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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 Engineer's Report Regarding the Status of the Century Gardens at Tamiami CDD Series 2014 Project (the "Expansion Area Project" or the "2014 Project")

Dear Mr. Kalin:

For the purpose of complying with Sections 9.14 and 9.21 of the Master Trust Indenture between Century Gardens at Tamiami Community Development District (the "District" or "CDD") and Wells Fargo Bank, dated August 1, 2014, Alvarez Engineers has conducted inspections of the portions of the Series 2014 Project (the "Expansion Area Project" or "2014 Project") that are currently owned by the District.

The Expansion Area 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 amended on August 20, 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 August 22, 2014 related to the issuance of Special Assessment Bonds Series 2014.

This Year 2015 Engineer's Report (the "Report") sets forth the following:

1. Our findings as to whether such portions of the Expansion Area 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 Expansion Area 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 Expansion Area Project.

The Expansion Area Project is located within the expanded boundaries of the District, bounded by SW 120 Street, SW 152 Avenue, Hammocks Boulevard South and Theoretical SW 150 Avenue, as illustrated in Exhibits 1 and 2 attached to this Report.

With the exception of the turn lanes at SW 120 Street, the Expansion Area Project is wholly contained within the plat for Garden Estates at the Hammocks recorded at PB 170, PG 60 of the public records of Miami-Dade County (the "County").

Portions of the Expansion Area Project Owned by the CDD as of the Date of this Report.

1. **General.** The public infrastructure, as described in the 2014 Engineer's Report, has been under construction since the second quarter of 2014. As of the date of this Report, the Development is well advanced, as illustrated in the pictures below.



Roads, Drainage, Water, Sewer in Single Family Homes Area



Roads, Drainage, Water, Sewer in Townhomes Area



Public Landscape Tracts



Public Park

2. **Roadway Improvements.** In November of 2014 the District purchased from the Developer the roadway earthwork component that was completed at that time in the single family and townhome areas, as well as in the right of way of SW 151 Court. The earthwork component included demolition, milling the site, rock entrances, cutting the ground to grade, excavation, fill import and placement, and grading.
3. **Stormwater Management and Drainage Improvements.** In November of 2014 the District purchased from the Developer the drainage infrastructure that had been completed at the time located in the single family and townhomes areas and in the open tracts. The infrastructure included French Drains, pipes, catch basins and manholes.

4. **Water Distribution and Sanitary Sewer Improvements.** In November of 2014 the District purchased from the Developer the complete water and sanitary sewer improvements in the single family and townhomes area. The improvements were then conveyed to Miami-Dade Water and Sewer Department ("WASD") for ownership and maintenance.
5. **Public Park and Landscape Tracts.** In June of 2015 the District acquired from the Developer the land for the 0.76 acre public park and for thirteen landscape tracts totaling 1.79 acres. The total land acquired was 2.55 acres. Refer to the 2014 Engineer's Report for details of the park and landscape tracts.

State of the Properties and Improvements Currently Owned by the District

1. **Roadway Improvements.** The roads throughout the project have been completed up to the first layer of asphalt and are in good working order and condition. It is foreseen that the District will acquire from the Developer in the near future the subbase, base, pavement, concrete items (gutters, sidewalks), signs and pavement markings. Meanwhile, the earthwork owned by the CDD remains under the protection and maintenance responsibility of the Developer and Contractor until the roadway work is finished.
2. **Stormwater Management and Drainage Improvements.** The drainage improvements acquired to date by the CDD are in good working order and condition. Since the site work has not been completed, those improvements are still under the protection and maintenance responsibility of the Developer and Contractor.
3. **Water Distribution and Sanitary Sewer Improvements.** The water and sewer improvements acquired to date by the CDD were conveyed in good working order and condition to WASD for ownership and maintenance, consequently, the CDD has not included funds for their maintenance in its budget.
4. **Public Park and Landscape Tracts.** The public park and landscape tracts are in good working order and condition. The District has included \$6,000 in its Fiscal Year 2014/2015 for public park maintenance. The landscaping material in the landscape tracts remains under the protection and maintenance responsibility of the Developer and Contractor until the project is finished.

In our opinion, the amount budgeted by the CDD for maintenance of District-owned improvements is sufficient.

