

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

Alvarez Engineers, Inc.

August 30, 2016

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 2016 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 2016 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.

Current Boundary of the District.

Through a series of expansions and contraction of the boundary of the District over time, the original area of the District has increased from 176.43 acres in October of 2006 to 337.39 in August of 2016.

Following is a historical description of the boundary modifications:

1. The District was established in October of 2006 by the Board of Commissioners of Miami-Dade County under Ordinance No. 06-153. The original area of the District was 176.43 acres. Refer to Exhibit 1.
2. In January of 2008 the County Commissioners adopted Ordinance 08-12 expanding the District's area to 334.48 acres. The expanded District was subdivided into three developments known as Doral Breeze, Midtown Doral, Grand Bay North and Grand Bay South. Refer to Exhibit 2.
3. In April of 2016 the County Commissioners adopted Ordinance 16-39 expanding the area of the District by integrating a 1.48 acre former church site in Midtown Doral and a 5.45 acre former school site in Grand Bay South. The area of the District was increased to 341.41 acres. Refer to Exhibit 2 for the location of the church and school sites.
4. In July of 2016 the County Commissioners adopted Ordinance 16-76 contracting the District by excluding a new school site located in Grand Bay South. The school site measures approximately 4 acres. The current area of the District is 337.39 acres. Refer to Exhibit 3 for the legal description and sketch of the current boundary.

Land Purchased by the CDD with Bond Series 2007A Proceeds:

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. The Special Warranty Deeds for the Conservation Area and the CDD Right of Ways were recorded at ORB 25858, PG 1796 and at ORB 25871, PG 2673. In 2014 the CDD entered into a land swap agreement with Flordade LLC (the "Current Developer") and in October of 2014 Special Warranty Deeds were executed and recorded to effectuate the swap. Under the swap, the CDD Right of Ways were modified to align with the configuration of Grand Bay North and South. The Special Warranty Deeds between the CDD and Flordade LLC for the swapped Right of Ways were recorded at ORB 29415, PG 4284 and ORB 29371, PG 4462.

State of the Properties Owned by the District

The Conservation Area is being maintained monthly to remove trash and invasive exotic plants. The maintenance is performed under an agreement between the District and Lake and Wetland Management, Inc., a firm that specializes in wetland maintenance. The Conservation Area is in good state and condition.

The road improvements in the swapped CDD Right of Ways within Grand Bay North and South are under construction and are under the protection and maintenance responsibility of the Developer and Contractor.

Maintenance Recommendations and Costs

The District has included a total of \$228,320 for infrastructure maintenance expenditures in its Fiscal Year 2016/2017 budget. The maintenance expenditures include funds for improvements the District owns in Doral Breeze, Midtown Doral, Grand Bay North and Grand Bay South. Funds are included for the Conservation Area, lawns and landscaping, lift stations, irrigation pumps, lakes, roads, signage and drainage improvements, and electricity for the pumps, fountains and lift stations.

The District Manager has allocated the \$228,320 maintenance funds as follows:

| | |
|--------------------------|------------------|
| 1. Doral Breeze | \$ 28,755 |
| 2. Midtown Doral | \$ 80,505 |
| 3. Grand Bay North | \$ 12,599 |
| 4. Grand Bay South | <u>\$106,461</u> |
| Total | \$228,320 |

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

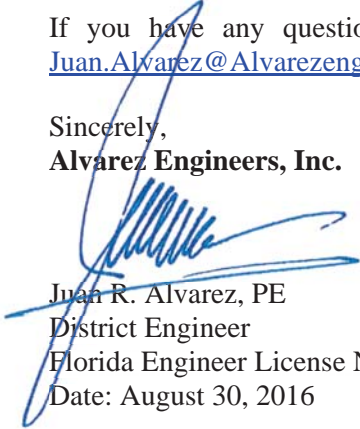
Public Liability and Property Damage Insurance Carried by the District

The District currently carries General Liability, Employment Practice Liability and Public Officials Liability under Agreement Number 100115034 of Florida Insurance Alliance. The premium of the policy is \$5,915 and covers the period between October 1 of 2015 and October 1 of 2016. The CDD has included sufficient funds in its Fiscal Year 2016/2017 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.

