

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

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, 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 2026 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.** 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 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 and FPL patrol trail in the tracts listed below. Grand Bay South contributes proportionately towards the total annual maintenance cost. Refer to Exhibits 3 and 4 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", Unplatted (Item 1 in Exhibits 3 and 4)
 - b. Tract "A", PB 171, PG 91 (Item 5 in Exhibits 3 and 4)
 - c. Tract "B", PB 171, PG 91 (Item 6 in Exhibits 3 and 4)
 - d. Tract "C", PB 171, PG 91 (Item 7 in Exhibits 3 and 4)
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 3 and 4 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 3 and 4)
 - b. Portion of Tract "B", PB 172, PG 1 (Item 3 in Exhibits 3 and 4)
 - c. Portion of Tract "C", PB 172, PG 1 (Item 4 in Exhibits 3 and 4)
 - d. Portion of Tract "B", PB 171 PG 91 (Item 8 in Exhibits 3 and 4)
 - e. Portion of Tract "P", PB 171 PG 91 (Item 9 in Exhibits 3 and 4)

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 3 and 4 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 3 and 4)
 - b. Portion of Tract "A", PB 171, PG 98 (Item B in Exhibits 3 and 4)
 - c. Portion of Tract "A", PB 171, PG 98 (Item C in Exhibits 3 and 4)
 - d. Portion of Tract "A", PB 171, PG 92 (Item D in Exhibits 3 and 4)
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, except for the pavement markings which show signs of wear and tear. Onsite sidewalks were also observed to be cracked and chipped. Alvarez Engineers is not aware of any drainage complaints.
3. **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.** 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 251 drainage structures and 20,104 Linear Feet of pipes in the District. It is also estimated that 8 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 5.

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	42	230.00	9,660
	Baffle Detachment	EA	47	50.00	2,350
	Baffle Replacement	EA	12	600.00	7,200
	Pipe Cleaning and CCTV	LF	3,006	6.75	20,291
	Cost				39,501
(Y2)	Structures Cleaning	EA	52	236.00	12,272
	Baffle Detachment	EA	28	51.00	1,428
	Baffle Replacement	EA	7	615.00	4,305
	Pipe Cleaning and CCTV	LF	4,275	6.92	29,583
	Cost				47,588
(Y3)	Structures Cleaning	EA	52	242.00	12,584
	Baffle Detachment	EA	28	53.00	1,484
	Baffle Replacement	EA	7	630.00	4,410
	Pipe Cleaning and CCTV	LF	4,275	7.09	30,310
	Cost				48,788
(Y4)	Structures Cleaning	EA	52	248.00	12,896
	Baffle Detachment	EA	28	54.00	1,512
	Baffle Replacement	EA	7	646.00	4,522
	Pipe Cleaning and CCTV	LF	4,275	7.27	31,079
	Cost				50,009
(Y5)	Structures Cleaning	EA	53	254.00	13,462
	Baffle Detachment	EA	29	55.00	1,595
	Baffle Replacement	EA	7	662.00	4,634
	Pipe Cleaning and CCTV	LF	4,273	7.45	31,834
	Cost				51,525
Total	Total Structures Cleaning	EA	251		
	Total Baffle Detachment	EA	160		
	Total Baffle Replacement	EA	40		
	Total Pipe Cleaning and CCTV	LF	20,104		
	Total Cost				237,411.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
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

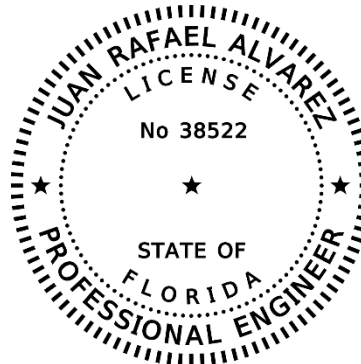
The District currently carries General Liability, Property, Hired Non-Owned Auto, Employment Practices Liability, Public Officials Liability and Deadly Weapon Protection under Agreement Number 100125034 of Florida Insurance Alliance. The District has budgeted enough funds to cover the \$10,091 policy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

