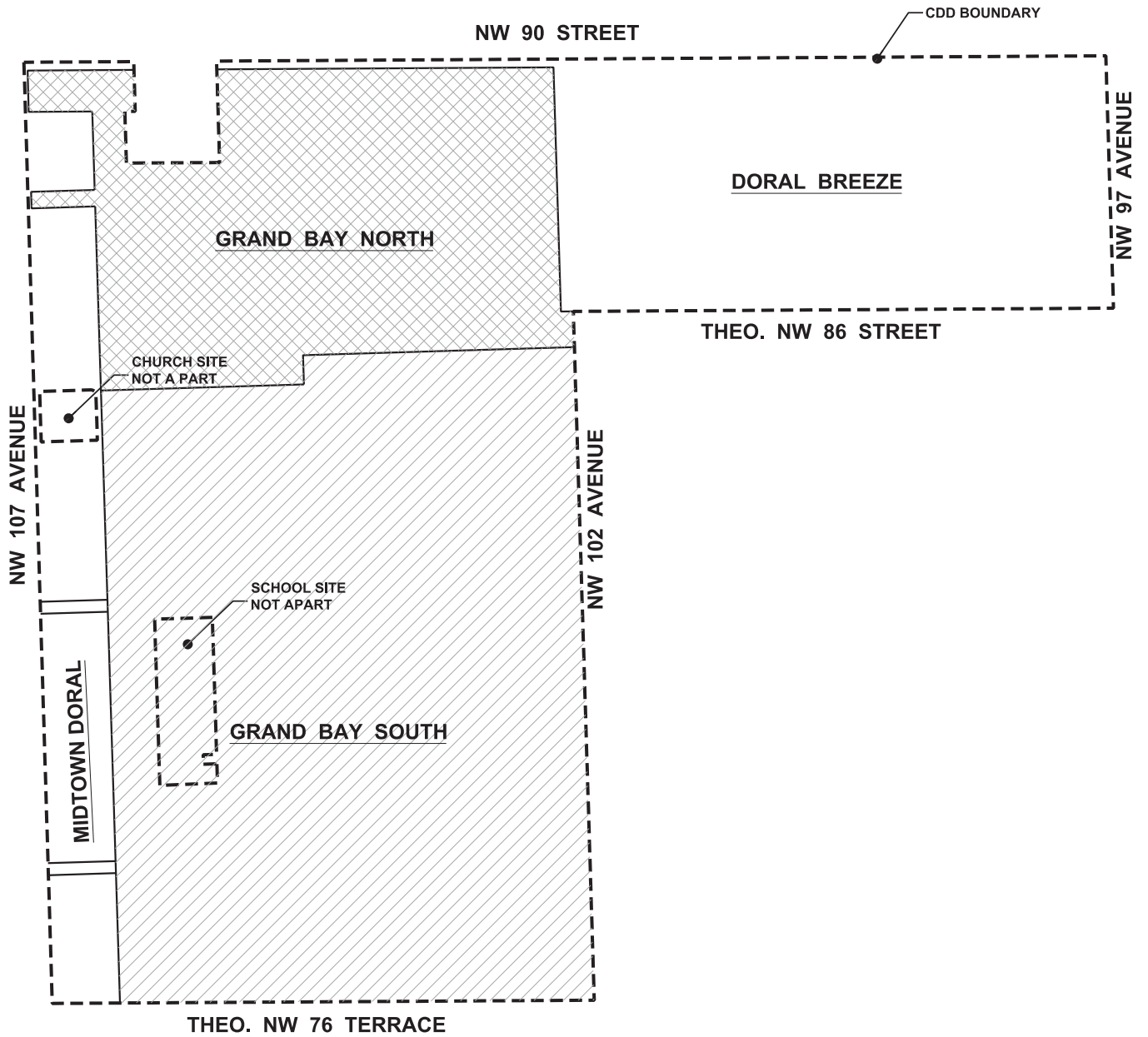
PHASE I GRAND BAY AT DORAL: 196.87 Ac  
 PHASE II DORAL BREEZE: 73.02 Ac  
 PHASE III DORAL VILLAS: 71.52 Ac  
 LESS SCHOOL SITE: (5.45 Ac)  
 LESS CHURCH SITE: (1.48 Ac)  
 TOTAL: 334.48 Ac

**ALVAREZ ENGINEERS, INC.**  
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**GRAND BAY AT DORAL C.D.D.  
 DISTRICT BOUNDARY**



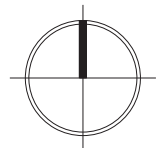
1" = 800' 



**LEGEND**

-  GRAND BAY NORTH
-  GRAND BAY SOUTH

----- CDD BOUNDARY



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GRAND BAY AT DORAL C.D.D.

**DISTRICT BOUNDARY AND GRAND BAY DORAL LOCATION**

EXHIBIT 4