

FL Certificate of Authorization No. 7538  
10305 NW 41 Street  
Suite 103  
Doral, Florida 33178  
Tel. (305) 640-1345 Fax (305) 640-1346  
E-Mail: [Juan.Alvarez@AlvarezEng.com](mailto:Juan.Alvarez@AlvarezEng.com)

Alvarez Engineers, Inc.

June 30, 2015

Mr. Neil Kalin  
District Manager  
Venetian Parc 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 Venetian Parc CDD Series 2013 Project**

Dear Mr. Kalin:

For the purpose of complying with Sections 9.14 and 9.21 of the Master Trust Indenture between Venetian Parc Community Development District (the "District" or "CDD") and Wells Fargo Bank, National Association, dated October 1, 2013, Alvarez Engineers has conducted inspections of the portions of the Series 2013 Project (the "2013 Project") that are currently owned by the District.

The 2013 Project is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on April 11, 2013 and revised on April 18, 2013 (the "2013 Engineer's Report"). Copies of the Master Trust Indenture and the 2013 Engineer's Report are included in the Limited Offering Memorandum of October 16, 2013 related to the issuance of Special Assessment Bonds Series 2013.

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

1. Our findings as to whether such portions of the 2013 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 2013 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 2013 Project.**

The District is bounded by SW 157 Avenue, SW 172 Terrace, SW 149 Avenue, and SW 177 Terrace (refer to Exhibits 1 and 2). The District is wholly contained within the boundaries of the plats for Venetian Parc West and Venetian Parc recorded at PB 170, PG 27 and PB 170, PG 33 of the public records of Miami-Dade County, respectively.

With the exception of the relatively small roadway, drainage and signalization offsite improvements in the municipal right of ways, as described in the 2013 Engineer's Report (i.e. SW 157 Ave, the Roundabout at 176 St and 147 Ave, and the signalization at 184 St and 157 Ave), all other public infrastructure improvements of the 2013 Project are located within the boundaries of the District.

**Portions of the 2013 Project Owned by the CDD as of the Date of this Report.**

1. **General.** The public infrastructure, as described in the 2013 Engineer's Report, has been under construction since the second quarter of 2013. As of the date of this Report, the 2013 Project is almost complete, as illustrated in the pictures below.



Roads, Drainage, Water, Sewer, Public Park in Assessment Area One (Lennar Area)



Roads, Drainage, Water, Sewer in Assessment Area Two (Luxcom Area)

2. **Roadway Improvements.** As of the date of this Report, the CDD has essentially completed and paid for all the onsite, offsite and municipal roadway improvements

described in the 2013 Engineer's Report except for the final lift of asphalt in the onsite roads. The municipal roads and the offsite improvements will be owned by the County upon completion. The onsite roads will remain in the ownership of the CDD.

3. **Stormwater Management and Drainage Improvements.** As of the date of this Report, the CDD has essentially completed and paid for all the drainage improvements described in the 2013 Engineer's Report. The drainage systems of the municipal roads will be owned by the County upon completion. The onsite drainage systems will remain in the ownership of the CDD.
4. **Water Distribution and Sanitary Sewer Improvements.** The District completed the water and sanitary sewer improvements in the 2013 Project. The CDD has conveyed portions of the water and sewer systems to Miami-Dade Water and Sewer Department ("WASD") concurrently with the Developers completion of the residential pods.
5. **Public Park and Landscape Tracts.** The site work in the public park and landscape tracts, i.e., earthwork, grading and sodding, has been completed. The landscaping is partially completed. These tracts are still under the Developers and Contractor control and maintenance responsibility.

#### **State of the Properties and Improvements Currently Owned by the District**

1. **Roadway Improvements.** The roads throughout the 2013 Project have been completed up to the first layer of asphalt and are in good working order and condition. The improvements constructed by the CDD remain under the protection and maintenance responsibility of the Developer and Contractor until the roadway work is finished. Upon acceptance of the work by the County, the municipal road improvements will be transferred to the County and the CDD improvements will remain under the ownership and maintenance responsibility of the CDD.
2. **Stormwater Management and Drainage Improvements.** The drainage improvements completed by the CDD are in good working order and condition. The final cleaning of the drainage system will be done when all the site work is completed. Meanwhile, the improvements remain under the protection and maintenance responsibility of the Developers and Contractor. Upon acceptance of the work by the County, the drainage improvements in the municipal roads will be transferred to the County and the CDD improvements will remain under the ownership and maintenance responsibility of the CDD.
3. **Water Distribution and Sanitary Sewer Improvements.** The water and sewer improvements constructed 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 improvements in the public park and landscaping tracts are still under construction and remain under the protection and responsibility of the Developers and Contractor.

