



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

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 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, and may be obtained at the following link:

<https://www.munios.com/munios-notice.aspx?e=E48KY>

This 2019 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, and is bounded by NW 107 Avenue on the west, south of NW 90 Street on the north, the FPL Wetland Conservation Area on the east, and Theoretical NW 76 Street on the south. Refer to Exhibits 1 and 2 attached to this report.

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

1. **Sidewalks, Landscaping, Irrigation, Plazas, Entry Features, Roadways, Drainage, Sanitary Sewer Force Mains, Gravity Sewers, Sanitary Sewer Pump Station, Fountain Equipment, Land and Easements.** The CDD owns and is responsible for the maintenance of the following improvements, lands and easements. Refer to Exhibit 2 for the location of the improvements and recording information of deeds and easements granted to the District.
 - a. Tract "D", PB 171, PG 78 – Sidewalk, Landscaping, Irrigation and Land (Item 1 in Exhibit 2).
 - b. Tract "C", PB 171, PG 78 – Sidewalk, Landscaping, Irrigation and Land (Item 2 in Exhibit 2)
 - c. Tract "A", PB 171, PG 78 – Plaza and Land (Item 3 in Exhibit 2)
 - d. Tract "F", PB 171, PG 78 – Entry Feature and Land (Item 4 in Exhibit 2)
 - e. Tract "E", PB 171, PG 45 – Entry Feature and Land (Item 5 in Exhibit 2)
 - f. Tract "D", PB 171, PG 45 – Plaza and Land (Item 6 in Exhibit 2)
 - g. Tract "C", PB 171, PG 45 – Sidewalk, Landscape, Irrigation and Land (Item 7 in Exhibit 2)
 - h. Tract "A", PB 171, PG 45 – Sidewalk, Landscaping, Irrigation and Land (Item 8 in Exhibit 2)
 - i. Tract "B", PB 171, PG 78 – Roadway, Drainage, Landscaping, Irrigation and Land (Item 9 in Exhibit 2)
 - j. Tract "E", PB 171, PG 78 – Landscaping, Irrigation, Retaining Wall and Land (Item 10 in Exhibit 2)
 - k. Tract "G", PB 171, PG 45 – Landscaping, Irrigation, Retaining Wall and Land (Item 11 in Exhibit 2)
 - l. Tract "B", PB 171, PG 45 – Road, Drainage, Landscaping, Irrigation and Land (Item 12 in Exhibit 2)
 - m. Road, Drainage, Landscaping, Irrigation and Easement (Item A of Exhibit 2)
 - n. Private Force Main and Easement (Item B of Exhibit 2)
 - o. Private Gravity Sewer and Easement (Item C of Exhibit 2).
 - p. Retaining Wall and Easement (Item D of Exhibit 2).
 - q. Fountain Equipment and Easement (Item E of Exhibit 2).
 - r. Private Sanitary Sewer Pump Station and Easement (Item F of Exhibit 2).
 - s. Fountain Equipment and Easement (Item G of Exhibit 2)
 - t. Road, Drainage, Landscaping, Irrigation and Easement (Item H of Exhibit 2)
 - u. Private Gravity Sanitary Sewer and Easement (Item I of Exhibit 2)
 - v. Retaining Wall and Easement (Item J of Exhibit 2).
2. **Wetland Conservation/Preservation Area and FPL Wetland Conservation Tracts.** The District owns and maintains the wetland preservation areas within the boundaries of the CDD. Midtown Doral contributes proportionately towards the total annual

maintenance cost. Refer to Exhibit 1 for the location of the conservation area and environmental tracts.

3. **Water Distribution and Sanitary Sewer Improvements.** The completed public 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

All the improvements owned by the District listed above and located as shown in Exhibit 2 are in good working order and condition.

Estimated Maintenance Costs for District Owned Infrastructure

1. **General.** The Midtown Doral 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 Midtown D.)	\$2,410
Preserve Area Perimeter Maintenance/Upkeep (Portion corresponding to Midtown)	\$1,320
Maintenance Contingency	\$21,000
Miscellaneous Maintenance	\$7,700
Lawn/Landscape Service - Median/Right of Way MTE	\$32,000
Mulch/Fertilizer/Pesticide	\$7,200
Lift Station/Sanitary Sewer Line MTE (Midtown)	\$36,000
Irrigation Systems MTE & Power	\$5,700
Security	\$45,000
Tree/Shrubbery Replacement	\$3,000
Annual Engineer's Report & Misc. Engineering	\$2,500
Lake Tract MTE & Fountain MTE - DM & MT	\$12,000
Roadway/Signage/Drainage	\$3,000
Midtown Plaza Upkeep/Janitorial	\$45,000
FPL Easement Maintenance/Upkeep (Portion corresponding to Midtown Doral)	\$1,055
FPL Power Sanitary Sewer Lift Stations	\$9,100
Total	\$ 233,985