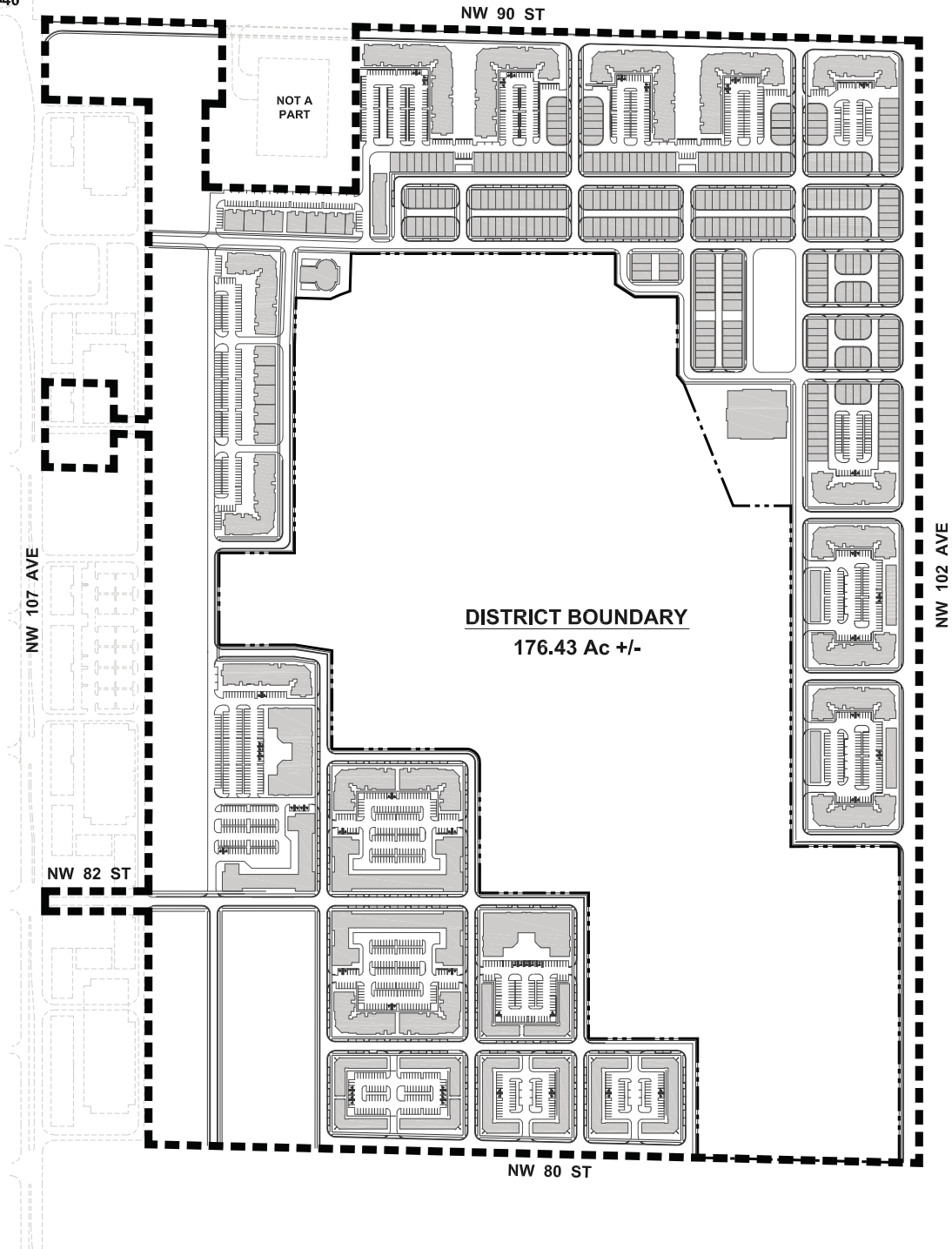
If you have any questions please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.



Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: August 30, 2016

NW CORNER OF
SECTION 8-53-40



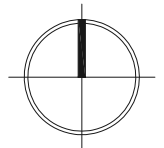
LEGEND


- DISTRICT BOUNDARY
- ENVIRONMENTAL HABITAT

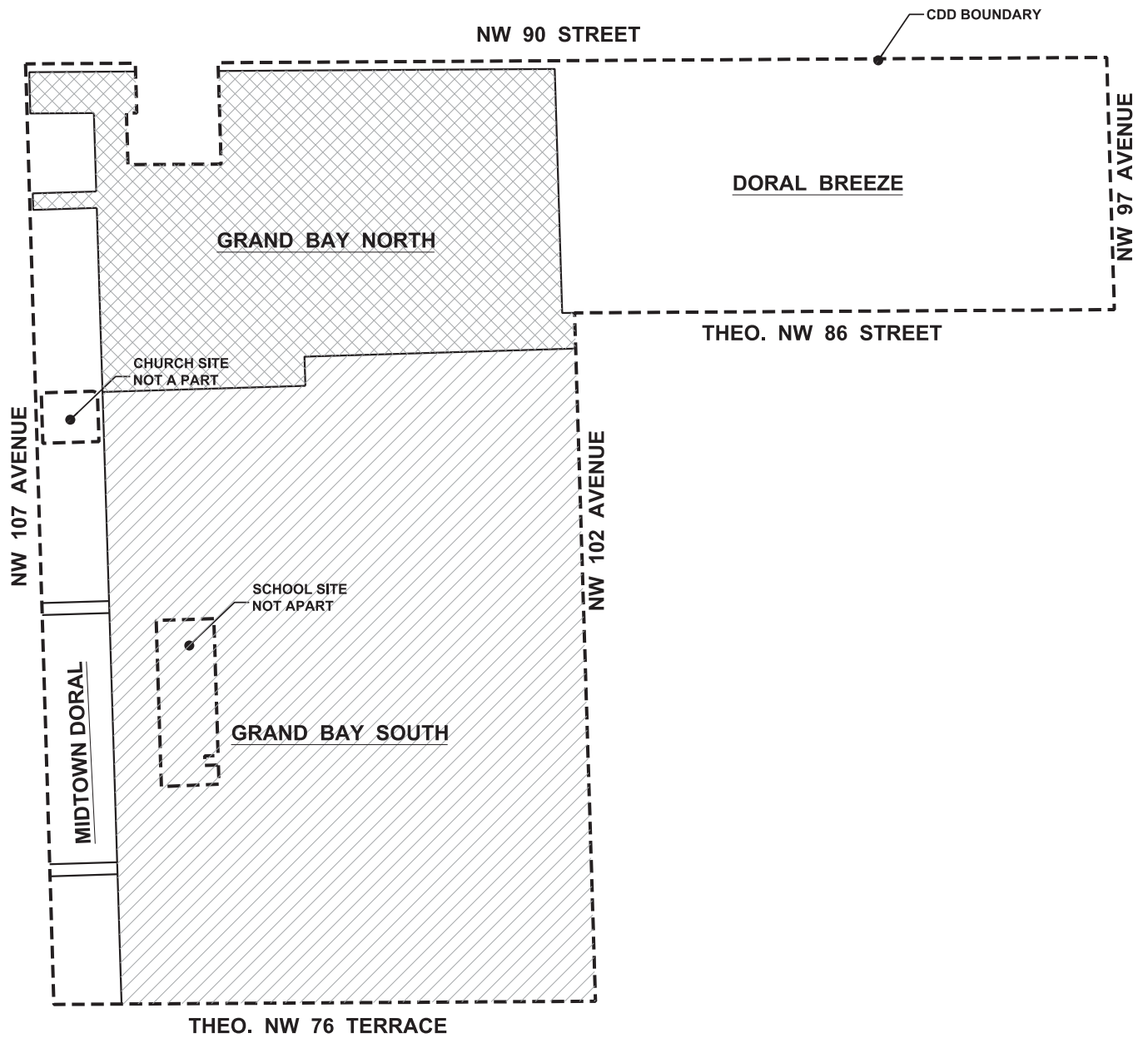
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MASTER PLAN COPYRIGHT ATLAS DEVELOPMENT GROUP

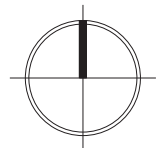
GRAND BAY AT DORAL C.D.D.
BOUNDARY OF THE ORIGINAL CDD



1" = 500' 



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



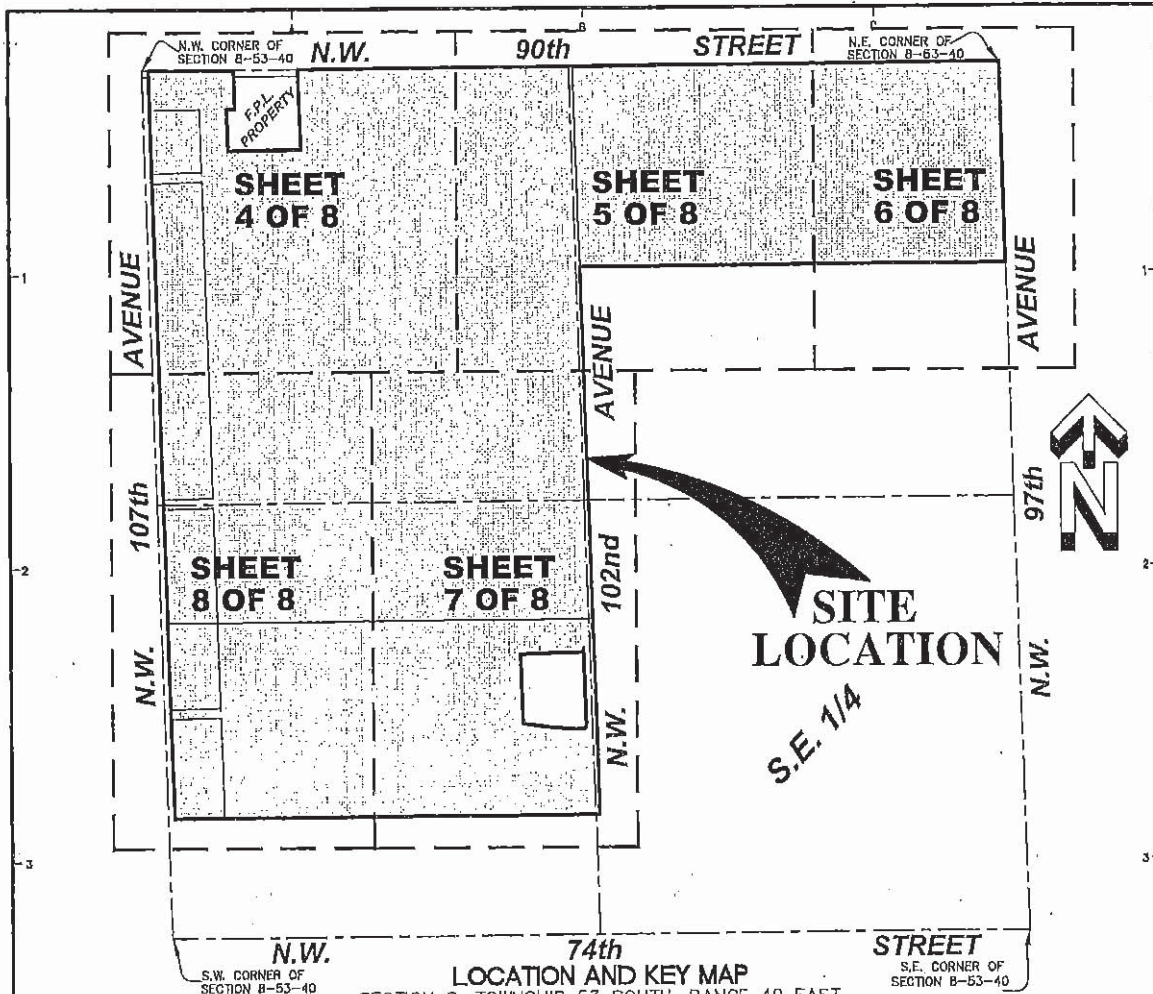
ALVAREZ ENGINEERS, INC.