The District has included in its Fiscal Year 2014/2015 budget, \$5,750 for maintenance contingency. In our opinion the amount budgeted by the CDD for the maintenance of the District-owned improvements for which the CDD is responsible at this time, is sufficient.

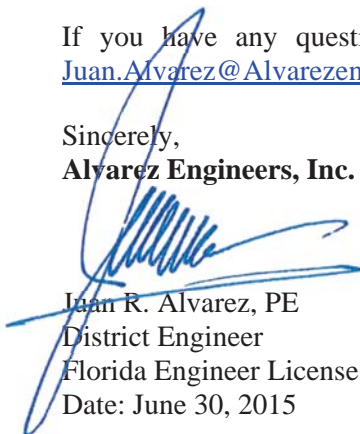
#### **Public Liability and Property Damage Insurance Carried by the District**

The District currently carries General Liability, Employment Practice Liability and Public Officials Liability under Agreement Number 100114070 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.

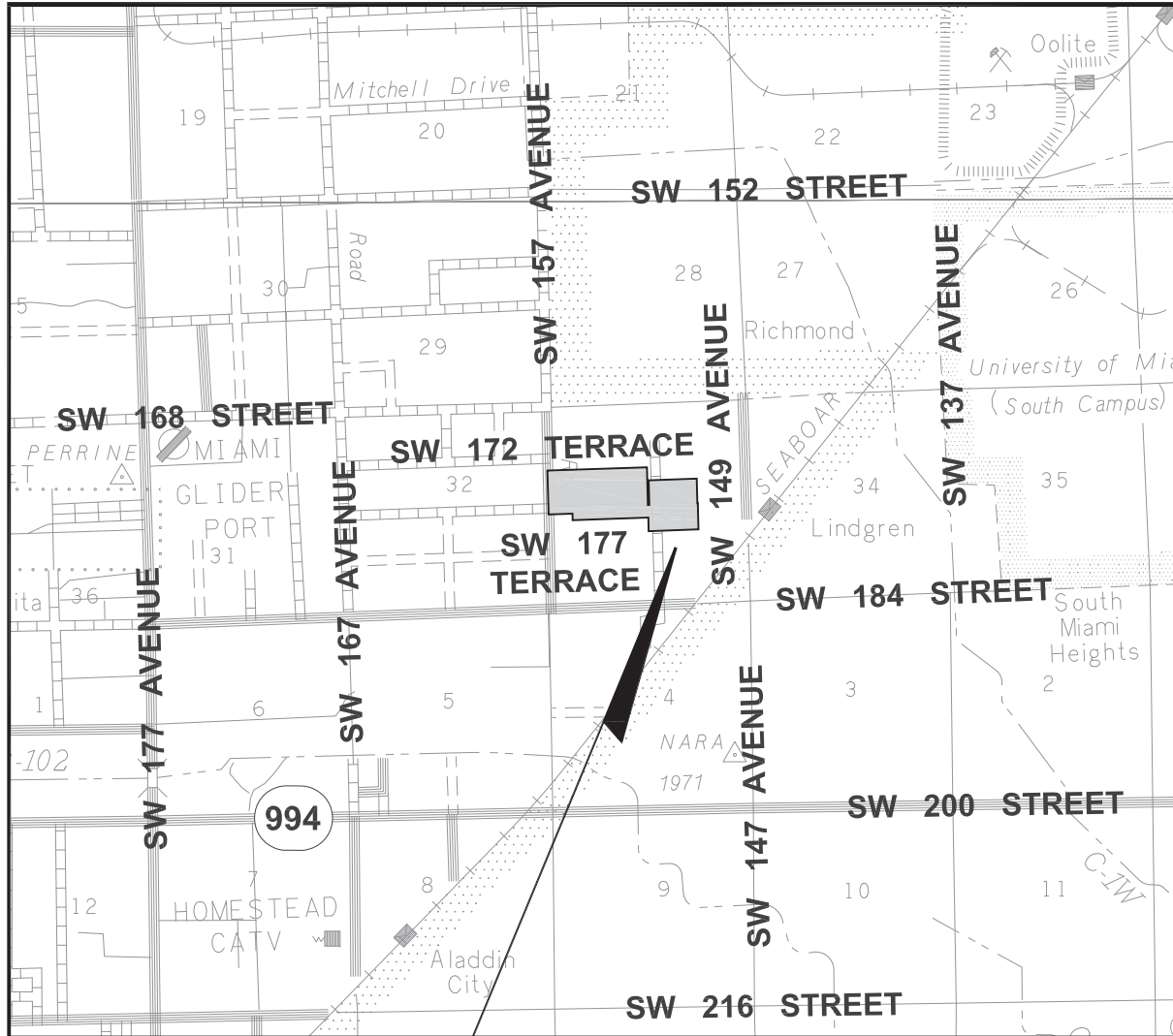
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the 2014 District Engineer's Report and public documents available.

