



FL Certificate of Authorization No. 7538
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June 30, 2026

Mr. Armando Silva
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 2026 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. Silva:

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 2026 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, except for observed fading of the street pavement markings.
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 3 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 3).
- b. Tract "C", PB 171, PG 78 – Sidewalk, Landscaping, Irrigation and Land (Item 2 in Exhibit 3)
- c. Tract "A", PB 171, PG 78 – Plaza and Land (Item 3 in Exhibit 3)
- d. Tract "F", PB 171, PG 78 – Entry Feature and Land (Item 4 in Exhibit 3)
- e. Tract "E", PB 171, PG 45 – Entry Feature and Land (Item 5 in Exhibit 3)
- f. Tract "D", PB 171, PG 45 – Plaza and Land (Item 6 in Exhibit 3)
- g. Tract "C", PB 171, PG 45 – Sidewalk, Landscape, Irrigation and Land (Item 7 in Exhibit 3)
- h. Tract "A", PB 171, PG 45 – Sidewalk, Landscaping, Irrigation and Land (Item 8 in Exhibit 3)
- i. Tract "B", PB 171, PG 78 – Roadway, Drainage, Landscaping, Irrigation and Land (Item 9 in Exhibit 3)
- j. Tract "E", PB 171, PG 78 – Landscaping, Irrigation, Retaining Wall and Land (Item 10 in Exhibit 3)
- k. Tract "G", PB 171, PG 45 – Landscaping, Irrigation, Retaining Wall and Land (Item 11 in Exhibit 3)
- l. Tract "B", PB 171, PG 45 – Road, Drainage, Landscaping, Irrigation and Land (Item 12 in Exhibit 3)
- m. Road, Drainage, Landscaping, Irrigation and Easement (Item A of Exhibit 3)
- n. Private Force Main and Easement (Item B of Exhibit 3)
- o. Private Gravity Sewer and Easement (Item C of Exhibit 3).
- p. Retaining Wall and Easement (Item D of Exhibit 3).
- q. Fountain Equipment and Easement (Item E of Exhibit 3).
- r. Private Sanitary Sewer Pump Station and Easement (Item F of Exhibit 3).
- s. Fountain Equipment and Easement (Item G of Exhibit 3)
- t. Road, Drainage, Landscaping, Irrigation and Easement (Item H of Exhibit 3)
- u. Private Gravity Sanitary Sewer and Easement (Item I of Exhibit 3)
- v. Retaining Wall and Easement (Item J of Exhibit 3).

- 2. Wetland Conservation/Preservation Area and FPL Wetland Conservation Tracts.** The District owns and maintains the wetland preservation areas and the FPL patrol trail within the boundaries of the CDD. Midtown Doral contributes proportionately towards

the total annual maintenance cost. Refer to Exhibit 2 for the location of the conservation area environmental tracts and the FPL patrol trail.

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

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. **Entry Features, Walls, Landscaping and Irrigation Improvements.** The entry features, walls, landscaping and irrigation system, are in good working order and condition.

Estimated Maintenance Costs for District Owned Infrastructure

1. **General.** We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <http://grandbayatdoralcdd.org/financials/> for the FY 2026-2027 Proposed Budget).
2. **Onsite Roadways Drainage Systems.** We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater 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 be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 55 drainage structures and 4,775 Linear Feet of pipes in the District. It is also estimated that 2-3 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. Refer to Exhibit 4.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
(Y1)	Structures Cleaning	EA	9	230.00	2,070
	Baffle Detachment	EA	6	50.00	300
	Baffle Replacement	EA	2	600.00	1,200
	Pipe Cleaning and CCTV	LF	430	6.75	2,903
	Cost				6,473