MASTER PLAN COPYRIGHT FORD ENGINEERS, INC.

GRAND BAY AT DORAL C.D.D.

DISTRICT BOUNDARY AND GRAND BAY DORAL LOCATION

EXHIBIT 2



LOCATION AND KEY MAP
SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST
(NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded Instruments, if any affecting this property.
- 4) -North arrow direction and Bearings shown hereon are based on assumed value of N89°39'28"E, along the North Line of Section 8, Township 53 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- 5) -The Sketch and Legal Description shown herein is based on the Information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly Chapter 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: JULY 11th, 2012.

Revision: OCTOBER 14th, 2014.

Revision: OCTOBER 22nd, 2015.

[Signature]
Omar Armenteros, P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No.3679

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
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FAX (305) 470-2805

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|------------------|---------------------------------|-------------|
| TYPE OF PROJECT: | SKETCH AND LEGAL DESCRIPTION | |
| SHEET NAME: | LOCATION MAP AND NOTES | |
| PREPARED FOR: | SPECIAL DISTRICT SERVICES, INC. | |
| DRAWN BY: E.R. | DATE: JULY 11th, 2012. | SHEET |
| CHECKED BY: | SCALE: AS SHOWN | 1 |
| CHECKED BY: | PROJECT No: 05F095-1000 | of 8 SHEETS |

LEGAL DESCRIPTION OF NEW DISTRICT BOUNDARIES

COMMENCE at the Northwest Corner of said Section 8; thence N89deg39min28secE, along the North Line of said Section 8, for a distance of 40.01 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N89deg39min28secE, along the last described line for a distance of 2616.18 feet; thence S01deg44min24secE for a distance of 3358.11 feet; thence S89deg39min25secW for a distance of 2617.08 feet; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the West Line of said Section 8, for a distance of 3358.12 feet to the POINT OF BEGINNING.

The East 400 feet of the West 970 feet of the North, 240 feet, and the East 450 feet of the West 970 feet of the South 250 feet of the North 490 feet of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, as described in a Special Warranty Deed, recorded in Official Records Book 18896, at Page 765 of the Public Records of Miami-Dade County, Florida.

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE for a distance of 40.01 to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the said West Line of the Southwest 1/4 of said Section 8, for a distance of 1190.41 feet; thence N89deg39min25secE, along a line parallel with and 1920.06 feet North of the South Line of the Southwest 1/4 of said Section 8, for a distance of 2617.08 feet; thence S01deg44min24secE for a distance of 1190.42 feet; thence S89deg39min25secW, along a line that is parallel with and 730.00 feet North of the South Line of the said Southwest 1/4 of said Section 8; for a distance of 2617.39 feet to the POINT OF BEGINNING.

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8, for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



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| SKETCH NAME: | | LEGAL DESCRIPTION TO ACCOMPANY SKETCH | |
| PREPARED FOR: | | SPECIAL DISTRICT SERVICES, INC. | |
| DRAWN BY: | E.R. | DATE: | JULY 11th, 2012. |
| DWG. CHECKED BY: | | SCALE: | AS SHOWN |
| CHECKED BY: | | PROJECT No: | 05F095-1000 |

SHEET **2** OF 8 SHEETS

EXHIBIT A-2

LEGAL DESCRIPTION OF NEW DISTRICT BOUNDARIES (CONTINUED)

N10deg31min19secE, thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 366.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest, thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

AND:

A portion of the Northeast 1/4 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of said Section 8; thence S01deg44min24secE, along the East Line of the said Northeast 1/4 of said Section 8, for a distance of 1219.58 feet; thence S89deg39min25secW, along a line parallel with and 4057.91 feet North of the South Line of the Southeast 1/4 of said Section 8, for a distance of 2608.82 feet to a point on a line that is parallel with and 2608.04 feet West of the East Line of the said Northeast 1/4 of said Section 8; thence N01deg44min24secW, along the last described line for a distance of 1219.62 feet to a point on the North Line of the said Northeast 1/4 of said Section 8; thence N89deg39min28secE, along the last described line for a distance of 2608.82 feet to the POINT OF BEGINNING.