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

Sincerely,  
**Alvarez Engineers, Inc.**



Juan R. Alvarez, PE  
District Engineer  
Florida Engineer License No. 38522  
Date: June 30, 2015

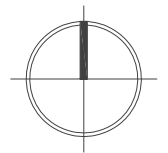


**LOCATION OF PROJECT**

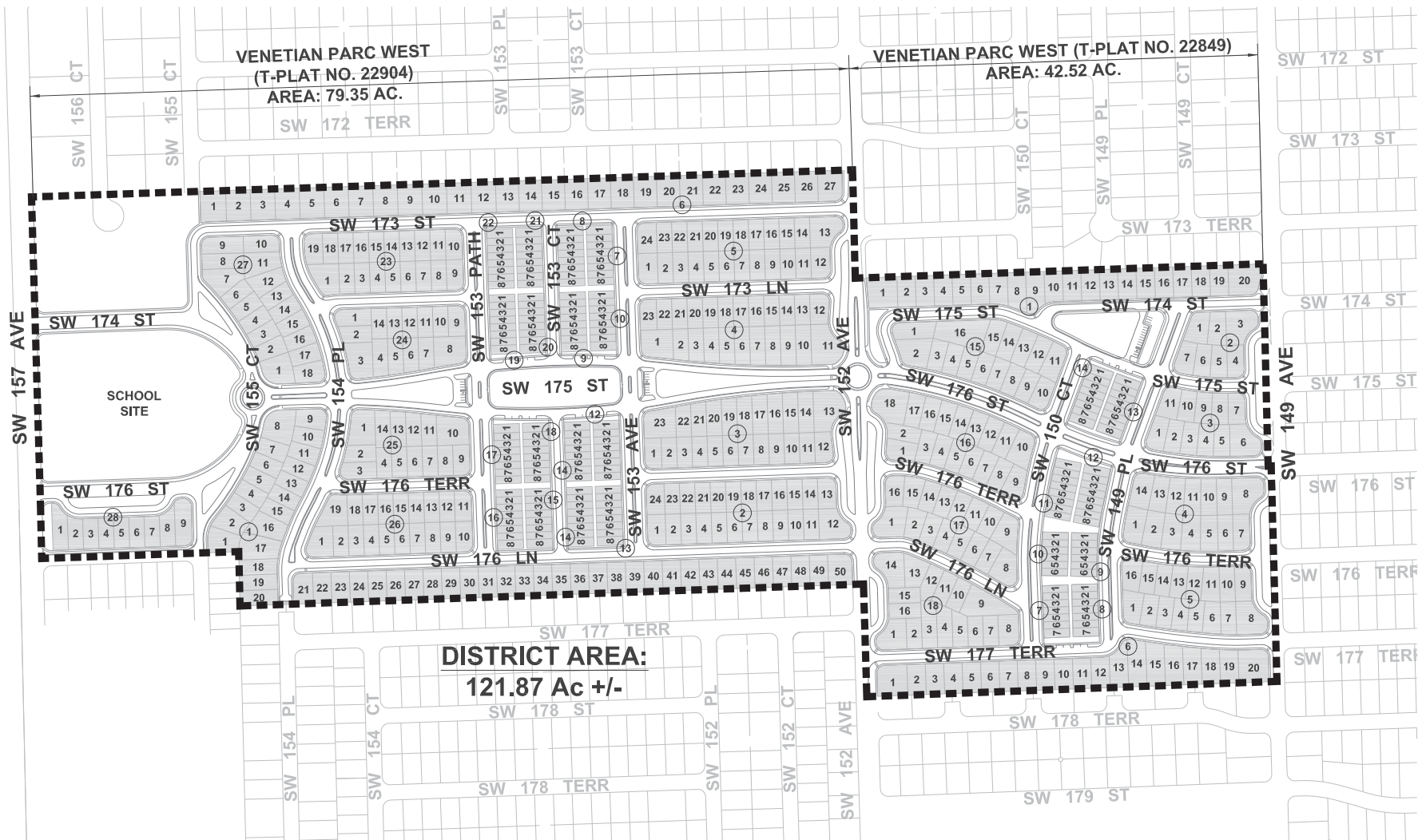
MIAMI-DADE COUNTY  
FLORIDA

**ALVAREZ ENGINEERS, INC.**

VENETIAN PARC C.D.D.  
**LOCATION MAP**



1 MILE

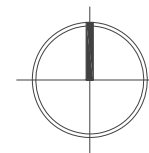


LEGEND  
 ■■■ DISTRICT BOUNDARY

# ALVAREZ ENGINEERS, INC.

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## VENETIAN PARC C.D.D. DISTRICT BOUNDARY



1" = 500'