(Y2)	Structures Cleaning	EA	12	236.00	2,832
	Baffle Detachment	EA	8	51.00	408
	Baffle Replacement	EA	2	615.00	1,230
	Pipe Cleaning and CCTV	LF	1,086	6.92	7,515
	Cost				11,985
(Y3)	Structures Cleaning	EA	12	242.00	2,904
	Baffle Detachment	EA	8	53.00	424
	Baffle Replacement	EA	2	630.00	1,260
	Pipe Cleaning and CCTV	LF	1,086	7.09	7,700
	Cost				12,288
(Y4)	Structures Cleaning	EA	12	248.00	2,976
	Baffle Detachment	EA	8	54.00	432
	Baffle Replacement	EA	2	646.00	1,292
	Pipe Cleaning and CCTV	LF	1,086	7.27	7,895
	Cost				12,595
(Y5)	Structures Cleaning	EA	10	254.00	2,540
	Baffle Detachment	EA	6	55.00	330
	Baffle Replacement	EA	1	662.00	662
	Pipe Cleaning and CCTV	LF	1,087	7.45	8,098
	Cost				11,630
Total	Total Structures Cleaning	EA	55		
	Total Baffle Detachment	EA	36		
	Total Baffle Replacement	EA	9		
	Total Pipe Cleaning and CCTV	LF	4,775		
	Total Cost				54,971.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: $Q2 = Q3 = Q4 = (Total\ Q - Q1)/4$					
Quantities for Y5 were computed as: $Q5 = Q - Q1 - Q2 - Q3 - Q4$					

Public Liability and Property Damage Insurance Carried by the District

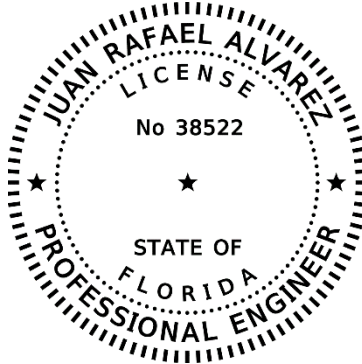
The District currently carries General Liability, Property, Hired Non-Owned Auto, Employment Practices Liability, Public Officials Liability and Deadly Weapon Protection under Agreement Number 100125034 of Florida Insurance Alliance. The CDD has budgeted enough funds for the \$10,091 policy premium.

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 Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

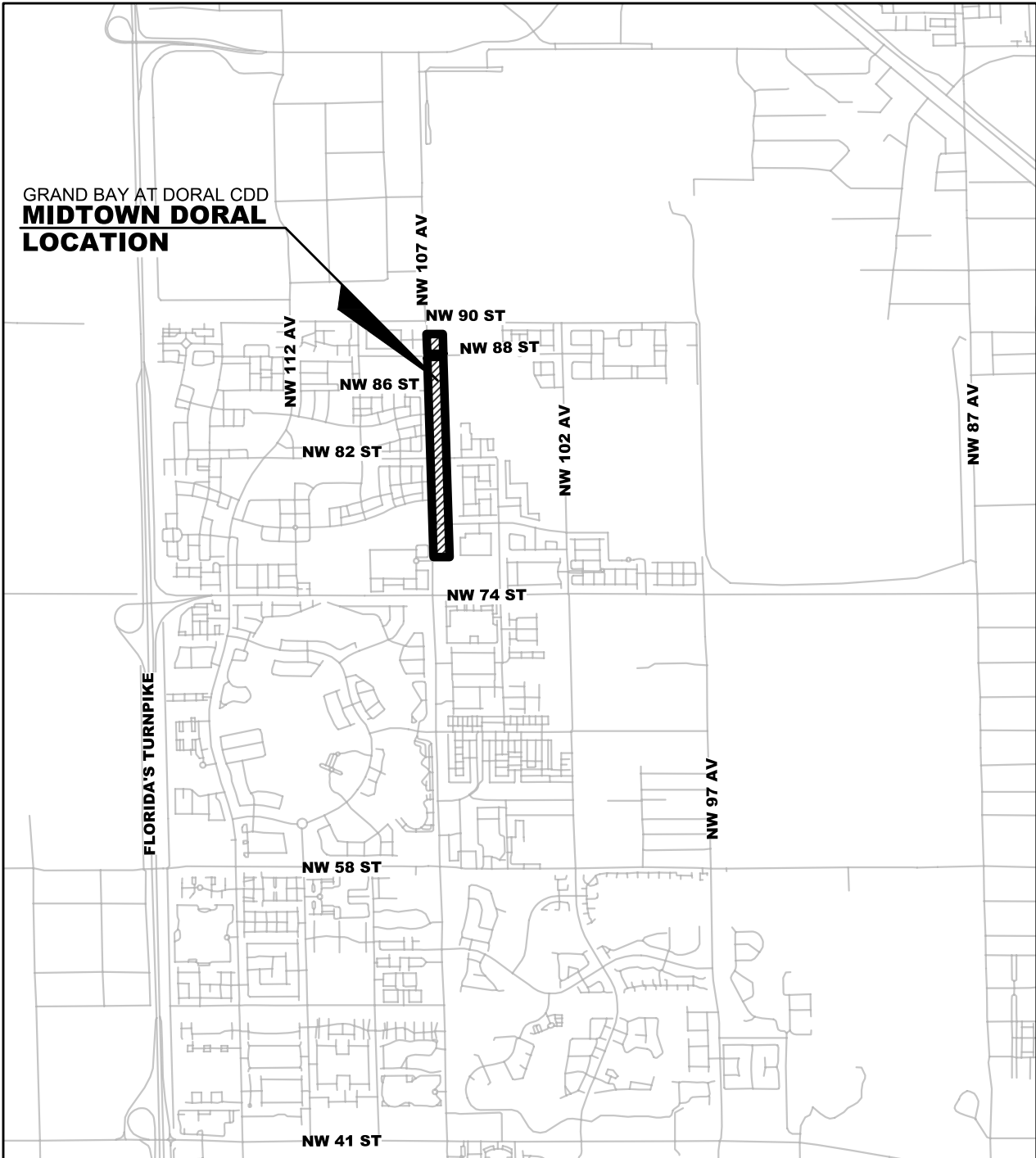
Juan R. Alvarez, PE
District Engineer
Date: June 30, 2026



