

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 2016 Project
(a.k.a. the "South Parcel Assessment Area" or "Grand Bay South")**

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, and the Fifth Supplemental Trust Indenture dated as of March 1, 2016, Alvarez Engineers has conducted inspections of the portions of the Series 2016 Project (the "South Parcel Assessment Project" or "Grand Bay South") that are currently owned by the District.

The South Parcel Project is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on March 4, 2016 and amended on November 16, 2016, November 15, 2017 and December 20, 2017 (the "Engineer's Report"). Copies of the Master Trust Indenture and the Fifth Supplemental are included in the Limited Offering Memorandum of March 17, 2016 related to the issuance of Special Assessment Improvement Bonds Series 2016. A copy of the Limited Offering Memorandum may be obtained at the following link:

<https://www.munios.com/munios-notice.aspx?e=H84VX>

This 2019 Engineer's Report (the "Report") sets forth the following:

1. Our findings as to whether such portions of the Grand Bay South 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 Grand Bay South 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 South Parcel Project.

The Grand Bay South parcel is bounded by Midtown Doral on the west, Grand Bay North on the north, NW 102 Avenue on the east and theoretical NW 76 Street on the south, as illustrated in Exhibits 1 and 2 attached to this Report.

Portions of the Grand Bay South Project Owned by the CDD as of the Date of this Report.

1. **Offsite Roadways, Drainage, Landscaping and Irrigation.** With the exception of the final lift of asphalt of NW 77 Terrace, NW 78 Street, NW 82 St and NW 104 Avenue, the completed improvements within the right of ways of NW 102 Avenue, NW 77 Terrace, NW 78 Street, NW 82 Street and NW 104 Avenue, 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 and roadside swales. 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 road right of ways and improvements within, are owned and maintained by the Homeowners Associations of the residential pods and condominium parcels (the "HOAs"). The drainage systems within the onsite road right of ways in the residential pods and condominium parcels are owned and maintained by the District.
3. **Wetland Conservation/Preservation Area and FPL Wetland Conservation Tracts.** The District owns and maintains the wetland preservation areas listed below. Grand Bay South contributes proportionately towards the total annual maintenance cost. Refer to Exhibits 2 and 3 for the location of the deeds, the folio numbers of the wetland tracts owned by the CDD, and the official records book and page numbers where the deeds were recorded.
 - a. Tract "A", PB 170, PG 64 (Item 1 in Exhibits 2 and 3)
 - b. Tract "A", PB 171, PG 91 (Item 5 in Exhibits 2 and 3)
 - c. Tract "B", PB 171, PG 91 (Item 6 in Exhibits 2 and 3)
 - d. Tract "C", PB 171, PG 91 (Item 7 in Exhibits 2 and 3)
4. **Pod Entries, 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 entrances to the residential pods up to the guardhouses' gates, the entry features, walls, landscaping and irrigation improvements within the tracts. Refer to Exhibits 2 and 3 for the location of the deeds, the folio numbers of the tracts owned by the CDD, and the official records book and page numbers where the deeds were recorded.
 - a. Portions of Tracts "A", "B" & "P", PB 171, PG 95 (Item 2 in Exhibits 2 and 3)
 - b. Portion of Tract "B", PB 172, PG 1 (Item 3 in Exhibits 2 and 3)
 - c. Portion of Tract "C", PB 172, PG 1 (Item 4 in Exhibits 2 and 3)
5. **Condominium Parcels Entries, Entry Features, Walls, Landscaping and Irrigation Improvements.** In 2019 the District was granted easements over the tracts of land listed below for the purpose of owning and maintaining the entrances to the condominium parcels up to the guardhouses' gates, the entry features, walls, landscaping and irrigation improvements within the tracts. Refer to Exhibits 2 and 3 for the location of the

easements, the folio numbers of the condominium parcels, and the official records book and page numbers where the easements were recorded.

- a. Portion of Tract "A", PB 171, PG 92 (Item A in Exhibits 2 and 3)
 - b. Portion of Tract "A", PB 171, PG 98 (Item B in Exhibits 2 and 3)
 - c. Portion of Tract "A", PB 171, PG 98 (Item C in Exhibits 2 and 3)
 - d. Portion of Tract "A", PB 171, PG 92 (Item D in Exhibits 2 and 3)
6. **Water Distribution and Sanitary Sewer Improvements.** The completed water and sewer systems in the residential pods, condominium parcels and offsite road right of ways 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).
7. **Sanitary Sewer Lift Station.** The sanitary sewers of the condominium located in Tract "A", PB 171, PG 92 within Grand Bay South, discharge into the lift station located in Grand Bay North. Grand Bay South contributes towards the maintenance costs of the lift station.

