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Alvarez Engineers, Inc.

June 30, 2015

Mr. Neil Kalin  
District Manager  
Crestview West 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 Crestview West CDD Series 2014 Project**

Dear Mr. Kalin:

For the purpose of complying with Sections 9.14 and 9.21 of the Master Trust Indenture between Crestview West 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 2014 Project (the "2014 Project") that are currently owned by the District.

The 2014 Project is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on April 23, 2008 and revised on September 17, 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 31, 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 2014 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 2014 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 2014 Project.**

The District is bounded by SW 162 Avenue, SW 136 Street, a line west of SW 157 Avenue, and the Seaboard Airline Railroad Right of Way (refer to Exhibits 1 and 2). The District is wholly contained within the boundaries of the tentative plat for Crestview West, as approved by Miami-Dade County under Tentative Plat Number T-22456.

With the exception of the roadway work within the right of way of SW 136 Street and the water main crossing under the railroad right of way, the remainder of the public infrastructure of the 2014 Project is located within the boundaries of the District.

**Portions of the 2014 Project Owned by the CDD as of the Date of this Report.**

1. **General.** Construction of the public infrastructure, as described in the 2014 Engineer's Report is well advanced as illustrated in the pictures below.



SW 136 St and Onsite Roads Completed Up to the First Lift of Asphalt and Temporary Pavement Markings



Roadway Signs, Drainage, Water and Sewer Infrastructure is Well Advanced

2. **Roadway Improvements.** The offsite and onsite roads are completed up to the first layer of asphalt and temporary paint striping and signs. The CDD will acquire from the Developer the completed infrastructure in the near future and then transfer it to Miami-Dade County; meanwhile, the roads remain under the ownership, protection, and maintenance responsibility of the Developer and Contractor.
3. **Stormwater Management and Drainage Improvements.** The drainage infrastructure is substantially complete. The CDD will acquire from the Developer the completed

infrastructure in the near future and then transfer it to Miami-Dade County, meanwhile, the drainage systems remain under the ownership, protection, and maintenance responsibility of the Developer and Contractor.

4. **Water Distribution and Sanitary Sewer Improvements.** The water and sewer infrastructure is substantially complete. The CDD will acquire from the Developer the completed infrastructure in the near future and then transfer it to Miami-Dade Water and Sewer Department (“WASD”), meanwhile, the water and sewer systems remain under the ownership, protection, and maintenance responsibility of the Developer and Contractor.

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

1. **Roadway Improvements.** As of the date of this Report the CDD does not own the road improvements. The road infrastructure constructed by the Developer and Contractor is in good working order and condition, and remains under their ownership, protection and maintenance responsibility.
2. **Stormwater Management and Drainage Improvements.** As of the date of this Report the CDD does not own the drainage improvements. The stormwater management and drainage infrastructure constructed by the Developer and Contractor is in good working order and condition, and remains under their ownership, protection and maintenance responsibility.
3. **Water Distribution and Sanitary Sewer Improvements.** As of the date of this Report the CDD does not own the water and sewer improvements. The water and sewer infrastructure constructed by the Developer and Contractor is in good working order and condition, and remains under their ownership, protection and maintenance responsibility.

Since the CDD does not own infrastructure at this time, then it does not need to budget for its maintenance at the present.

#### **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 100114029 of Florida Insurance Alliance. The premium of the policy is \$5,000 and covers the period between October 1 of 2014 and October 1 of 2015. The CDD has included \$5,000 in its Fiscal Year 2014/2015 budget to cover the insurance premium.

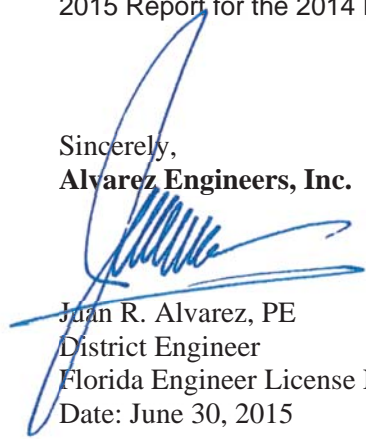
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the 2014 District Engineer’s Report and public documents available.

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).

