

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 Grand Bay at Doral CDD Series 2014A-1 Project (a.k.a. the "Assessment Area Two – Phase 1 Project" or "Midtown Doral Phase 1 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 Regions Bank, dated October 1, 2014, Alvarez Engineers has conducted inspections of the portions of the Series 2014A-1 Project (the "Assessment Area Two – Phase 1 Project" or "Midtown Doral") that are currently owned by the District.

The Midtown Doral Project is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on April 16, 2014 and was revised on August 12, 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 October 8, 2014 related to the issuance of Special Assessment Improvement Bonds Series 2014A-1 for the CDD Assessment Area Two – Phase 1 Project.

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

1. Our findings as to whether such portions of the Midtown Doral 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 Midtown Doral 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 Midtown Doral Phase 1 Project.**

The Midtown Doral Phase 1 Project is located within the expanded boundaries of the District, bounded by NW 107 Avenue, Theoretical NW 76 Terrace, an FPL easement and Midtown Doral Phase 2, as illustrated in Exhibits 1, 2 and 3 attached to this report.

**Portions of the Midtown Doral Phase 1 Project Owned by the CDD as of the Date of this Report.**

1. **General.** The Midtown Doral Phase 1 Project described in the 2014 Engineer's Report has been under construction since the first quarter of 2014. As of the date of this Report, the Project is advancing, as illustrated in the pictures below.



View of the Project from NW 107 Avenue



Roadway Earthwork Behind Building # 2



CDD Roadway Earthwork



CDD Roadway Earthwork

2. **Roadway and Open Area Improvements.** In November of 2014 the District acquired from the Developer the earthwork within the CDD road and open area tracts that had been completed at the time. In November and December of 2014 and January of 2015, the CDD paid road impact fees corresponding to the CDD portion of the project.
3. **Stormwater Management and Drainage.** No drainage improvements have been acquired by the CDD as of the date of this report.

4. **Water Distribution and Sanitary Sewer Collection Improvements.** In November and December of 2014 the CDD paid connection charges for the improvements corresponding to the CDD. No water or sewer improvements have been acquired by the CDD as of the date of this report.

#### **State of the Properties and Improvements Currently Owned by the District**

1. **Roadway Improvements.** Besides the earthwork described above, no other road improvement belongs to the CDD at this time. Since the site work is not yet complete, the earthwork is under the protection and maintenance responsibilities of the Developer and Contractor.
2. **Stormwater Management and Drainage Improvements.** No drainage components have been acquired by the CDD as of the date of this report.
3. **Water Distribution and Sanitary Sewer Improvements.** No water or sewer infrastructure has been acquired by the CDD as of the date of this report.

Midtown Doral is currently paying certain proportionate maintenance costs related to the District's Conservation Area and perimeter roadways.

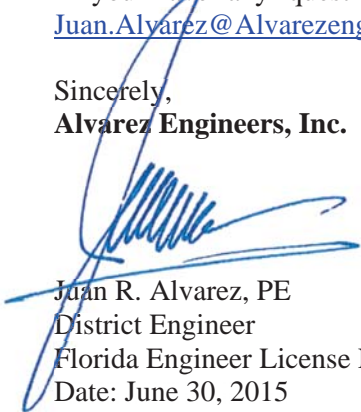
#### **Public Liability and Property Damage Insurance Carried by the District**

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.