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. **Wetland Conservation/Preservation Area and FPL Wetland Conservation Tracts.** The wetland conservation areas are in good working order and condition.
4. **Entrances, Entry Features, Walls, Landscaping and Irrigation Improvements.** The entrances, entry features, walls, landscaping and irrigation system, are in good working order and condition.

Estimated Maintenance Costs for District Owned Infrastructure.

1. **General.** The Grand Bay South 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 GB South)	\$16,730
Preserve Area Perimeter Maintenance/Upkeep (Portion corresponding to GB South)	\$7,160
Maintenance Contingency	\$27,000
Miscellaneous Maintenance	\$42,700

Lift Station/Sanitary Sewer Line MTE (Adagio)	\$10,000
Annual Engineer's Report & Misc. Engineering	\$800
FPL Easement Maintenance/Upkeep (Portion corresponding to GB South)	\$5,730
FPL Power Sanitary Sewer Lift Station	\$3,900
Total	\$ 114,020

For more detailed information on the 2018-2019 Fiscal Year Budget for Grand Bay South, 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 for which the CDD is responsible. 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 Grand Bay South

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

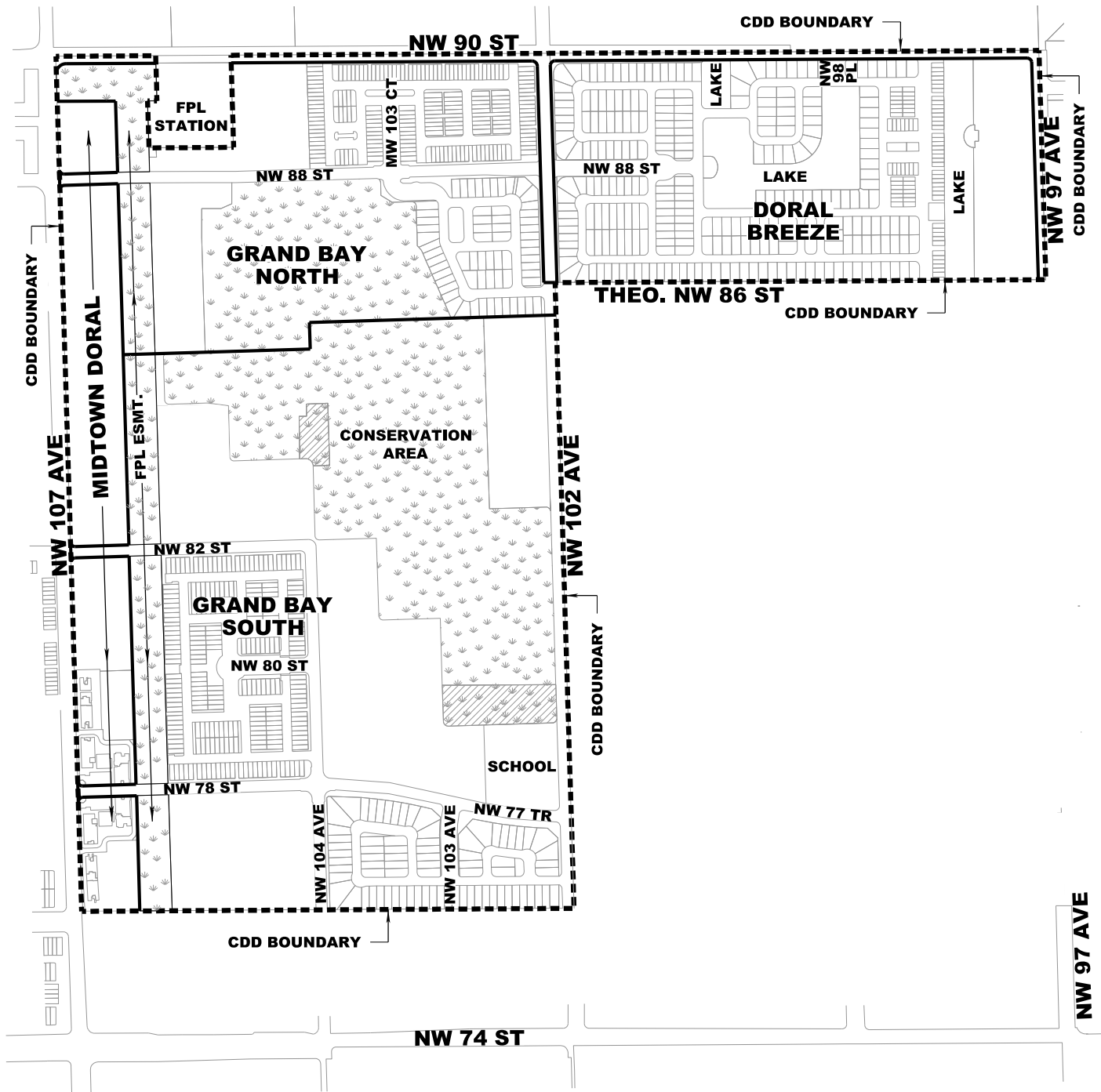
The District currently carries General Liability, Property, Hired Non-Owned Auto, Employment Practices Liability and Public Officials Liability under Agreement Number 100118034 of Florida Insurance Alliance. The CDD has budgeted enough funds for the policy premium.

