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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 2014A-1 Project
(a.k.a. the "North Parcel Project" or "Grand Bay North")**

Dear Mr. Kalin:

For the purpose of complying with Sections 9.14 and 9.21 of the Master Trust Indenture between Grand Bay at Doral Community Development District (the "District" or "CDD") and Regions Bank, dated October 1, 2014, Alvarez Engineers has conducted inspections of the portions of the Series 2014A-1 Project (the "North Parcel Project" or "Grand Bay North") that are currently owned by the District.

The North Parcel Project is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on June 3, 2014 and revised on October 31, 2014 (the "2014 Engineer's Report"). Copies of the Master Trust Indenture and the 2014 Engineer's Report are included in the Limited Offering Memorandum of November 6, 2014 related to the issuance of Special Assessment Improvement Bonds Series 2014A-1 and Special Assessment Refunding Bonds Series 2014A-2.

This 2015 Engineer's Report (the "Report") sets forth the following:

1. Our findings as to whether such portions of the North Parcel 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 Doral Breeze Project owned by the District during the ensuing Fiscal Year and an estimate of the amount of money necessary for such purposes.
3. The amount of Public Liability and Property Damage Insurance carried by the District.

Location of the North Parcel Project.

The North Parcel Project is located within the expanded boundaries of the District, bounded by NW 107 Avenue, NW 90 Street, NW 102 Avenue and the Conservation Area, as illustrated in Exhibits 1 and 2 attached to this Report.

Portions of the North Parcel Project Owned by the CDD as of the Date of this Year 2015 Engineer's Report.

1. **General.** The public infrastructure as described in the 2014 Engineer's Report has been under construction since the third quarter of 2014. As of the date of this Report, the Development is well advanced, as illustrated in the pictures below.



NW 90 St from NW 107 to NW 102 Ave



NW 88 St from NW 107 to NW 102 Ave



Townhomes Area



Condominium Buildings

2. **Roadway Improvements.** In November of 2014 the District purchased from the Developer the roadway components of NW 90 Street between NW 107 and NW 102

avenues that had been completed up to that date. The completed components at that time were: the earthwork, the base, the first lift of asphalt, the guardrails, the concrete items (gutters, sidewalk), signs and pavement markings. As of the date of this report, the final lift of asphalt remains to be installed.

In November of 2014 the District purchased from the Developer the earthwork component of NW 88 Street which had been completed at that time. The earthwork extended from NW 107 Avenue to NW 102 Avenue.

NW 90 and 88 streets will be granted to the City of Doral when fully completed.

3. **Stormwater Management and Drainage.** In November of 2014 the District purchased from the Developer the drainage infrastructure that had been completed at the time located in NW 88 St and in the roads within the townhomes pod. The drainage infrastructure had been completed with the exception of the final cleaning of the drainage structures and pipes that is normally done after the placement of the final lift of asphalt on the roads. The acquired components included inlets, manholes, pipes, French Drains, control structures and endwalls. Once the Development work is completed, the drainage infrastructure under NW 88 Street will be granted to the City of Doral and the CDD will keep ownership of the drainage infrastructure in the townhomes pod.
4. **Water Distribution and Sanitary Sewer Improvements.** In November of 2014 the District purchased from the Developer the water and sanitary sewer improvements that had been completed at the time. The improvements were located under NW 88 Street and NW 90 Street from NW 107 Avenue to 102 Avenue. Also included in the acquisition were the improvements under NW 102 Avenue from NW 88 Street to NW 90 Street. Also included were the water and sewer improvements within the roads of the townhomes pod. Since then, the acquired improvements have been conveyed to Miami-Dade Water and Sewer Department ("WASD") for ownership and maintenance.

State of the Properties and Improvements Currently Owned by the District

1. **Roadway Improvements.** The roadway improvements acquired to date by the CDD are in good working order and condition. Since the site work has not been completed, NW 88 Street is still under the protection and maintenance responsibility of the Developer and Contractor. For the portion of NW 90 Street between NW 107 and 102 avenues, and for a portion of NW 102 Avenue, the CDD has included in the Fiscal Year 2014/2015 budget for Grand Bay Proper, \$5,500 for miscellaneous maintenance, \$6,600 for lawn and landscape service, \$1,000 for electricity for the irrigation pumps, \$1,000 for irrigation repairs, and \$4,000 for trees and shrubbery replacement.
2. **Stormwater Management and Drainage Improvements.** The drainage improvements acquired to date by the CDD are in good working order and condition. Since the site work has not been completed, those improvements are still under the protection and maintenance responsibility of the Developer and Contractor.

3. **Water Distribution and Sanitary Sewer Improvements.** The water and sewer improvements acquired to date by the CDD have been conveyed to WASD for ownership and maintenance, consequently, the CDD has not included funds for their maintenance in its budget.