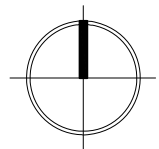
This item has been digitally signed and sealed by
Juan R. Alvarez, PE on the date adjacent to the seal

Signature must be verified on any electronic copies

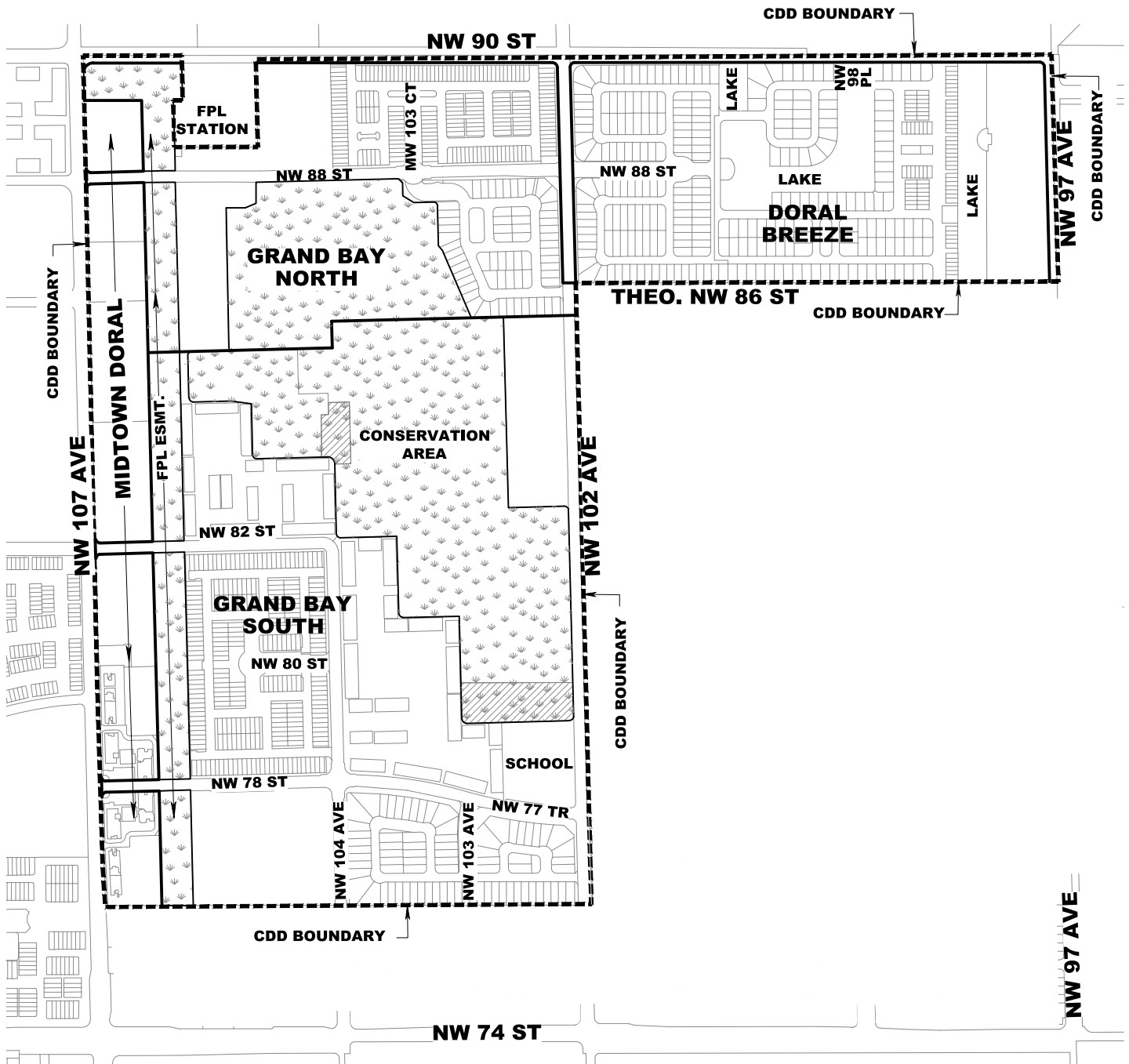
Cc Michael Pawelczyk, District Counsel mjp@bclmr.com