Containing 337.39 Acres more or less.

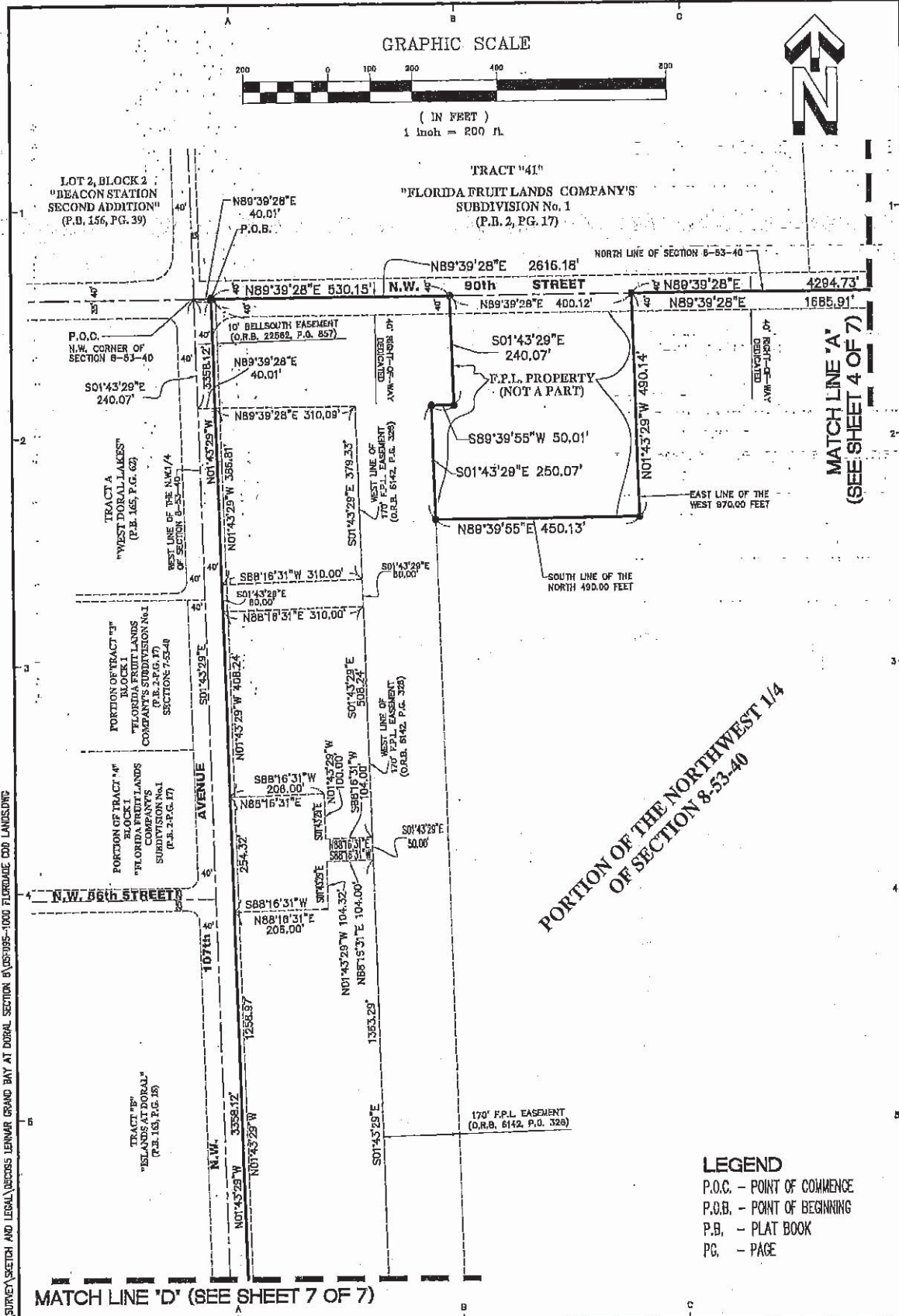
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GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