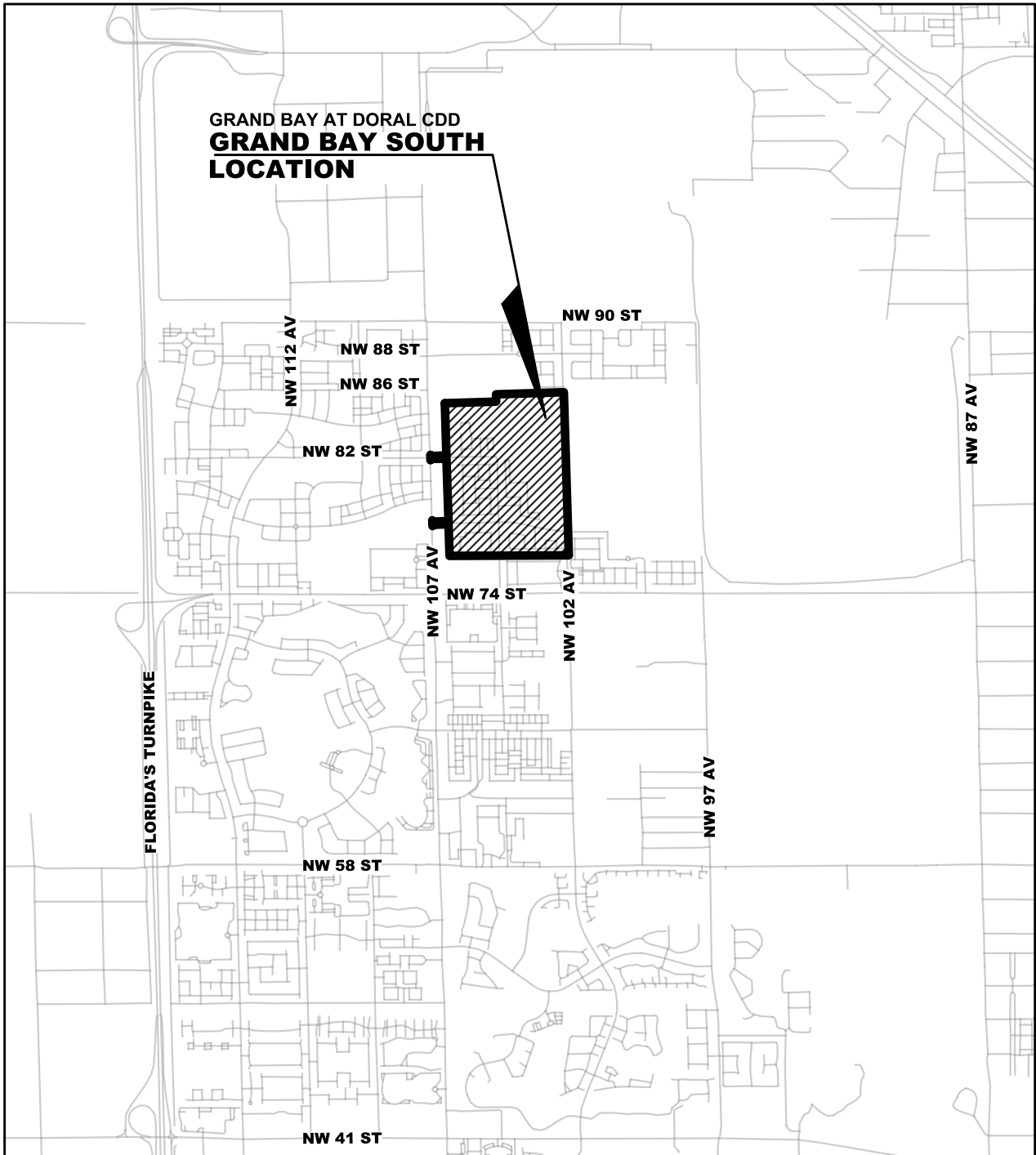
Sincerely,
Alvarez Engineers, Inc.

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

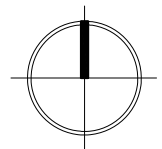


This item has been digitally signed and sealed by
Juan R. Alvarez, PE on the date adjacent to the seal
Signature must be verified on any electronic copies