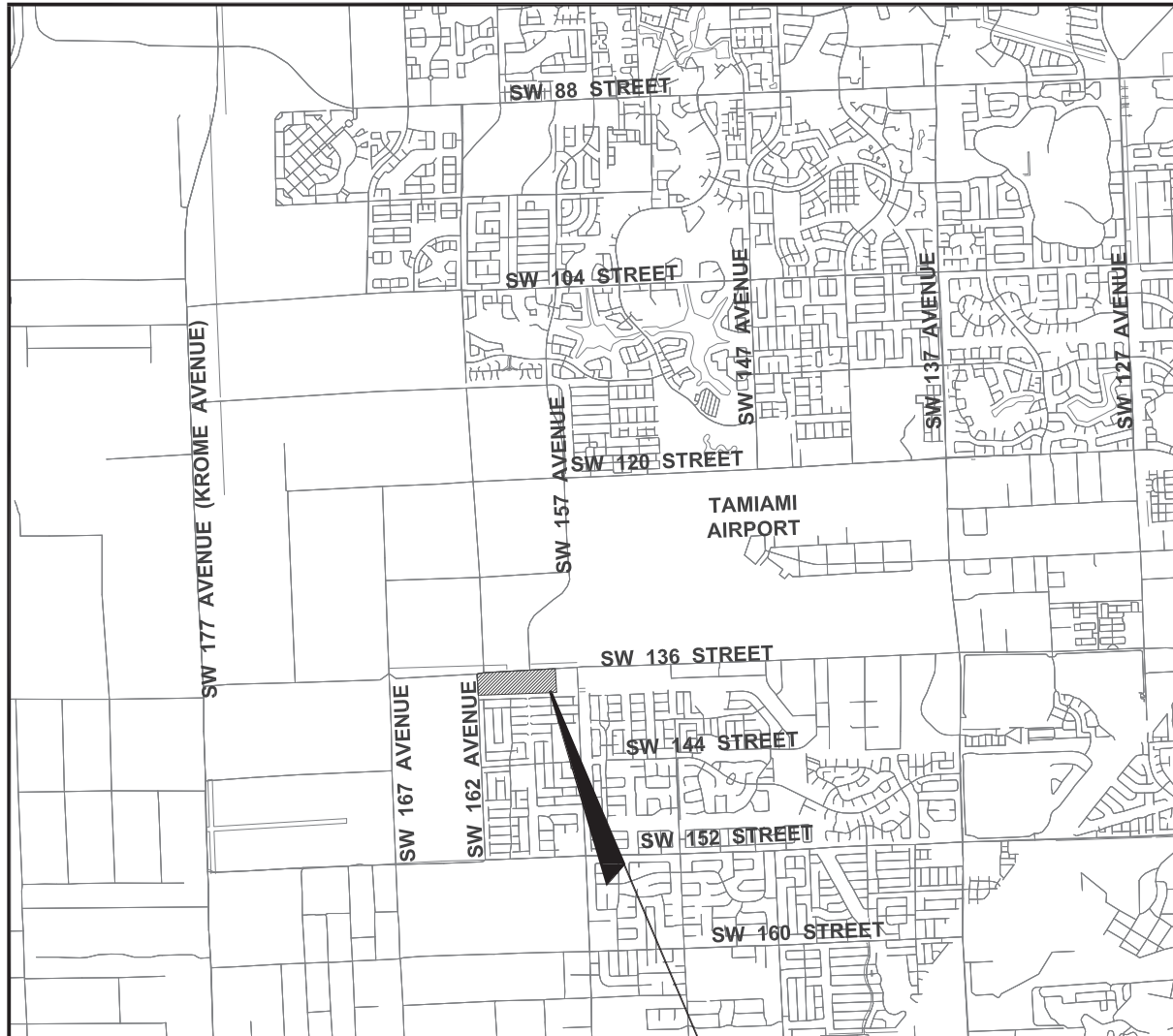
Crestview West CDD  
2015 Report for the 2014 Project

June 30, 2015

Sincerely,  
**Alvarez Engineers, Inc.**

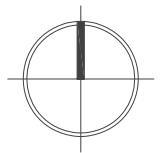


Juan R. Alvarez, PE  
District Engineer  
Florida Engineer License No. 38522  
Date: June 30, 2015