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| PREPARED FOR: | SPECIAL DISTRICT SERVICES, INC. | | |
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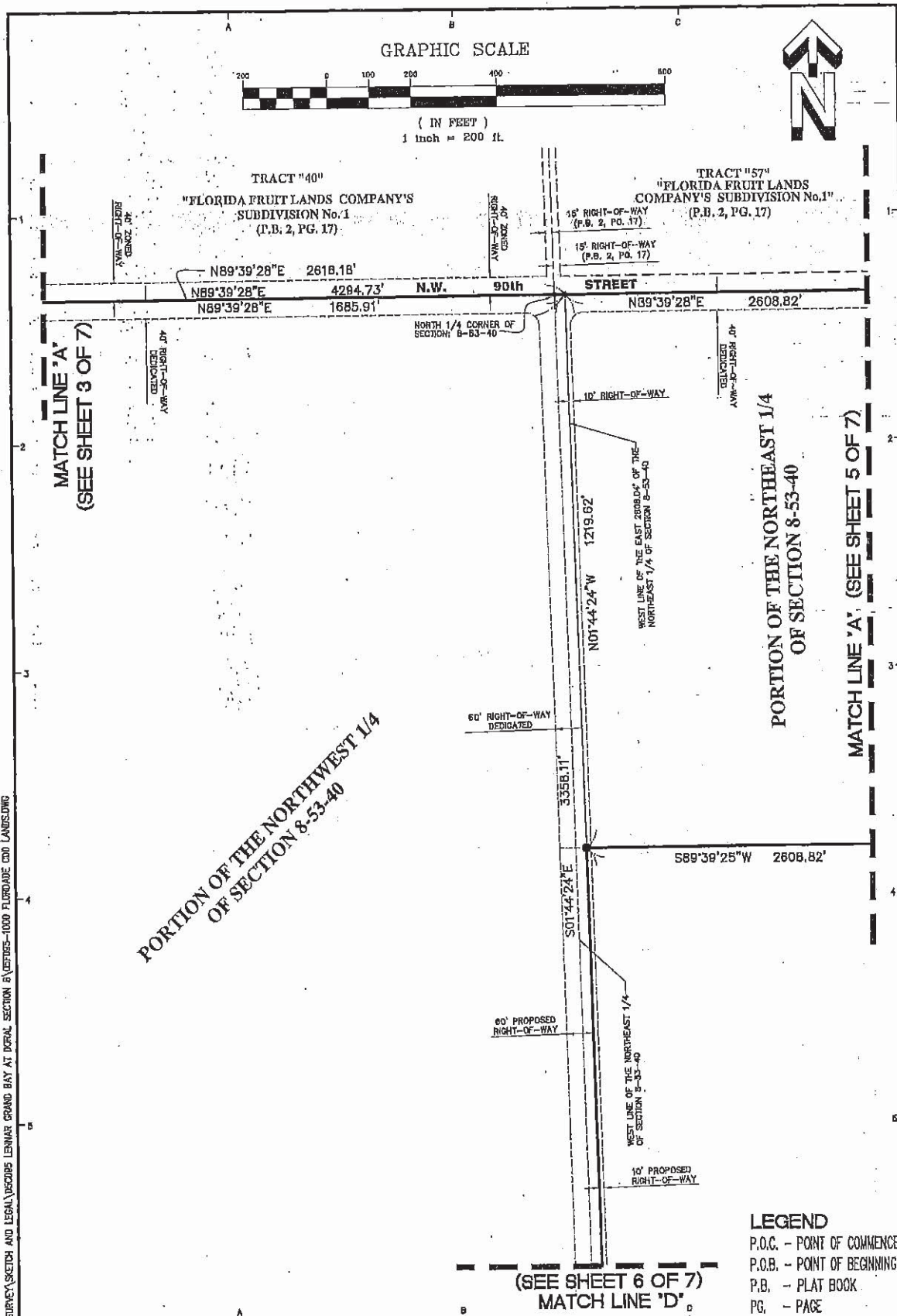
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P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK
PG. - PAGE