Public Liability and Property Damage Insurance Carried by the District

The District currently carries General Liability, Employment Practice Liability and Public Officials Liability under Agreement Number 100114024 of Florida Insurance Alliance. The premium of the policy is \$5,150 and covers the period between October 1 of 2014 and October 1 of 2015. The CDD has included \$5,500 in its Fiscal Year 2014/2015 budget to cover the 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 2014 District 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

Sincerely

Alvarez Engineers, Inc.

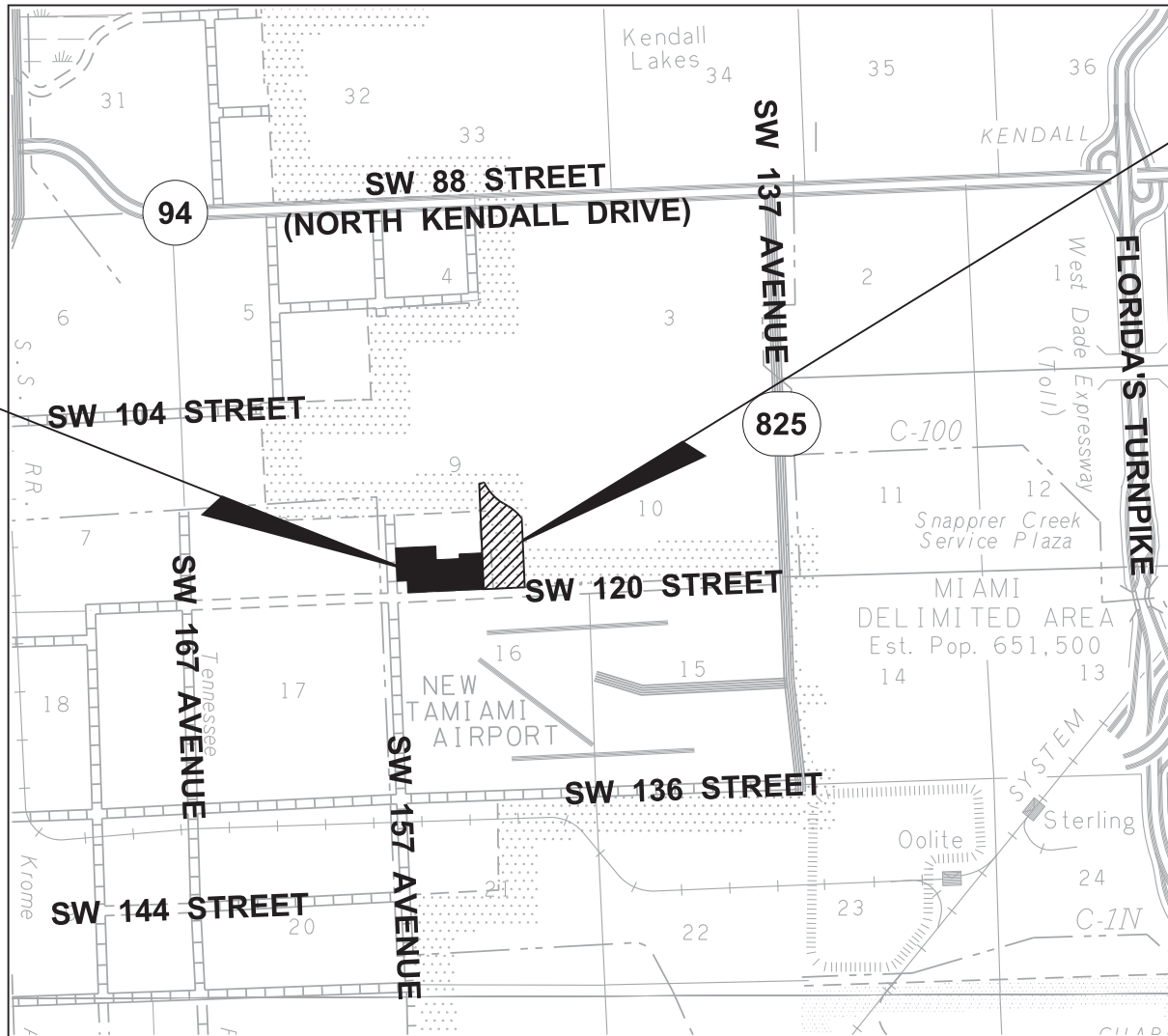


Juan R. Alvarez, PE

District Engineer

Florida Engineer License No. 38522

Date: June 30, 2015



CDD EXPANSION

53.47 ACRES

**ORIGINAL CDD
BOUNDARY**

67.44 ACRES

**MIAMI-DADE COUNTY
FLORIDA**

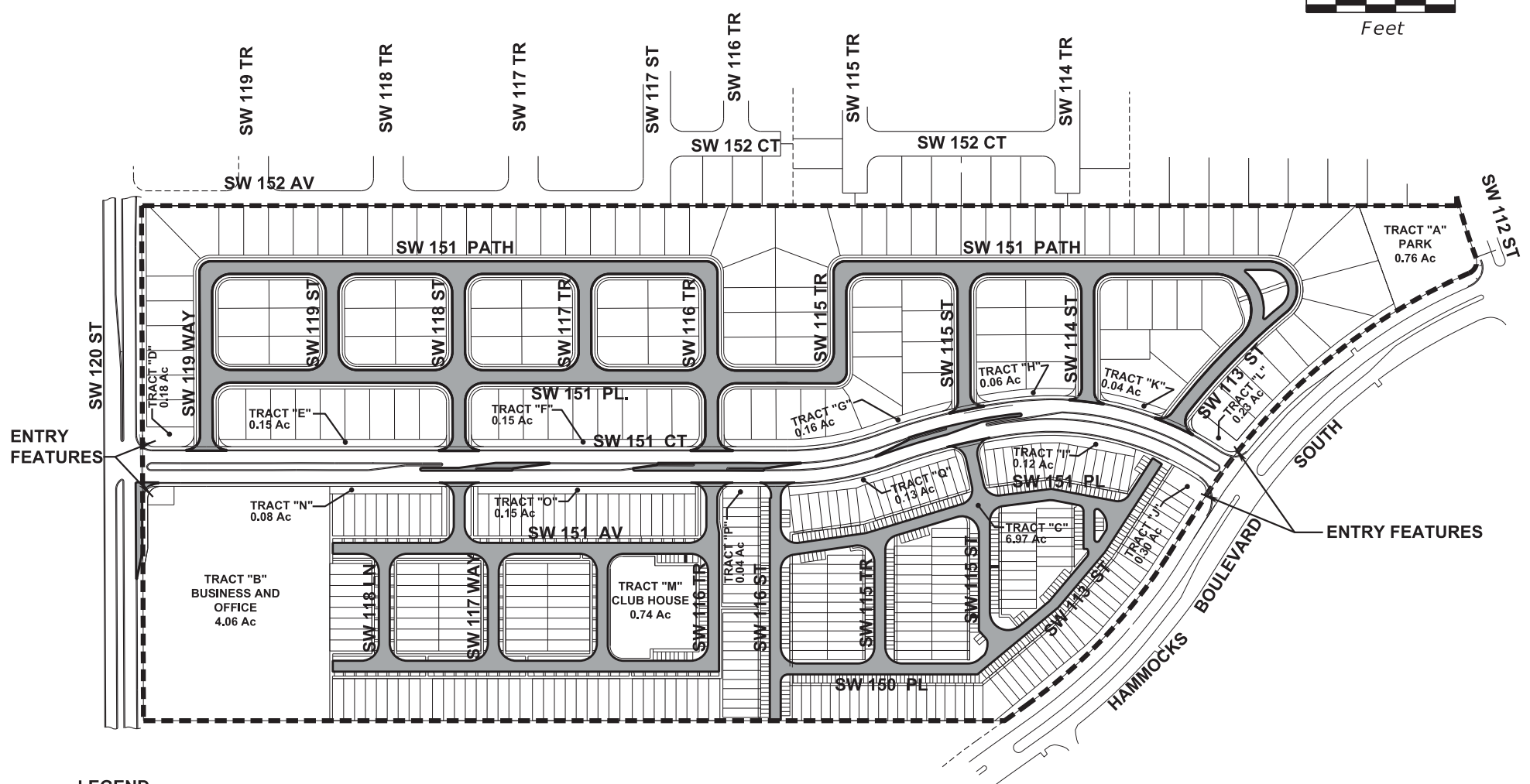
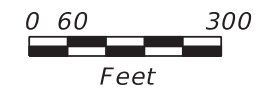
ALVAREZ ENGINEERS, INC.

**CENTURY GARDENS AT TAMIAMI C.D.D.
LOCATION MAP**



1 MILE

EXHIBIT 1



LEGEND
[Shaded Box] CDD ROAD IMPROVEMENTS

ALVAREZ ENGINEERS, INC.

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CENTURY GARDENS AT TAMIAMI C.D.D. ROADWAY IMPROVEMENTS