

FL Certificate of Authorization No. 7538
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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 2012 Project (a.k.a. the Doral Breeze Project)

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 Wells Fargo Bank, national Association dated October 1, 2012, Alvarez Engineers has conducted inspections of the portions of the Series 2012 Project (the "Doral Breeze Project") that are currently owned by the District.

The Doral Breeze Project is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on June 22, 2012 (the "2012 Engineer's Report"). Copies of the Master Trust Indenture and the 2012 Engineer's Report are included in the Limited Offering Memorandum of October 9, 2012.

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

1. Our findings as to whether such portions of the Doral Breeze 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 Doral Breeze Project.

The Doral Breeze Project is located within the expanded boundaries of the District, as illustrated in Exhibits 1 and 2 attached to this Report.

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

1. **Stormwater Lake Tracts.** In October of 2012, the District purchased from Flordade LLC (the "Developer"), three tracts of land totaling 11.64 acres. The Special Warranty Deed was recorded in the official records of Miami-Dade County in Book Number 28331 on Page 956. Refer to Exhibit 3 for the location of the three lakes. The CDD currently owns this property with the intent to keep it in perpetuity as described in the 2012 Engineer's Report.
2. **Roadway Improvements.** In November of 2013 the District purchased from the Developer the completed roadway and landscaping improvements within the right of ways of NW 97 Avenue, NW 102 Avenue and NW 90 Street that are adjacent to Doral Breeze. The CDD currently owns these improvements with the intent to convey them to the City and County when the Developer obtains final acceptance of the development from the City and County. It is foreseen that the CDD will continue to maintain the special landscaping located in the medians of these roads. The onsite roads are intended to remain private and therefore are not owned by the CDD. The Developer has not yet installed the second lift of asphalt on the onsite streets.
3. **Stormwater Management and Drainage Improvements.** In November of 2013 the District purchased from the Developer the completed stormwater retention improvements in the lake tracts, the onsite storm drains, and the drainage improvements within the right of ways of NW 97 Avenue and NW 90 Street that are adjacent to Doral Breeze. The CDD currently owns these improvements with the intent to keep the lake and onsite drainage improvements in perpetuity and to convey to the City and County the drainage improvements within NW 97 Avenue and 90 Street once the Developer has received final approval by the City and County.
4. **Water Distribution and Sanitary Sewer Improvements.** In November of 2013 the District purchased from the Developer the completed water and sanitary sewer improvements that serve Doral Breeze. The District conveyed the purchased improvements to the Miami-Dade County Water and Sewer Department ("WASD") for permanent ownership and maintenance as intended and described in the 2012 Engineer's Report.

State of the Properties and Improvements Currently Owned by the District

1. **Roadway Improvements.** The roadway improvements currently owned by the District in NW 90 Street, and NW 102 and 97 avenues are in good state and working order. The Developer and/or the Homeowners Association ("HOA") remain responsible for the onsite streets. The CDD has budgeted in the current Doral Breeze Fiscal Year 2014/2015, \$9,750 for landscaping in the median of 90 Street between 107 to 97 avenues, \$1,500 for power for the irrigation pumps, \$1,500 for irrigation repairs, and \$6,000 for trees and shrubbery replacement.

2. **Stormwater Management and Drainage Improvements.** The lakes, the onsite drainage facilities and the drainage systems in the adjacent road right of ways are in good working order and condition. The Developer is responsible for cleaning the inlets and pipes upon completion of the onsite roads construction. The District has included in the Doral Breeze Fiscal Year 2014/2015, \$4,250 for lake tracts aquatic maintenance and \$5,500 miscellaneous maintenance and \$874 for contingencies.

The District has also included in the budget of Doral Breeze, \$6,945 for Fiscal Year 2014/2015 for the maintenance and upkeep of the preserve area acquired with Series 2007 funds.

3. **Water Distribution and Sanitary Sewer Improvements.** The District conveyed to WASD the water and sewer facilities that serve Doral Breeze for permanent ownership and maintenance, consequently, the CDD has not included any funds for their maintenance in its budget.

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

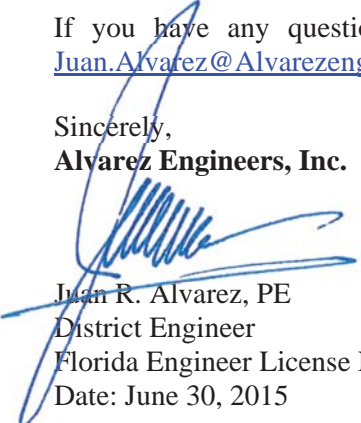
Public Liability and Property Damage Insurance Carried by the District

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 \$1,500 and \$5,471 in the 2014/2015 budgets for Doral Breeze and Grand Bay Proper respectively to cover the insurance premium.