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



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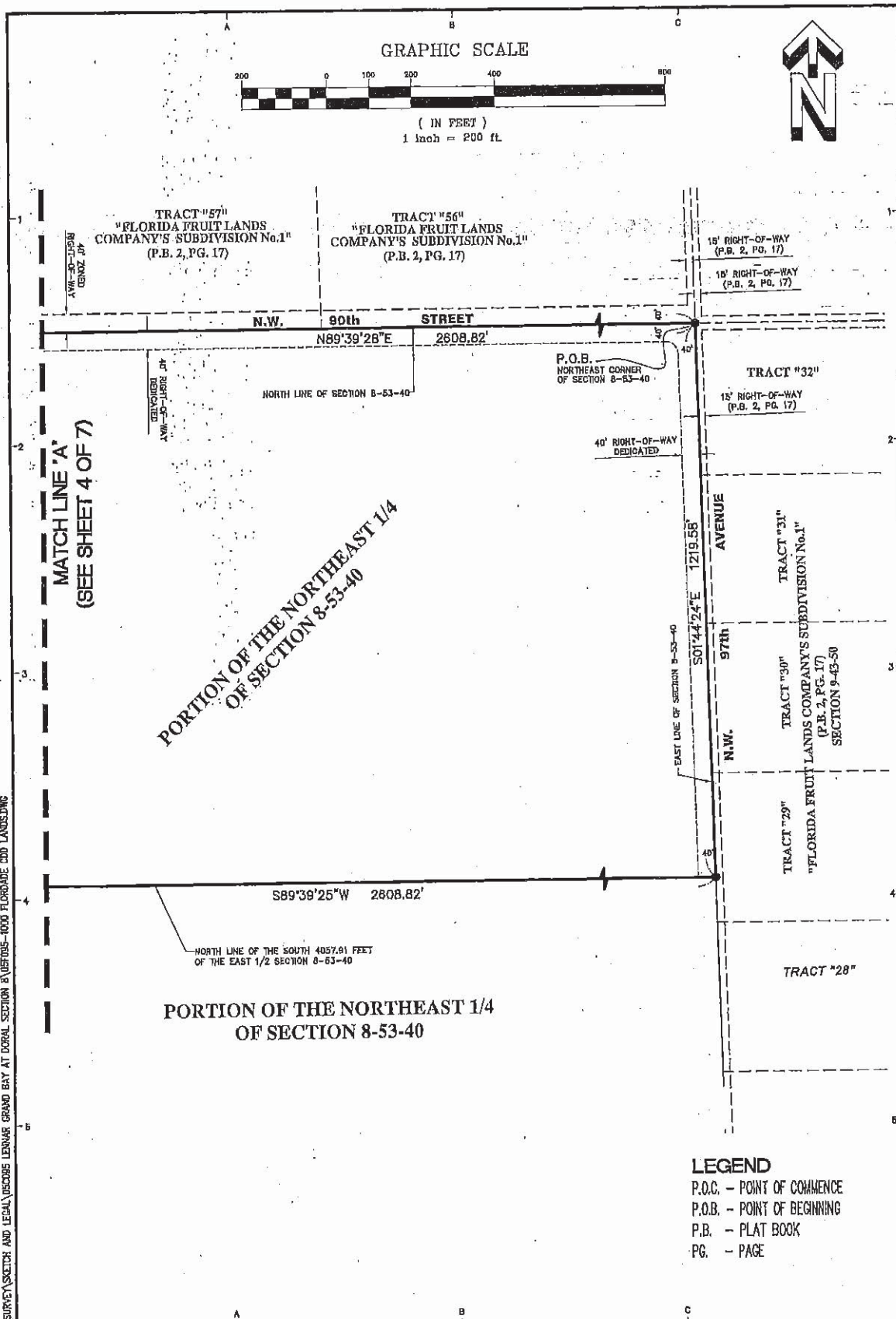


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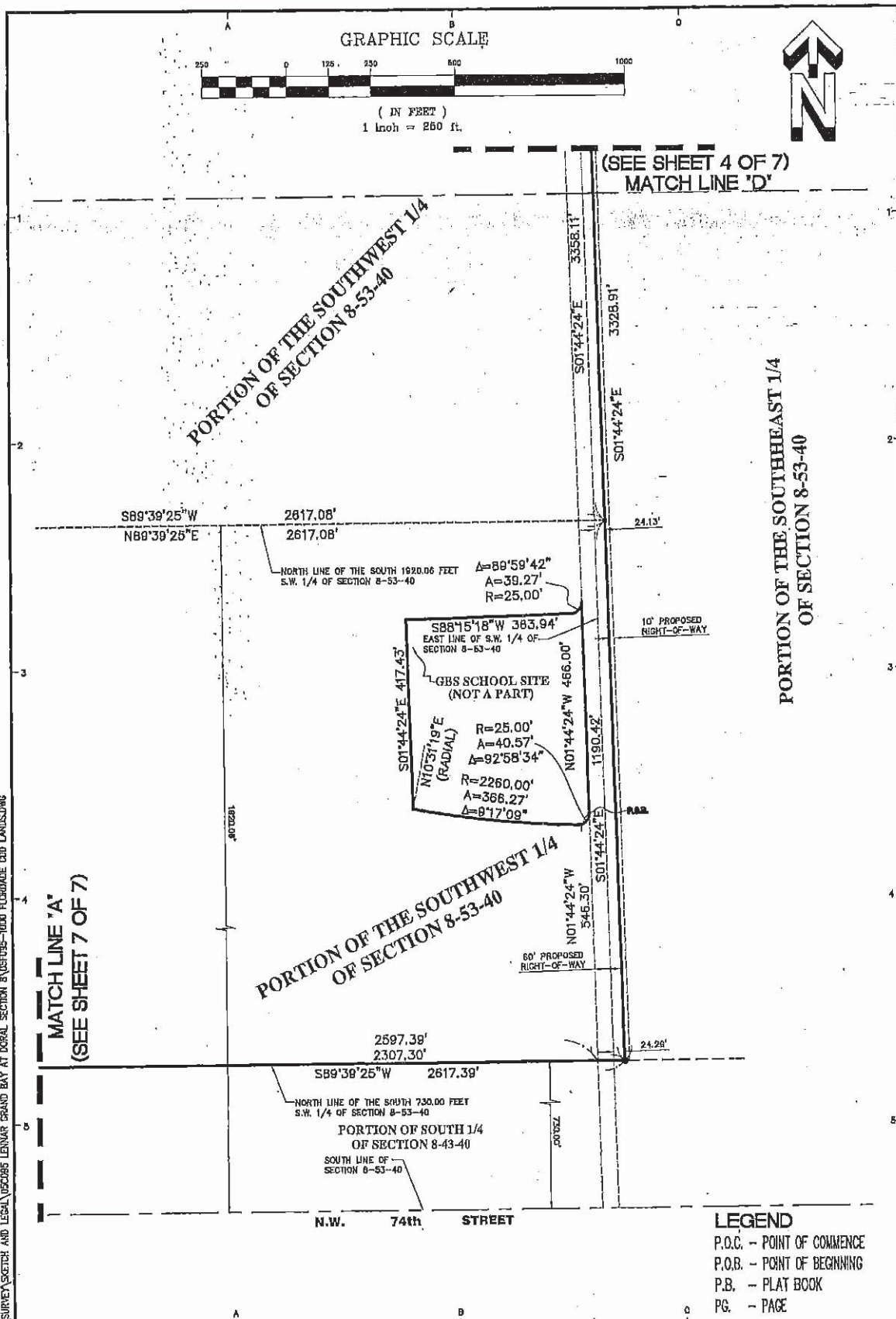


