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Alvarez Engineers, Inc.

June 30, 2015

Mr. Neil Kalin  
District Manager  
Century Gardens at Tamiami Community Development District  
Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Year 2015 Century Gardens at Tamiami Community Development District Report for the Bond Series 2007A and 2207B Project (the "2007 Project")**

Dear Mr. Kalin:

The 2007 Project is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on July 20, 2007 and was amended on September 24, 2007 (the "2007 Engineer's Report"). A copy of the 2007 Engineer's Report is included in the Limited Offering Memorandum of October 12, 2007 related to the issuance of Special Assessment Bonds, Series 2007A and 2007B.

The District expanded its boundaries in March of 2014 to add 53.47 acres of land located immediately to the east of the original 2007 CDD boundaries (the "2007 CDD Boundaries"). The District issued bonds in September of 2014 to finance the new infrastructure within the expansion area. The scope of this Year 2015 Engineer's Report (the "Report") does not include the expansion area, it only covers the infrastructure of the 2007 Project. For a description of the improvements in the expanded area, refer to the District's Year 2015 Engineer's Report for the 2014 Project issued separately.

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District using proceeds from the Bond Series 2007; 2) To describe the state, working order and condition of the 2007 infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the 2007 District's infrastructure and; 4) To report on the insurance being carried by the District.

The 2007 CDD Boundaries are located in Section 9, Township 55S, Range 39E, in Miami-Dade County, Florida. They are bounded by South Florida Water Management District (SFWMD) Canal No. C-1W on the west, the Hammocks Shores development (PB 147, Pg 9) and the Hammock Gardens development (PB 157, Pg 16) on the north, theoretical SW 152 Avenue on the east and SW 120 Street on the south. See Exhibit 1.

## **1. Infrastructure Ownership**

### *a. Recorded Plat*

- i. The 2007 CDD Boundaries are wholly contained within the plat for Century Gardens at Tamiami, recorded at PB 166, PG 99 of the Official Records of Miami-Dade County (the "Plat").

- b. Roads
  - i. Onsite Roads. The road improvements described in Special Warrant Deed dated October 25, 2007 recorded at ORB 26025 PG, 777 are owned by the CDD.
  - ii. Offsite Roads. The completed offsite improvements described in the 2007 Engineer's Report were conveyed to Miami-Dade County (the "County").
- c. Stormwater Management System
  - i. The drainage improvements described in the 2007 Engineer's Report and located within the bounds of the legal description found in Special Warrant Deed recorded at ORB 26025, PG 777, are owned by the CDD.
- d. Water Distribution and Sanitary Sewer System
  - i. The water distribution and sanitary sewer systems described in the 2007 Engineer's Report was conveyed to Miami-Dade County for ownership and maintenance.

## 2. State, Working Order and Condition of the Infrastructure

- a. Roads
  - i. All onsite roads owned by the CDD are in good working order and condition.



Onsite Roads in Good Condition

- b. Stormwater Management System
  - i. The drainage system owned by the District is in good physical condition. It is recommended that the District budget for and begin a four year program for cleaning 25% of the inlets and pipes each year, as to complete an entire cycle at the fourth year. Prior to cleaning operations, it is recommended that the baffles within the drainage structures be inspected and replaced during cleaning operations if necessary.

- c. Water Distribution and Sanitary Sewer System
  - i. The water distribution and sanitary sewer systems have been constructed and are in good working order and condition.

### 3. Estimated Maintenance Costs for District Owned Infrastructure

- a. Roads
  - i. No maintenance costs are estimated for the District since the onsite roads owned by the District will be maintained by the Homeowners Association.
- b. Stormwater Management System
  - i. No maintenance costs are estimated for the District since the onsite drainage system owned by the District will be maintained by the Homeowners Association.
- c. Water and Sanitary Distribution System
  - i. No maintenance costs are estimated since the water distribution system is owned and maintained by Miami-Dade County.

The District carries \$2,400 in its Fiscal Year 2014/2015 for maintenance contingency.

### 4. Insurance

Alvarez Engineers has reviewed the District's general, employment practices and public official's liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100114024 for the period between October 1, 2014 and October 1, 2015. The District has budgeted \$5,500 in its Fiscal Year 2014/2015 budget, which is sufficient to cover the \$5,150 insurance 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 2007 Engineer's Report and public documents available.