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 51 drainage structures and 4,775 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			
51	4775	11					\$150.00	\$5.00	\$6,500
			11				\$150.00	\$5.00	\$6,500
				11			\$150.00	\$5.00	\$6,500
					11		\$150.00	\$5.00	\$6,500
						11	\$150.00	\$5.00	\$6,500

Public Liability and Property Damage Insurance Carried by the District

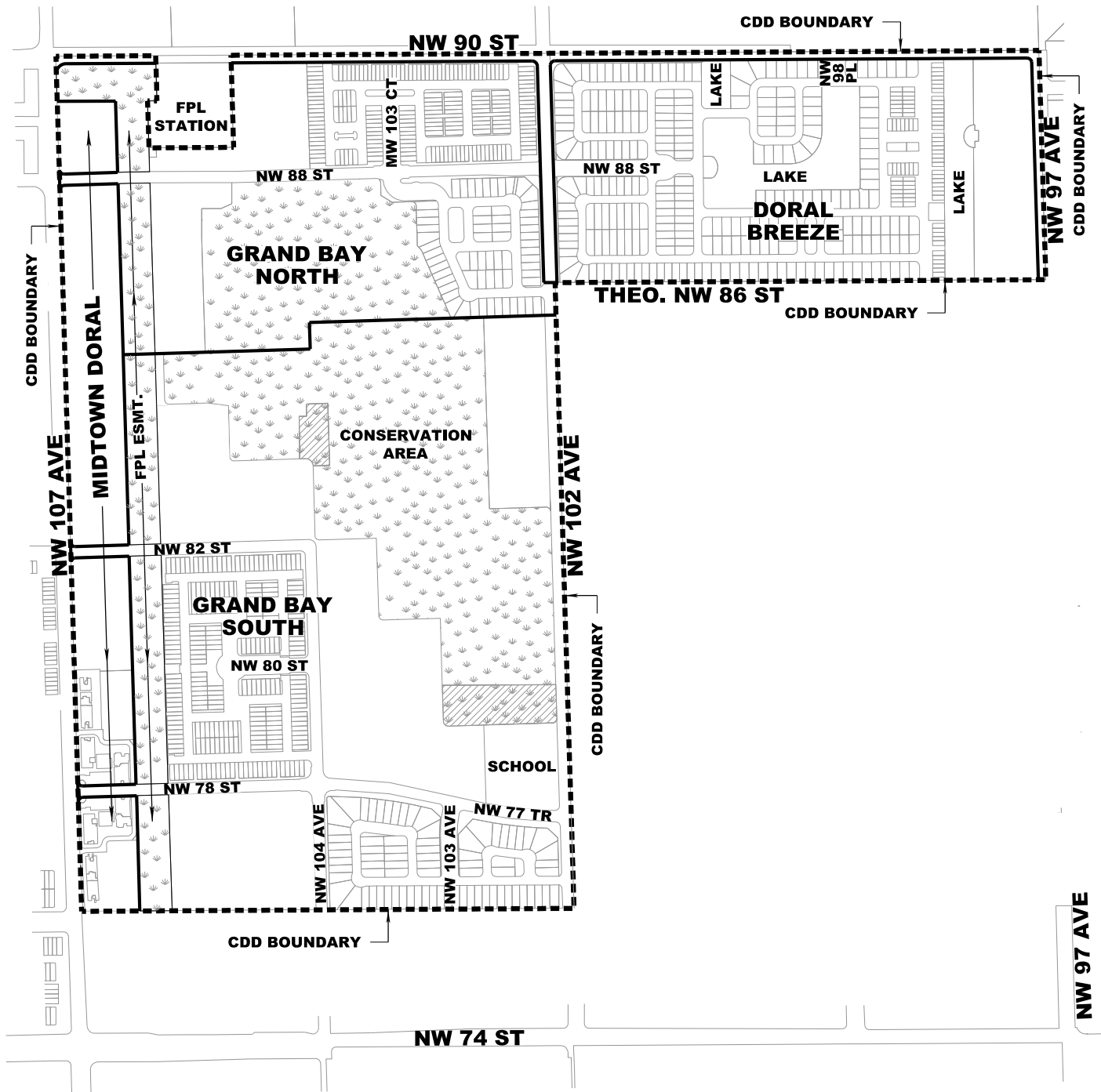
The District currently carries General Liability, Property, Hired Non-Owned Auto, Employment Practices Liability and Public Officials Liability under Agreement Number 100118034 of Florida Insurance Alliance. The CDD has budgeted enough funds for the policy premium.

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