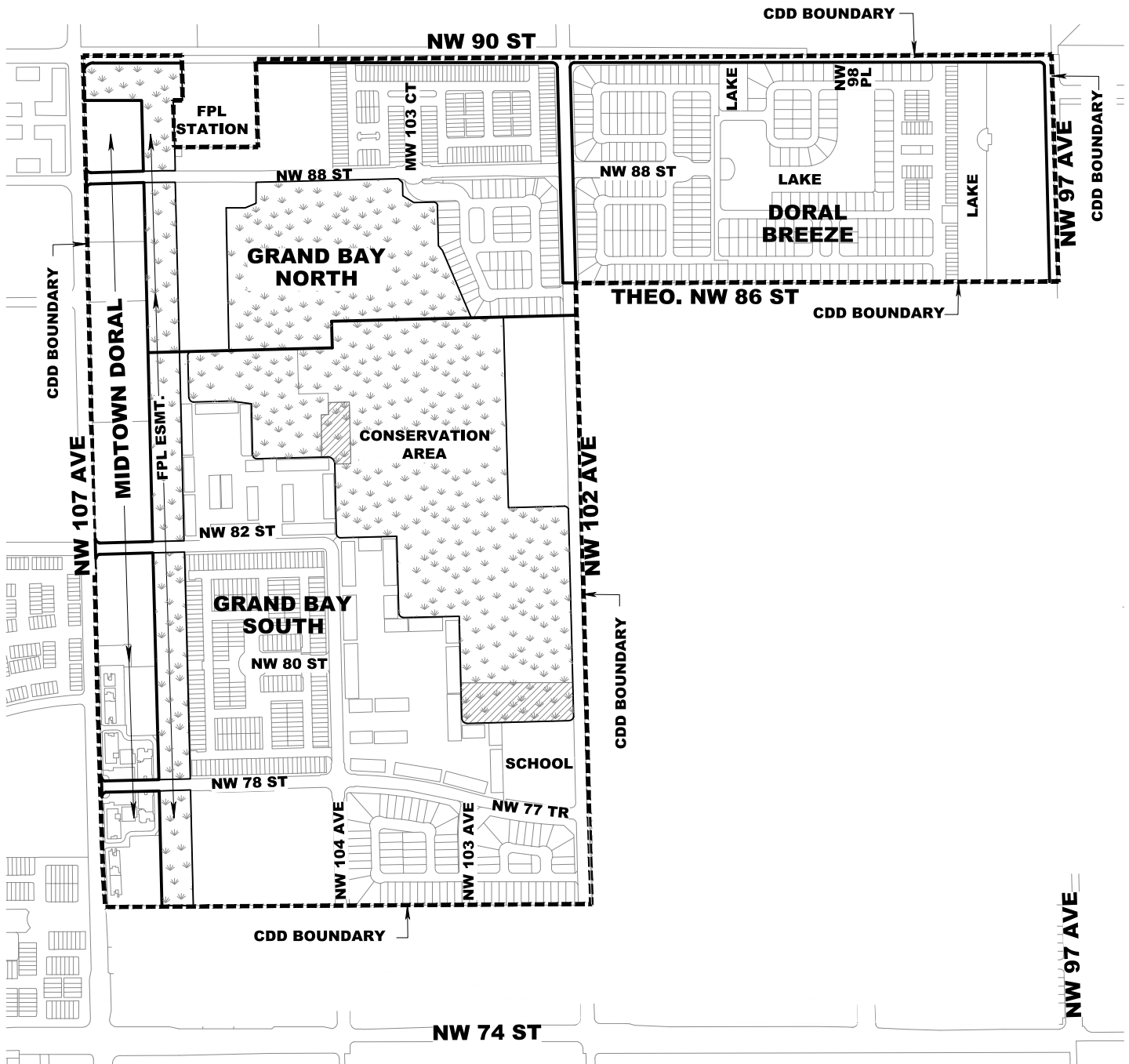
Cc Michael Pawelczyk, District Counsel mjp@bclmr.com