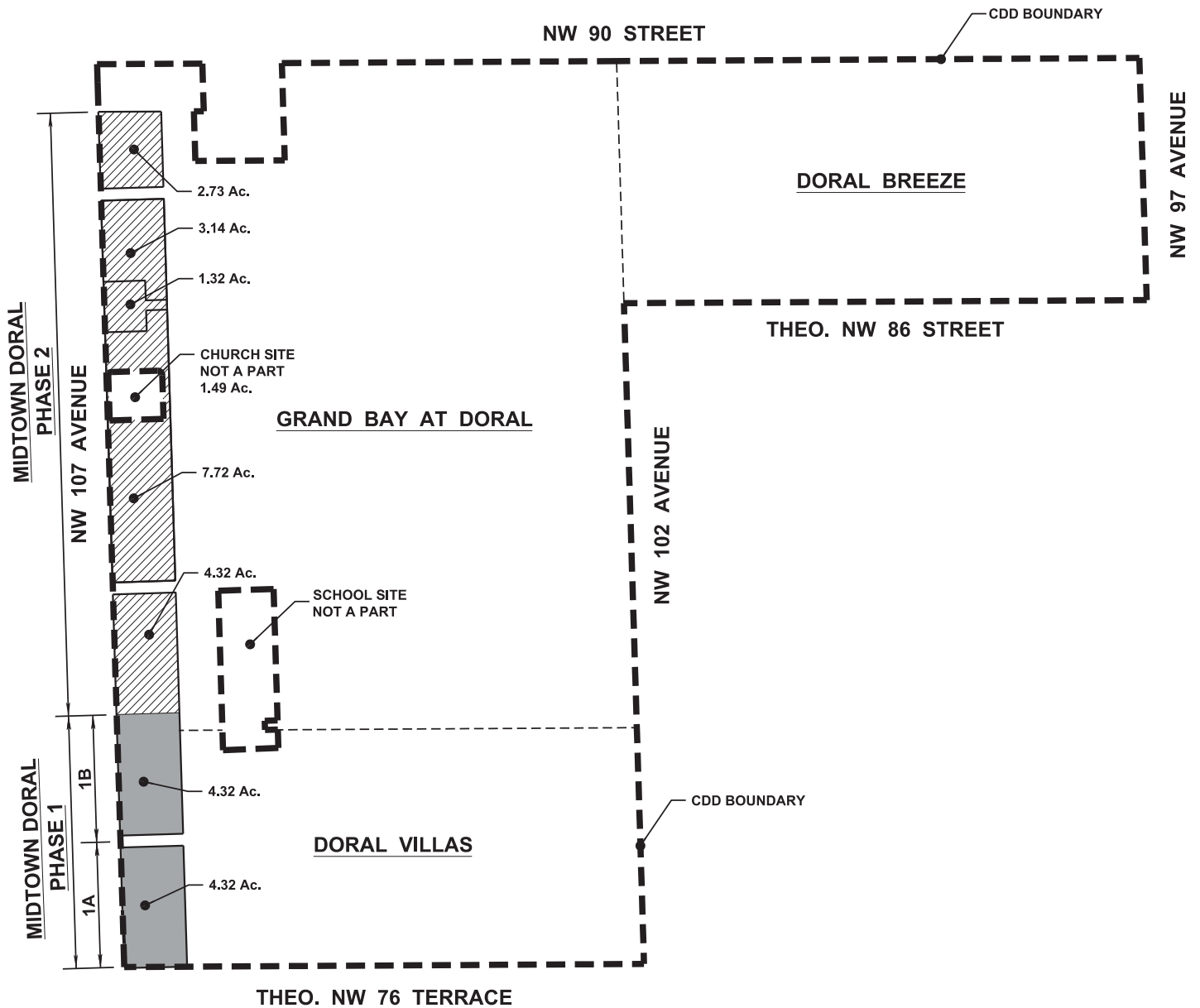
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

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

Sincerely,  
**Alvarez Engineers, Inc.**



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



#### LEGEND



MIDTOWN DORAL PHASE 1

MIDTOWN DORAL PHASE 2

CDD BOUNDARY

8.64 Ac. 29.43%

20.72 Ac. 70.57% (Including 1.49 Ac. Church Site)

29.36 Ac. 100.00%

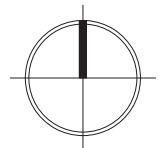
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**GRAND BAY AT DORAL C.D.D.**