In our opinion, the amount budgeted by the CDD for maintenance of District-owned improvements is sufficient.

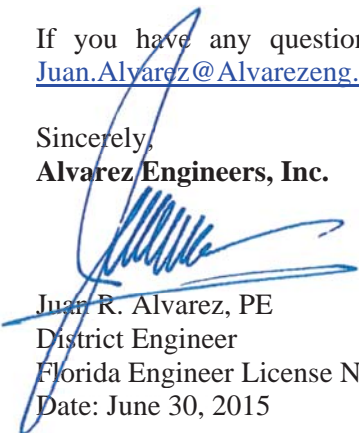
Public Liability and Property Damage Insurance Carried by the District

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 \$7,000 in its Fiscal Year 2014/2015 budget to cover the insurance premium.

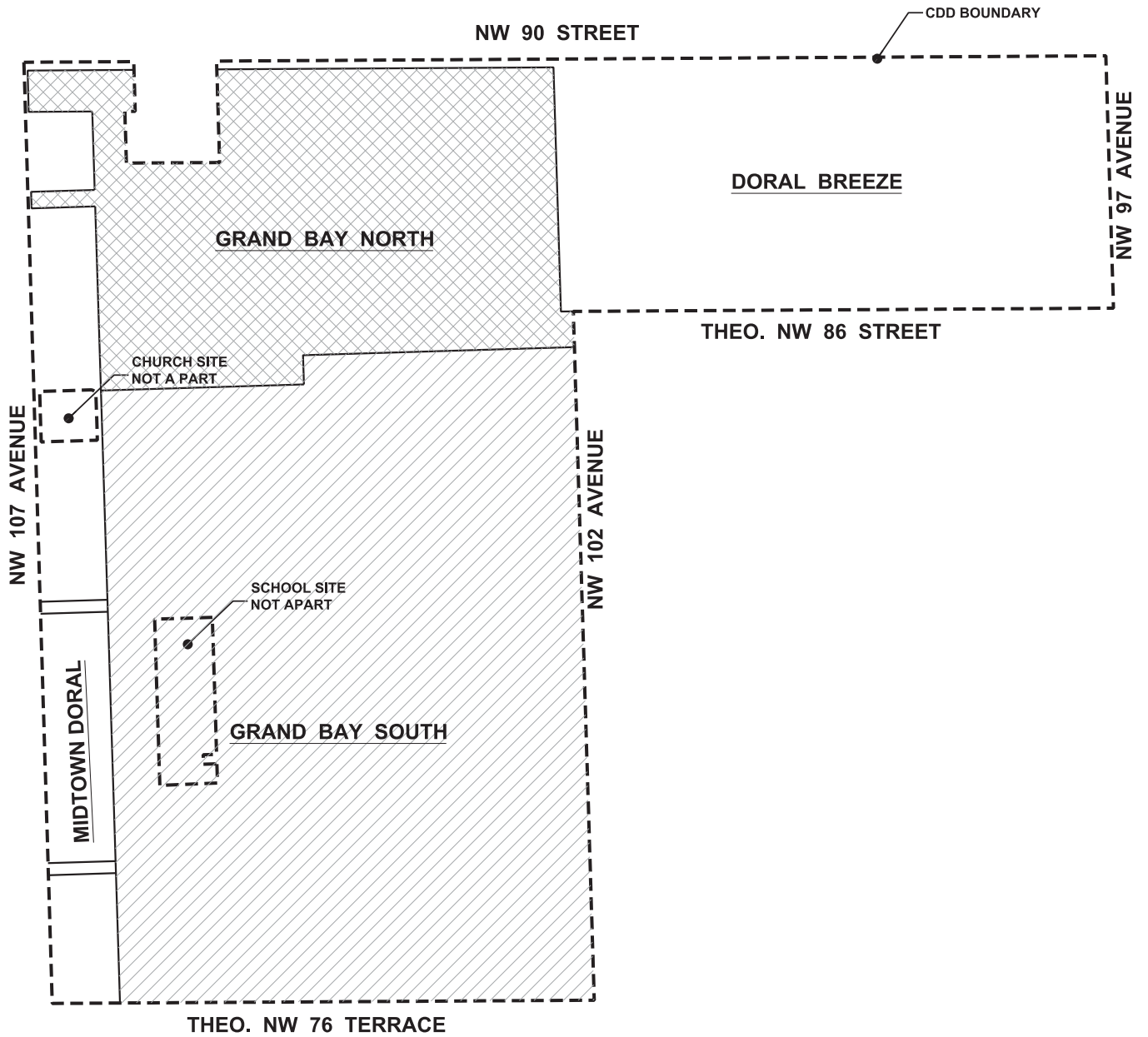
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.