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| PREPARED FOR | SPECIAL DISTRICT SERVICES, INC. | | |
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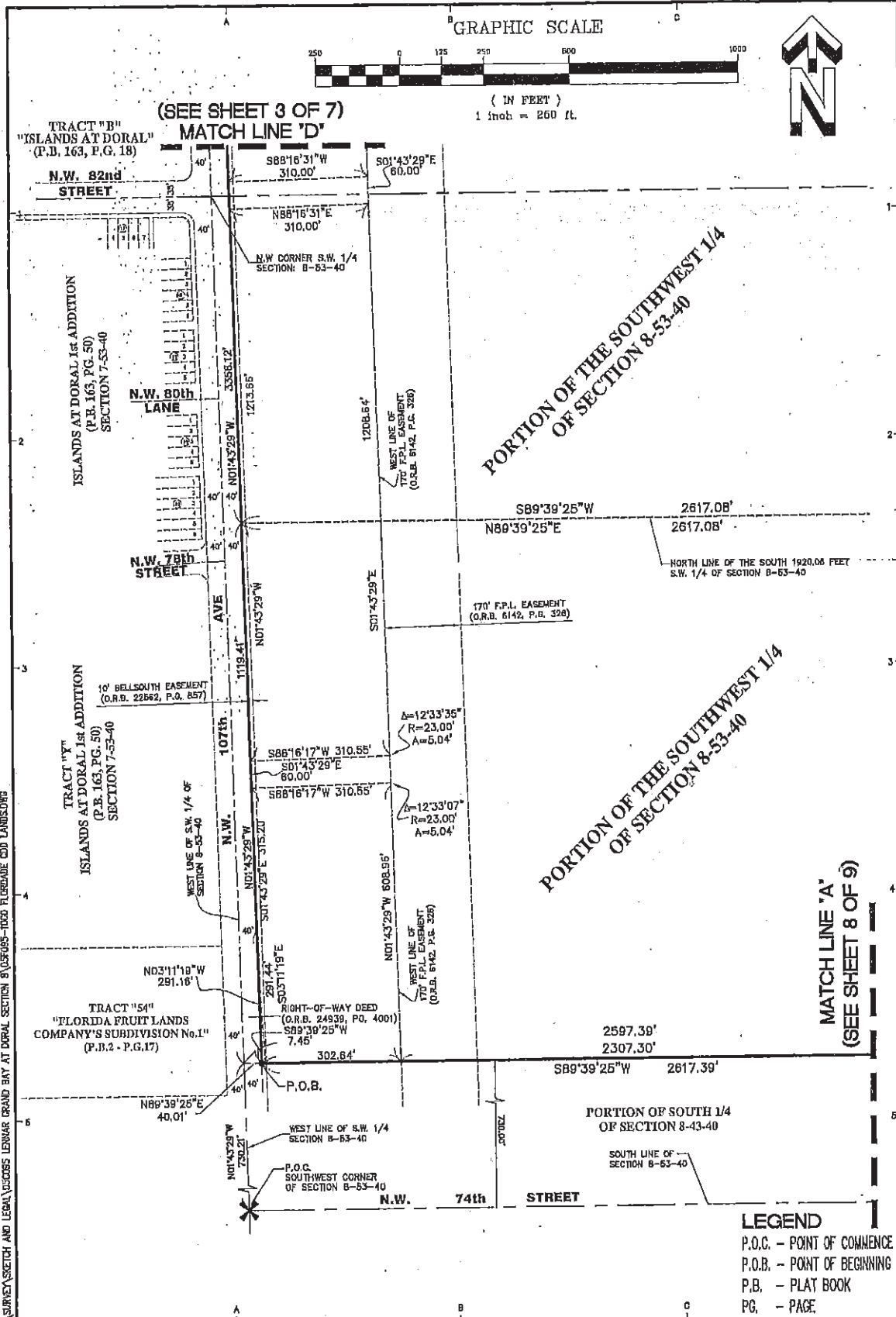


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| SHEET NAME | SKETCH TO ACCOMPANY LEGAL DESCRIPTION | | |
| PREPARED FOR | SPECIAL DISTRICT SERVICES, INC. | | |
| DRAWN BY | E.R. | DATE | JULY 11th, 2012. |
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GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



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| | | OF 8 SHEETS | |