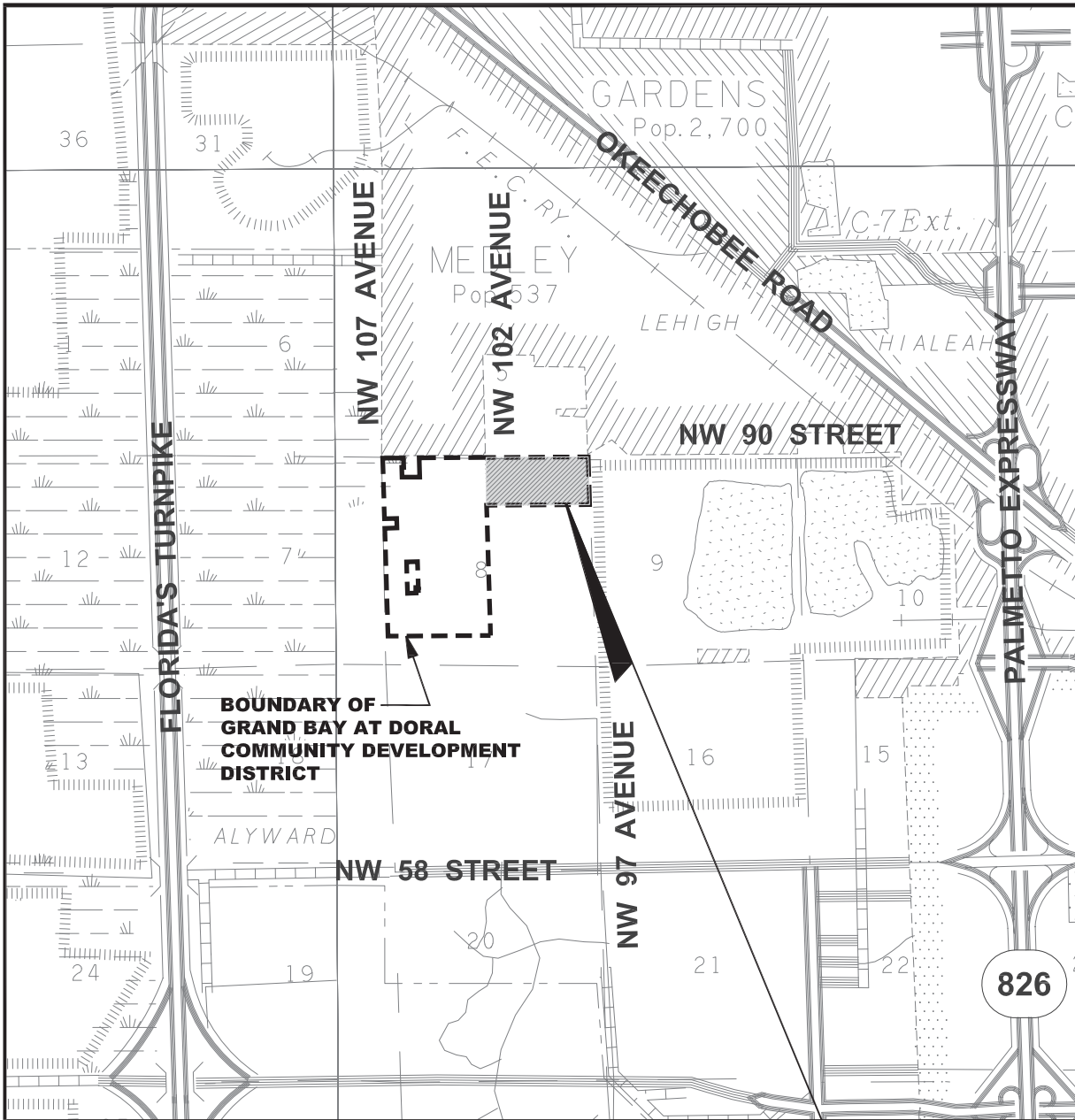
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

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

Sincerely,
Alvarez Engineers, Inc.