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

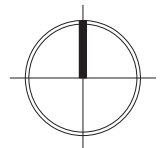
Sincerely,
Alvarez Engineers, Inc.



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



- LEGEND**
-  GRAND BAY NORTH
 -  GRAND BAY SOUTH
 -  CDD BOUNDARY



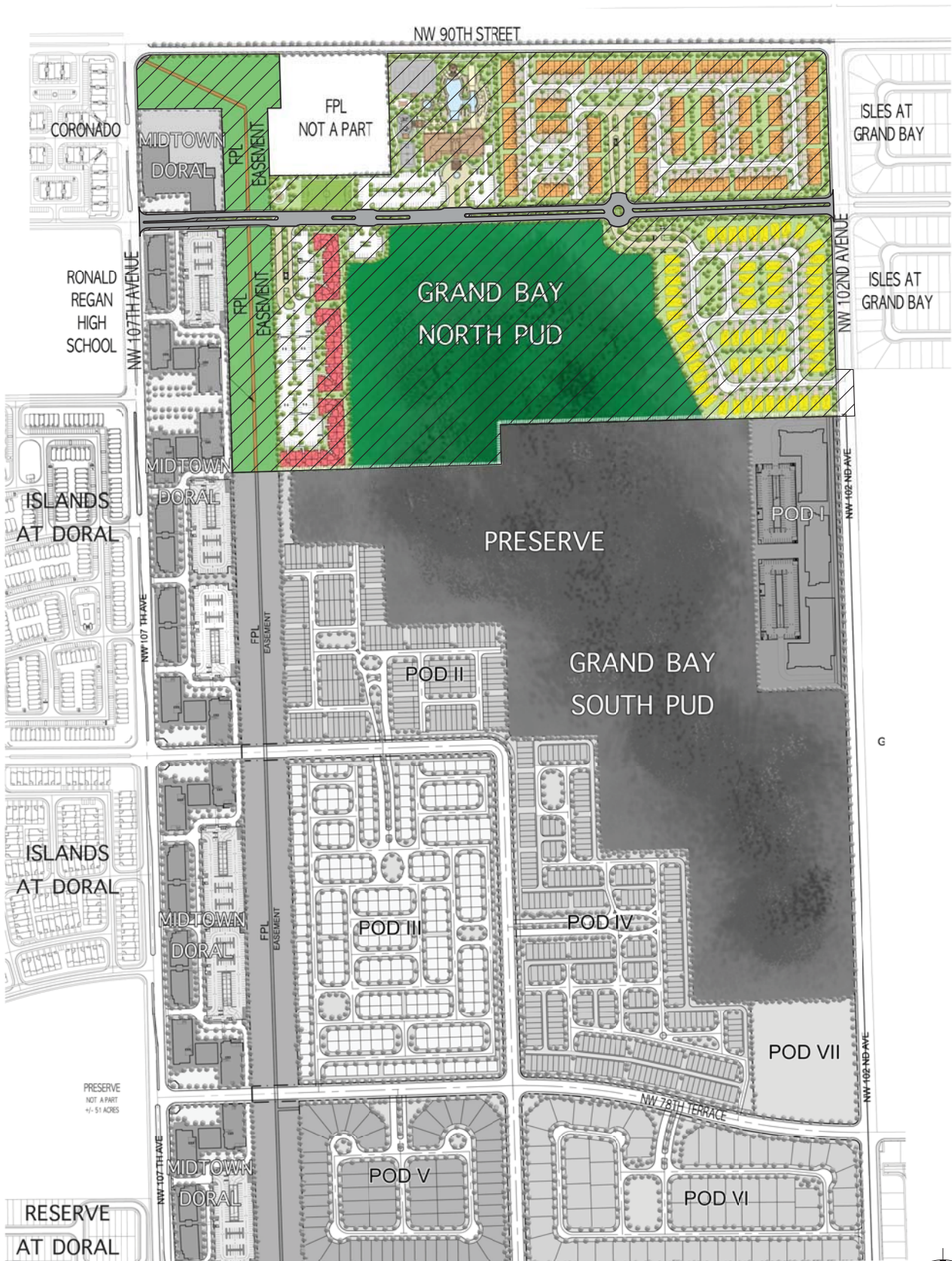
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GRAND BAY AT DORAL C.D.D.

DISTRICT BOUNDARY AND GRAND BAY DORAL LOCATION

EXHIBIT 1



ALVAREZ ENGINEERS, INC.

MASTER PLAN COPYRIGHT FORD ENGINEERS, INC.

GRAND BAY AT DORAL C.D.D.

GRAND BAY NORTH MASTER PLAN

EXHIBIT 2