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

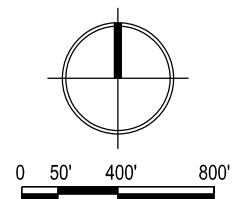


ALVAREZ ENGINEERS, INC.

GRAND BAY AT DORAL C.D.D.

DISTRICT BOUNDARY AND DEVELOPMENTS

EXHIBIT 1



CDD OWNERSHIP

- ① TRACT "A" (PB 170 PG 64)
FOLIO: 35-3008-005-2370
ORB: 25858, PG 1796 AND
ORB: 25871, PG 2673
CATEGORY: STORMWATER MGT
- ② PORTIONS OF TRACT "A", "B" & "P"
(PB 171 PG 95)
FOLIO: 35-3008-018-2300
ORB 31236, PG 4469
CATEGORY: ENTRY FEATURE, WALL,
LANDSCAPE AND IRRIGATION
- ③ PORTION OF TRACT "B" (PB 172 PG 1)
FOLIO: 35-3008-018-2300
ORB: 31236, PG 4411
CATEGORY: ENTRY FEATURE, WALL,
LANDSCAPE AND IRRIGATION
- ④ PORTION OF TRACT "C" (PB 172 PG 1)
FOLIO: 35-3008-020-0800
ORB 31236, PG 4395
CATEGORY: ENTRY FEATURE, WALL,
LANDSCAPE AND IRRIGATION
- ⑤ TRACT "A" (PB 171 PG 91)
FOLIO: 35-3008-012-0010
ORB 29982 PG 0297
CATEGORY: STORMWATER MGT & FPL
- ⑥ TRACT "B" (PB 171 PG 91)
FOLIO: 35-3008-012-0020
ORB 29982 PG 0297
CATEGORY: STORMWATER MGT & FPL
- ⑦ TRACT "C" (PB 171 PG 91)
FOLIO: 35-3008-012-0030
ORB 29982 PG 0297
CATEGORY: STORMWATER MGT & FPL

CDD EASEMENTS

- A PORTION OF TRACT "A" (PB 171 PG 92)
FOLIO: 35-3008-017-0010
ORB 31236 PG 4427
CATEGORY: PASSIVE ENTRANCE AREA
- B PORTION OF TRACT "A" (PB 171 PG 98)
FOLIO: 35-3008-019-0010
ORB 31236 PG 4441
CATEGORY: PASSIVE ENTRANCE AREA
- C PORTION OF TRACT "A" (PB 171 PG 98)
FOLIO: 35-3008-019-0010
ORB: 31236, PG 4455
CATEGORY: ENTRY FEATURE, WALL,
LANDSCAPE AND IRRIGATION
- D PORTION OF TRACT "A" (PB 171 PG 92)
FOLIO: 35-3008-017-0010
ORB: 31236, PG 4455
CATEGORY: ENTRY FEATURE, WALL,
LANDSCAPE AND IRRIGATION

ALVAREZ ENGINEERS, INC.

GRAND BAY AT DORAL C.D.D.

GRAND BAY SOUTH CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 3