**LOCATION OF PROJECT**

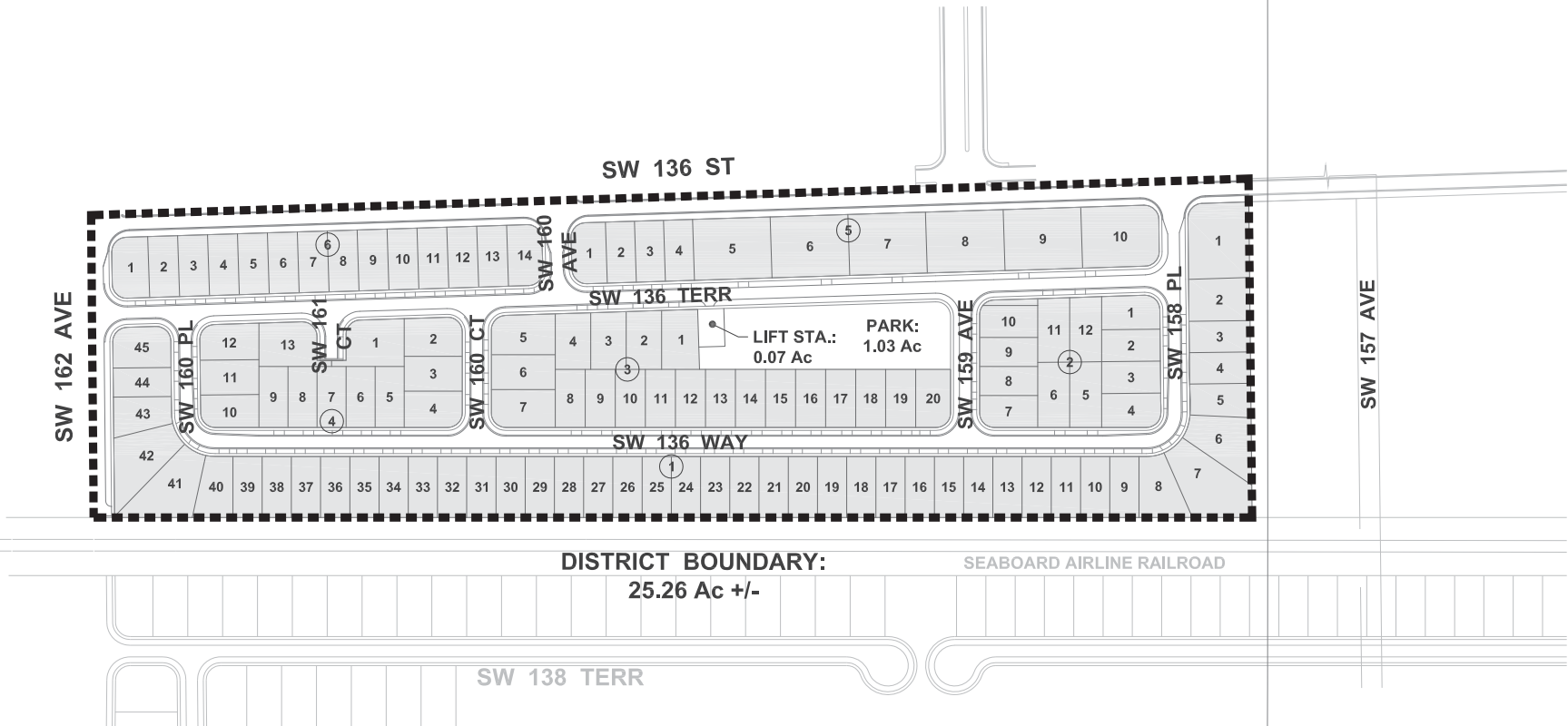
**MIAMI-DADE COUNTY  
FLORIDA**



1 MILE 

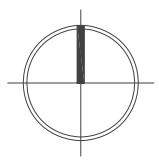
**ALVAREZ ENGINEERS, INC.**

CRESTVIEW WEST C.D.D.  
**LOCATION MAP**



LEGEND  
 ■■■ DISTRICT BOUNDARY

**ALVAREZ ENGINEERS, INC.**  
MASTER PLAN COPYRIGHT PEDRO E. RODRIGUEZ, P.E., P.A.  
**CRESTVIEW WEST C.D.D.**  
**DISTRICT BOUNDARY**



1" = 300'