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



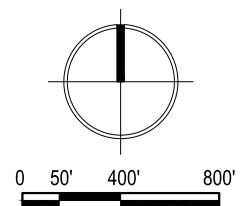
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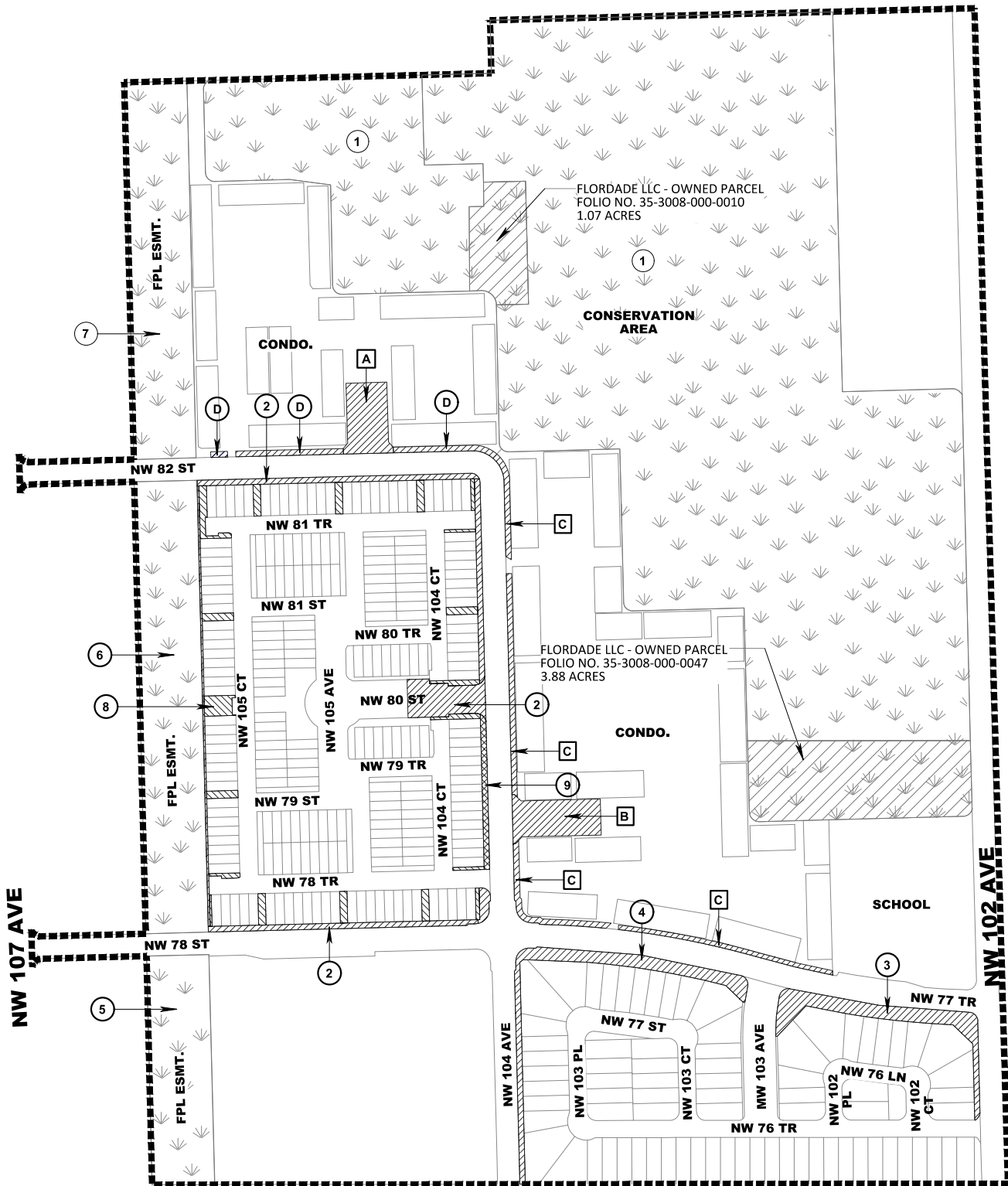


ALVAREZ ENGINEERS, INC.

GRAND BAY AT DORAL CDD
DISTRICT BOUNDARY AND DEVELOPMENTS

EXHIBIT 2





ALVAREZ ENGINEERS, INC.

GRAND BAY AT DORAL CDD

GRAND BAY SOUTH CDD LAND OWNERSHIP AND EASEMENTS

CDD OWNERSHIP

- ① TRACT "A" (UNPLATTED)
FOLIO: 35-3008-000-0014
35-3008-000-0015
ORB: 25871, PG 2673 AND
ORB: 25858, PG 1796
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: 35-3008-020-0790
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
- ⑧ PORTION OF TRACT "B" (PB 171 PG 95)
FOLIO: 35-3008-018-2305
ORB 31236 PG 4469
CATEGORY: LANDSCAPE AND IRRIGATION
- ⑨ PORTION OF TRACT "P"(PB 171 PG 95)
FOLIO: 35-3008-018-2445
ORB 31236 PG 4469
CATEGORY: LANDSCAPE AND IRRIGATION

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 CDD

GRAND BAY SOUTH CDD LAND OWNERSHIP AND EASEMENTS

