



FL Certificate of Authorization No. 7538
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July 1, 2019

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 2019 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 and may be obtained at the following link:

<https://www.munios.com/munios-notice.aspx?e=OPM5R>

This Year 2019 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 boundaries of the District and is bounded by NW 102 Avenue on the west, NW 90 Street on the north, NW 97 Avenue on the east, and Theoretical NW 86 Street on the south. Refer to Exhibits 1 and 2.

Portions of the Doral Breeze Project Owned by the CDD as of the Date of this Report.

1. **Offsite Roadways, Drainage, Landscaping and Irrigation.** The completed improvements within the right of ways of NW 97 Avenue, NW 102 Avenue and NW 90 Street adjacent to Doral Breeze, were conveyed to the City of Doral. The City will be responsible for maintaining the roads and drainage, and the CDD will maintain the special landscaping and irrigation located in the medians. Maintenance concerns may be reported to the City of Doral Public Works Department at telephone phone number: 305-593-6740.
2. **Onsite Roadways and Drainage.** The onsite roads right of way and improvements are owned and maintained by the Homeowners Association of Doral Breeze (the "HOA"). The drainage systems within the onsite roads right of ways and in the condominium parcel, are owned and maintained by the District.
3. **Stormwater Management Lake Tracts.** The CDD owns and maintains the lake tracts within Doral Breeze listed below. Refer to Exhibit 2 for their location, folio numbers and the official record book and page number of Miami-Dade County where the deed granting the lakes to the CDD was recorded.
 - a. Lake Tract "C", PB 168, PG 48 (Item 1 in Exhibit 2)
 - b. Lake Tract "D", PB 168, PG 48 (Item 2 in Exhibit 2)
 - c. Lake Tract "I", PB 168, PG 48 (Item 3 in Exhibit 2)
4. **Wetland Conservation/Preservation Area and FPL Wetland Conservation Tracts.** The District owns and maintains the wetland preservation areas within the boundaries of the CDD. Doral Breeze contributes proportionately towards their maintenance. Refer to Exhibit 1 for the location of the conservation area and tracts.
5. **Entry Features, Walls, Landscaping and Irrigation Improvements.** In 2019 the District was granted the tracts of land listed below for the purpose of owning and maintaining the entry features, walls, landscaping and irrigation improvements within the tracts.
 - a. Portion of Tract "E", PB 168, PG 48. (Item 4 in Exhibit 2)
 - b. Portion of Tract "D", PB 168, PG 48. (Item 5 in Exhibit 2)
6. **Water Distribution and Sanitary Sewer Improvements.** The completed water and sewer systems were conveyed to Miami-Dade County Water and Sewer Department ("WASD") for permanent ownership and maintenance. Concerns may be reported to WASD at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

State of the Properties and Improvements Currently Owned by the District

1. **Offsite Roadways Landscaping and Irrigation.** The landscaping and irrigation system within the offsite roads are in good working order and condition.

2. **Onsite Roadways Drainage Systems.** The drainage systems of the onsite roads are in good working order and condition. Alvarez Engineers is not aware of any drainage complaints.
3. **Stormwater Management Lake Tracts.** The lake tracts are in good working order and condition.
4. **Wetland Conservation/Preservation Area and FPL Wetland Conservation Tracts.** The wetland conservation areas are in good working order and condition.
5. **Entry Features, Walls, Landscaping and Irrigation Improvements.** The entry features, walls, landscaping and irrigation system in tracts E and D, are in good working order and condition.

Estimated Maintenance Costs for District Owned Infrastructure

1. **General.** The Doral Breeze 2018-2019 Fiscal Year budget has the following amounts for maintenance expenditures:

2018-2019 Budget for Maintenance	
Preserve Area Interior Maintenance/Upkeep (Portion corresponding to Doral Breeze)	\$6,010
Preserve Area Perimeter Maintenance/Upkeep (Portion corresponding to Doral B.)	\$3,282
Miscellaneous Maintenance	\$8,500
Annual Engineer's Report & Misc. Engineering	\$800
Lake Tract MTE & Fountain MTE - DM & MT	\$11,400
FPL Easement Maintenance/Upkeep (Portion corresponding to Doral Breeze)	\$2,625
Total	\$ 32,617

For more detailed information on the 2018-2019 Fiscal Year Budget for Doral Breeze, please visit the District's website at the following link:

<http://grandbayatdoralcdd.org/financials/>

Alvarez Engineers finds the District's maintenance budget for Fiscal Year 2018-2019 adequate, but recommends considering the following suggestions for future budgets:

2. **Onsite Roadways Drainage Systems.** The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 367 drainage structures and 21,040 Linear Feet of pipes in Doral Breeze.



Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure	Cost/LF Pipe	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
367	21040	74					\$150.00	\$5.00	\$32,200
			74				\$150.00	\$5.00	\$32,200
				74			\$150.00	\$5.00	\$32,200
					74		\$150.00	\$5.00	\$32,200
						74	\$150.00	\$5.00	\$32,200

Public Liability and Property Damage Insurance Carried by the District

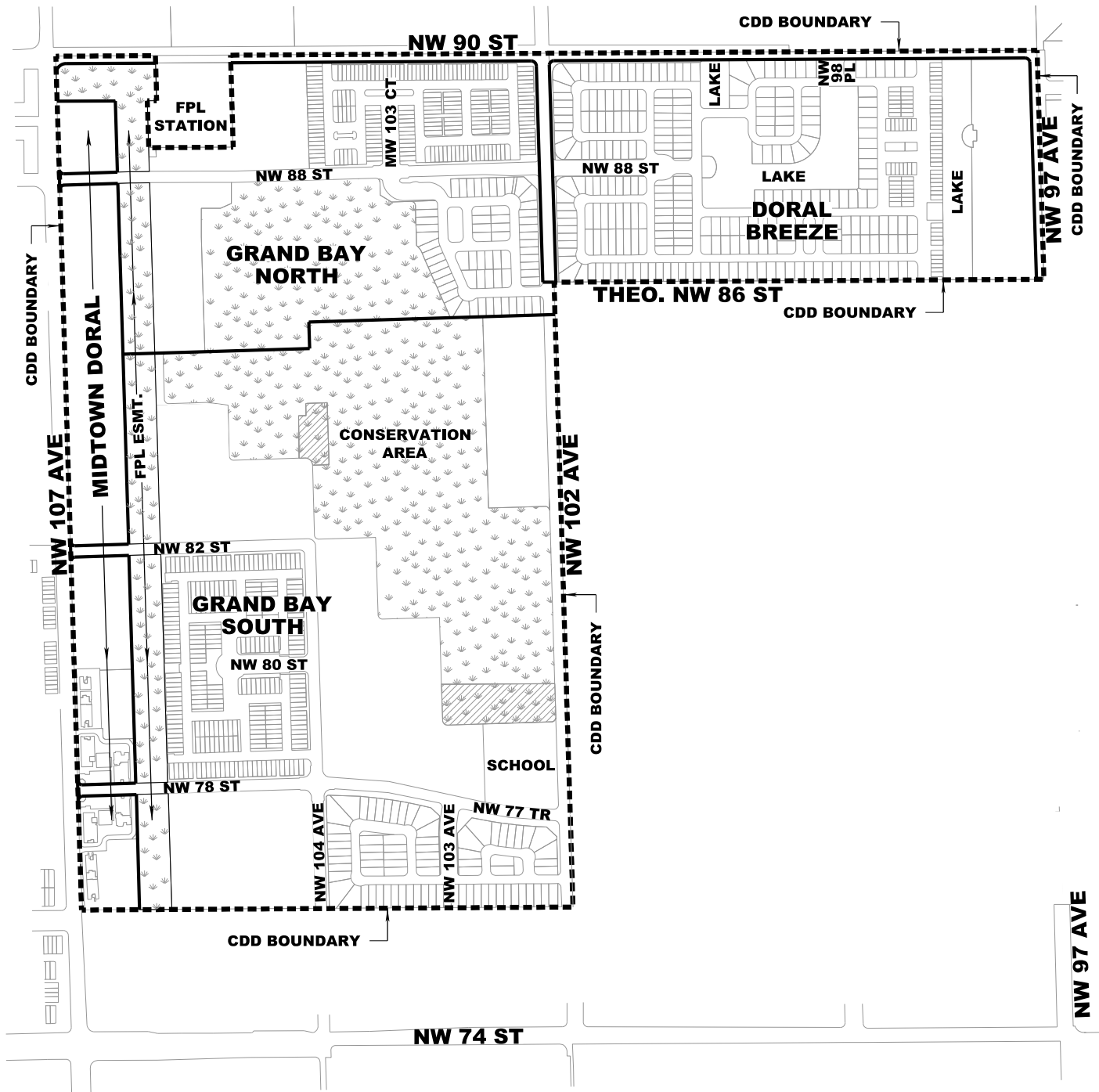
The District currently carries General Liability, Property, Hired Non-Owned Auto, Employment Practices Liability and Public Officials Liability under Agreement Number 100118034 of Florida Insurance Alliance. The CDD has budgeted enough funds for the policy premium.

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, public documents available, and communications with the District’s field staff.