**DISTRICT BOUNDARY AND MIDTOWN DORAL LOCATION**

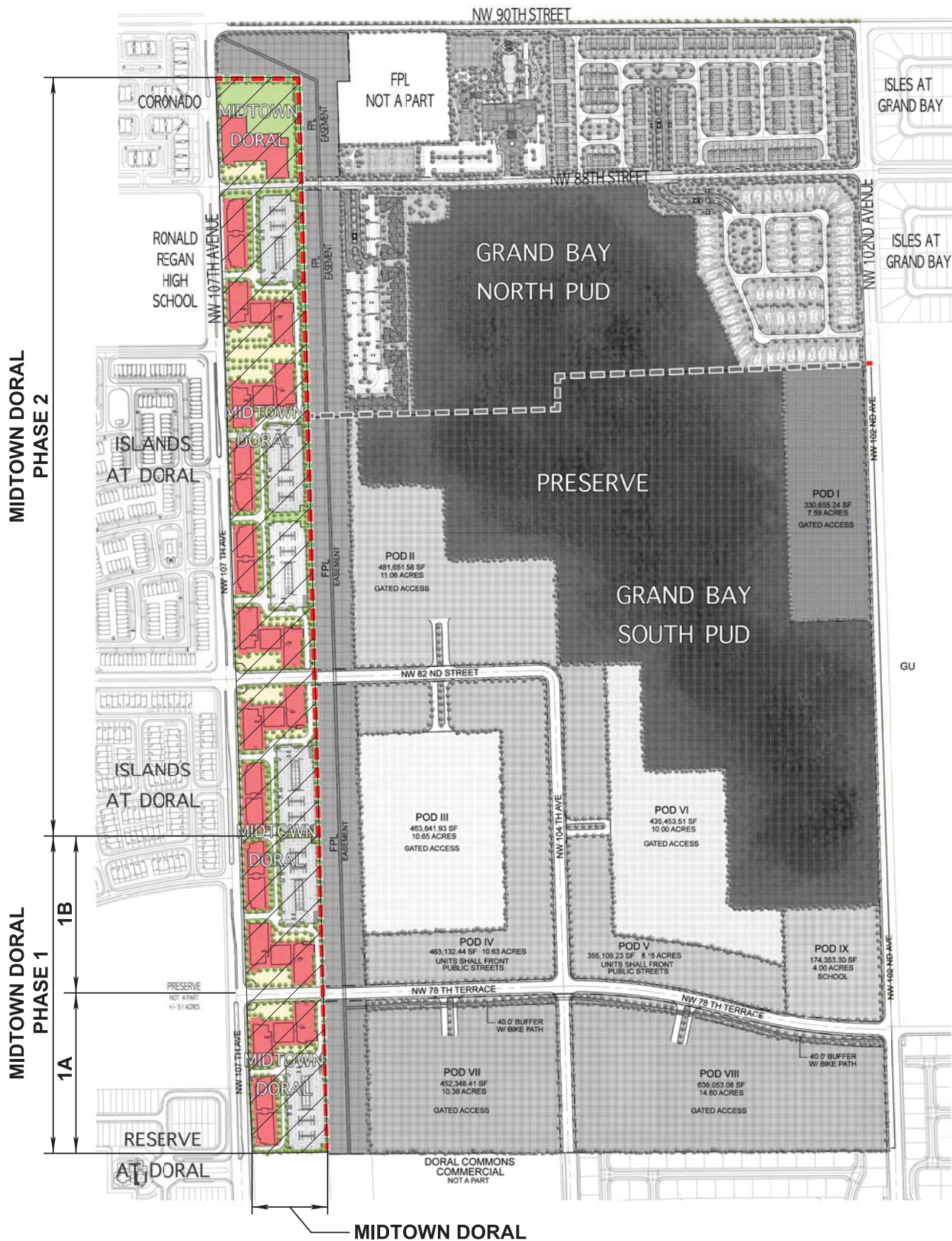
EXHIBIT 1



1" = 800'



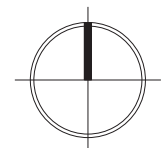


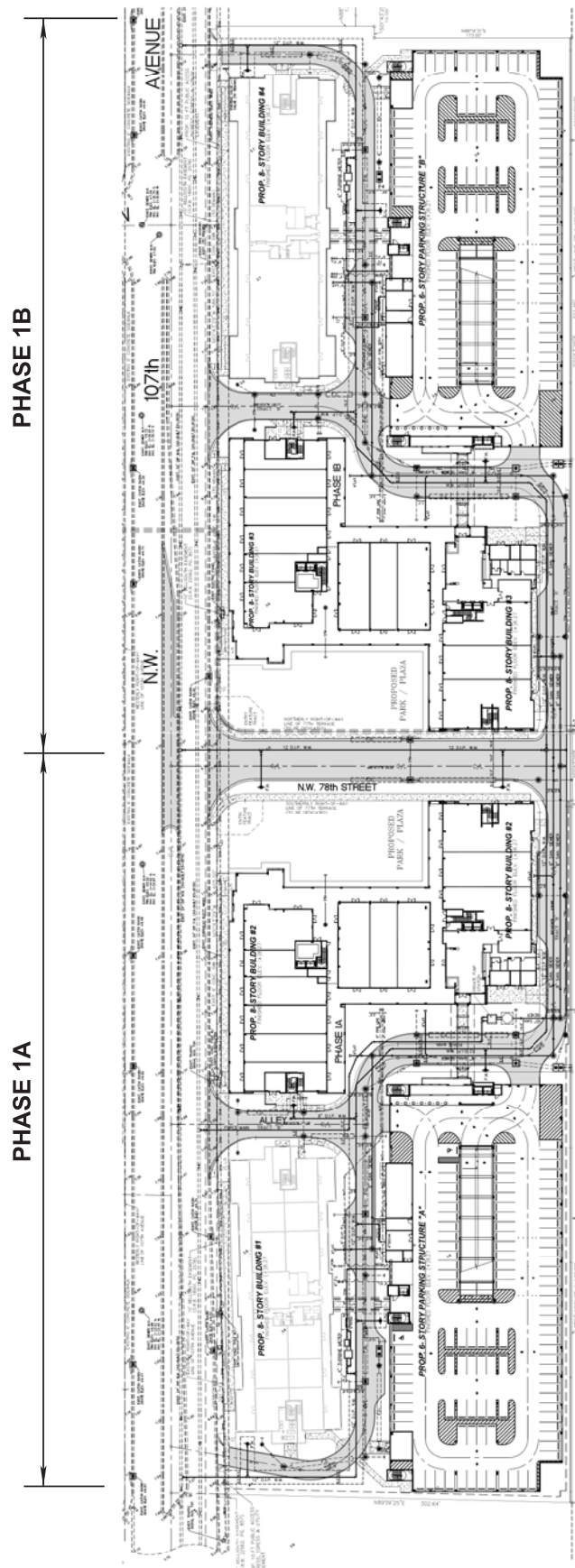


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**GRAND BAY AT DORAL C.D.D.**  
**MIDTOWN DORAL MASTER PLAN**

EXHIBIT 2





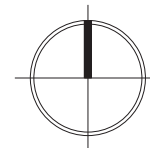
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GRAND BAY AT DORAL C.D.D.

MIDTOWN DORAL DETAIL OF PHASE 1A AND PHASE 1B

EXHIBIT 3



1" = 150'