ALVAREZ ENGINEERS, INC.
GRAND BAY AT DORAL CDD
MIDTOWN DORAL
LOCATION MAP



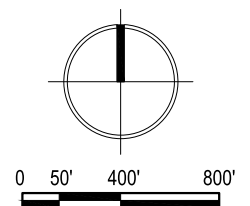
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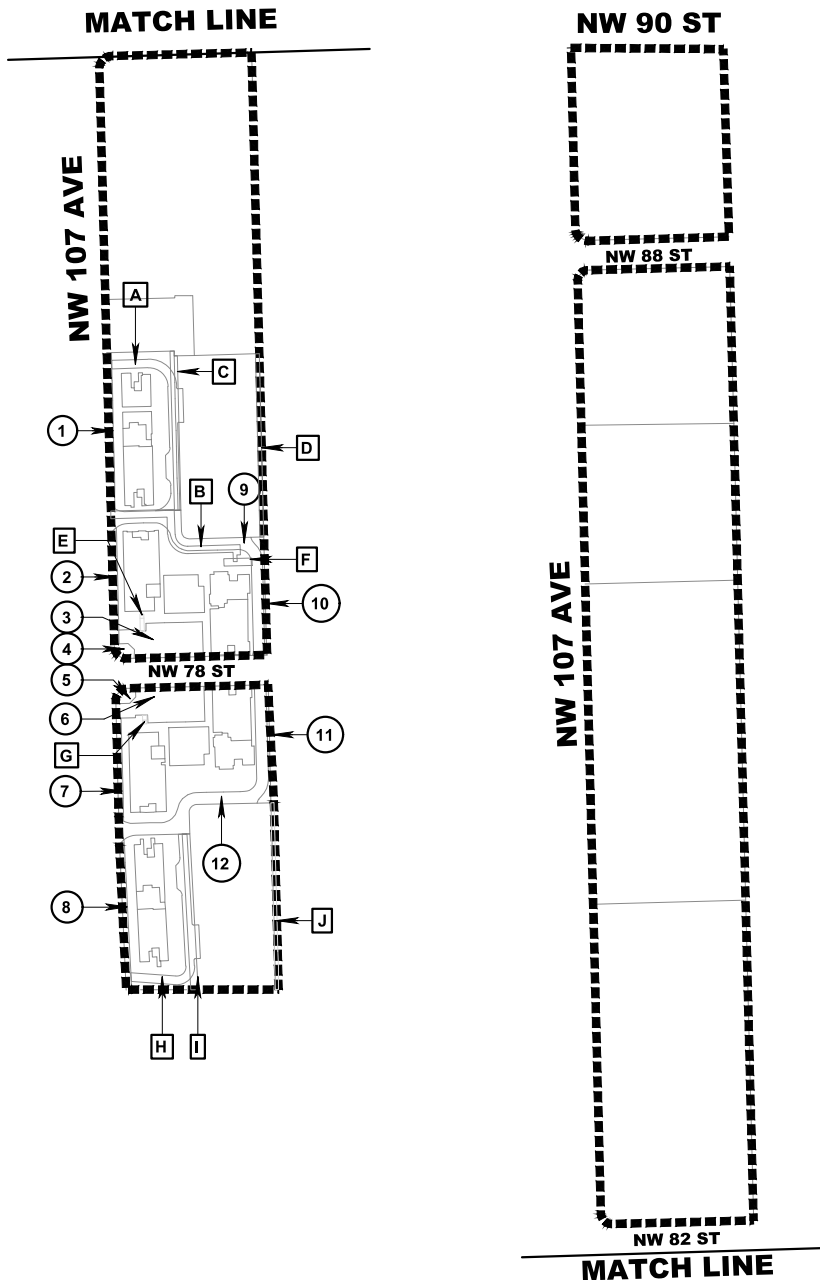


ALVAREZ ENGINEERS, INC.