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

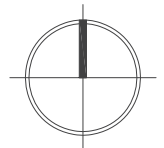


LOCATION OF DORAL BREEZE

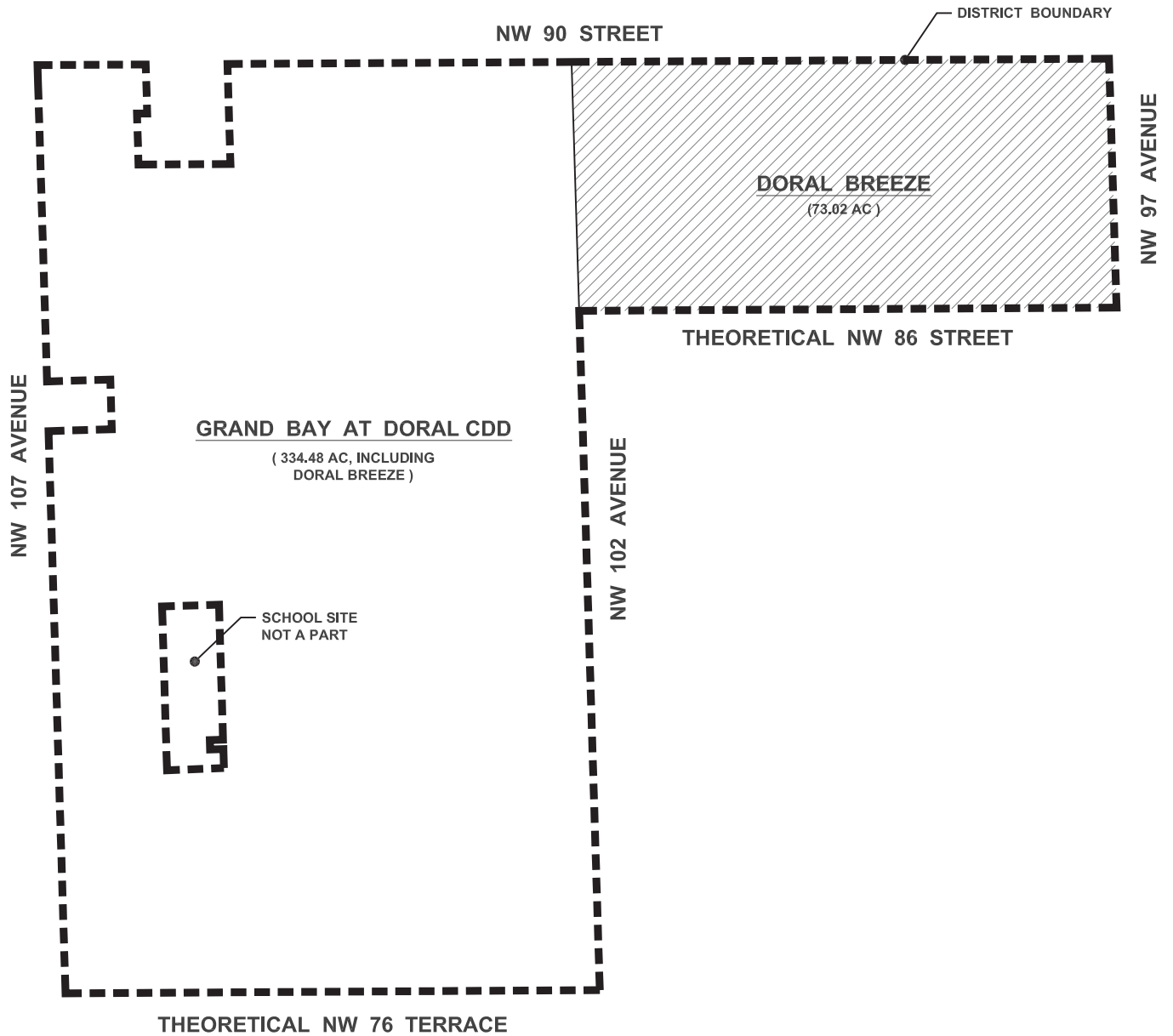
CITY OF DORAL
MIAMI-DADE COUNTY
FLORIDA, 33178

ALVAREZ ENGINEERS, INC.

GRAND BAY AT DORAL C.D.D.
LOCATION MAP



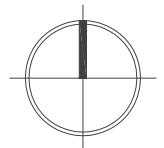
1 MILE



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**GRAND BAY AT DORAL C.D.D.
DISTRICT BOUNDARY**



1" = 800'