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

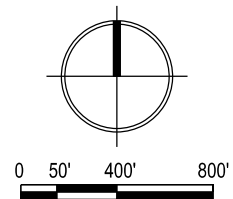
Sincerely,
Alvarez Engineers, Inc.

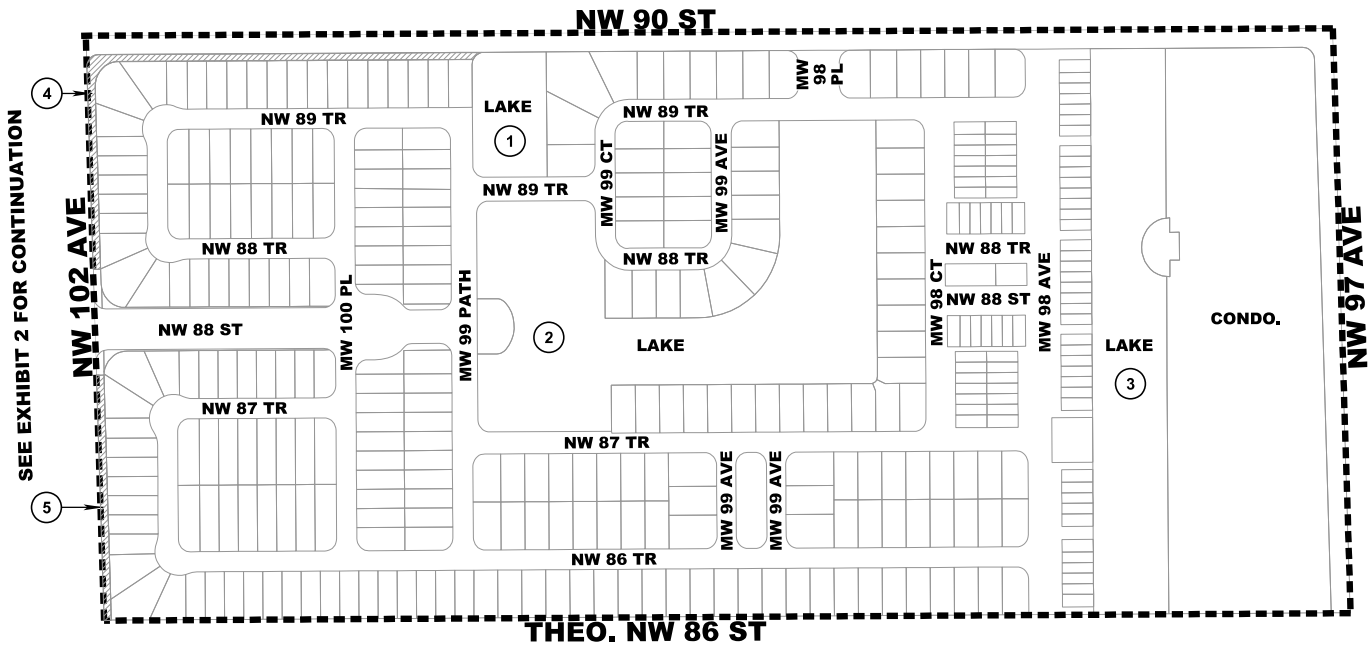
Juan R. Alvarez, PE
 District Engineer
 Florida Engineer License No. 38522
 Date: July 1, 2019



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

EXHIBIT 1





SEE EXHIBIT 2 FOR CONTINUATION

- CDD OWNERSHIP**
- ① TRACT "C" (PB 169, PG 48)
FOLIO: 35-3008-002-2700
ORB 28331, PG 956
CATEGORY: STORMWATER
 - ② TRACT "D" (PB 169, PG 48)
FOLIO: 35-3008-002-2710
ORB 28331, PG 956
CATEGORY: STORMWATER
 - ③ TRACT "I" (PB 169, PG 48)
FOLIO: 35-3008-002-2760
ORB 28331, PG 956
CATEGORY: STORMWATER
 - ④ PORTION OF TRACT "E"
FOLIO: 35-3008-003-1440
ORB 31354, PG 4906
CATEGORY: ENTRY FEATURE, WALL,
LANDSCAPE AND IRRIGATION
 - ⑤ PORTION OF TRACT "D"
FOLIO: 35-3008-003-1430
ORB 31355, PG 77
CATEGORY: ENTRY FEATURE, WALL,
LANDSCAPE AND IRRIGATION

ALVAREZ ENGINEERS, INC.
GRAND BAY AT DORAL C.D.D.
DORAL BREEZE
CDD LAND OWNERSHIP AND EASEMENTS

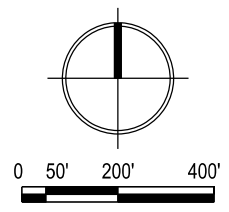


EXHIBIT 2