If you have any questions please do not hesitate to contact me at 305-640-1345 or at [Juan.Alvarez@Alvarezeng.com](mailto:Juan.Alvarez@Alvarezeng.com)

Sincerely

**Alvarez Engineers, Inc.**

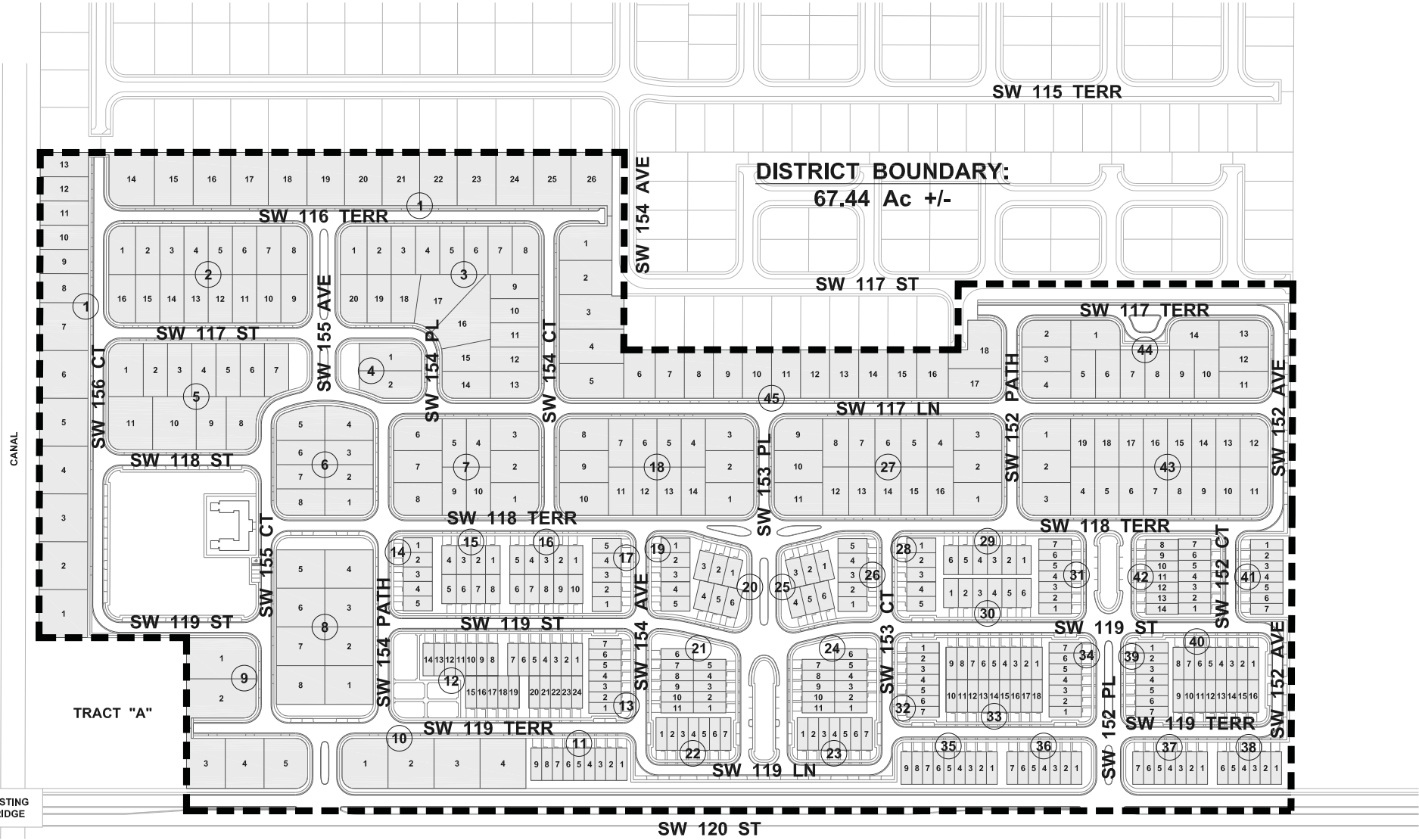


Juan R. Alvarez, PE

District Engineer

Florida Engineer License No. 38522

Date: June 30, 2015



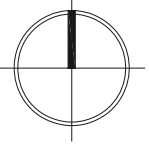
**DISTRICT BOUNDARY:**  
67.44 Ac +/-

TRACT "A"

EXISTING  
BRIDGE

**LEGEND**  
 DISTRICT BOUNDARY

**ALVAREZ ENGINEERS, INC.**  
MASTER PLAN COPYRIGHT PEDRO E. RODRIGUEZ, P.E., P.A.  
**CENTURY GARDENS AT TAMIAMI C.D.D.**  
**DISTRICT BOUNDARY**



1" = 300'