GRAND BAY AT DORAL CDD
DISTRICT BOUNDARY AND DEVELOPMENTS

EXHIBIT 2





CDD OWNERSHIP

- ① TRACT "D" (PB 171 PG 78)
FOLIO: 35-3008-011-0210
ORB 30414, PG 3950
CATEGORY: COMMON AREA
- ② TRACT "C" (PB 171 PG 78)
FOLIO: 35-3008-011-0200
ORB 30414, PG 3950
CATEGORY: COMMON AREA
- ③ TRACT "A" (PB 171 PG 78)
FOLIO: 35-3008-011-0180
ORB 30414, PG 3950
CATEGORY: PLAZA
- ④ TRACT "F" (PB 171 PG 45)
FOLIO: 35-3008-009-0230
ORB 30129, PG 3699
CATEGORY: ENTRY FEATURES
- ⑤ TRACT "E" (PB 171 PG 45)
FOLIO: 35-3008-009-0220
ORB 30129, PG 3699
CATEGORY: ENTRY FEATURES
- ⑥ TRACT "D" (171 PG 45)
FOLIO: 35-3008-009-0210
ORB 30129, PG 3699
CATEGORY: PLAZA
- ⑦ TRACT "C" (PB 171 PG 45)
FOLIO: 35-3008-009-0200
ORB 30129, PG 3699
CATEGORY: COMMON AREA
- ⑧ TRACT "A" (PB 171 PG 45)
FOLIO: 35-3008-009-0180
ORB 30129, PG 3699
CATEGORY: COMMON AREA
- ⑨ TRACT "B" (PB 171 PG 78)
FOLIO: 35-3008-011-0190
ORB 30414, PG 3950
CATEGORY: INGRESS & EGRESS ROAD
- ⑩ TRACT "E" (PB 171 PG 78)
FOLIO: 35-3008-011-0220
ORB 30414, PG 3950
CATEGORY: COMMON AREA
- ⑪ TRACT "G" (PB 171 PG 45)
FOLIO: 35-3008-009-0240
ORB 30129, PG 3699
CATEGORY: COMMON AREA
- ⑫ TRACT "B" (PB 171 PG 45)
FOLIO: 35-3008-009-0190
ORB 30129, PG 3699
CATEGORY: INGRESS & EGRESS ROAD

CDD EASEMENTS

- A** ORB 30414, PG 213
CATEGORY: ROADWAY DRAINAGE
- B** ORB 30414, PG 1414
CATEGORY: FORCE MAIN
- C** ORB 30413, PG 3316
CATEGORY: GRAVITY SEWER
- D** ORB 30415, PG 2713
CATEGORY: 6' WALL
- E** ORB 30413, PG 3575
CATEGORY: FOUNTAIN EQUIPMENT
- F** ORB 30413, PG 4384
CATEGORY: PUMP STATION
- G** ORB 30129, PG 3728
CATEGORY: FOUNTAIN EQUIPMENT
- H** ORB 30129, PG 3722
CATEGORY: ROADWAY DRAINAGE
- I** ORB 30129, PG 3712
CATEGORY: GRAVITY SEWER
- J** ORB 30129, PG 3717
CATEGORY: 6' WALL

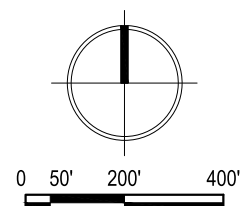
ALVAREZ ENGINEERS, INC.

GRAND BAY AT DORAL CDD

MIDTOWN DORAL

CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 3



MATCH LINE

NW 107 AVE

PHASE 5

PHASE 4

PHASE 3

PHASE 2

PHASE 1

ALVAREZ ENGINEERS, INC.

GRAND BAY AT DORAL CDD

**MIDTOWN DORAL
DRAINAGE SYSTEM MAINTENANCE**

