

June 27, 2020

Ms. Nancy Nguyen
District Manager
Crestview West Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2020 Engineer's Report Regarding the Status of the Crestview West CDD Series 2014 Project

Dear Ms. Nguyen,:

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 2020 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 Air Line Railroad Right of Way (refer to Exhibit 1). The District is wholly contained within the boundaries of Crestview West, as recorded at PB 170, PG 99 of the Public Records of Miami-Dade County.

Except for 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. **Roadway Improvements.** The offsite roads were completed. The onsite roads were completed and conveyed to Miami-Dade County for ownership and maintenance.

Six entrance features were completed and transferred to the CDD for ownership and maintenance, see Exhibit 1 for their location. The Developer granted the CDD easements over the land where the features are located. Refer to Exhibit 1 for the information about the recorded easements.

2. **Stormwater Management and Drainage Improvements.** The drainage infrastructure was completed. In October of 2015 the CDD acquired from the Developer the completed drainage improvements, and later, with the completion of the last layer of asphalt by the Developer, the CDD transferred the drainage improvements to Miami-Dade County together with the onsite roads.
3. **Water Distribution and Sanitary Sewer Improvements.** The water and sewer infrastructure was completed. In November of 2015, the CDD acquired the completed water and sewer systems and then transferred them to Miami-Dade Water and Sewer Department (“WASD”) for ownership and maintenance.

State of the Properties and Improvements Currently Owned by the District

1. **Estimated Maintenance Costs for District Owned Infrastructure**

- a. General

- i. The CDD proposed 2020-2021 Fiscal Year budget has the following amounts for maintenance expenditures:

2020-2021 Budget for Maintenance	
Engineering – Annual Reporting/Inspections	\$900
Special Projects	\$600
Miscellaneous Maintenance	\$600
Total	\$2,100

Alvarez Engineers finds the District’s proposed maintenance budget for Fiscal Year 2020-2021 adequate and enough for what the CDD is responsible for.

For more detailed information on the 2020-2021 Fiscal Year Budget please visit the District’s website at the following link:

<http://crestviewwestcdd.org/financials/>

2. **Roadway Improvements.** The completed road infrastructure is in good working order and condition and has been transferred to Miami-Dade County for ownership and maintenance.
3. **Stormwater Management and Drainage Improvements.** The completed stormwater management and drainage infrastructure is in good working order and condition and has been transferred to Miami-Dade County for ownership and maintenance.
4. **Water Distribution and Sanitary Sewer Improvements.** The completed water and sewer infrastructure has been transferred to WASD for ownership and maintenance.
5. **Entrance Features.** The entrance features are in good condition, except for the cement planters whose vegetation has died for apparent lack of attention.

Public Liability and Property Damage Insurance Carried by the District

The District currently carries General Liability, Hired Non-Owned Auto, Employment Practice Liability and Public Officials Liability under Agreement Number 100119209 of Florida Insurance Alliance. The CDD has included enough funds in its 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.

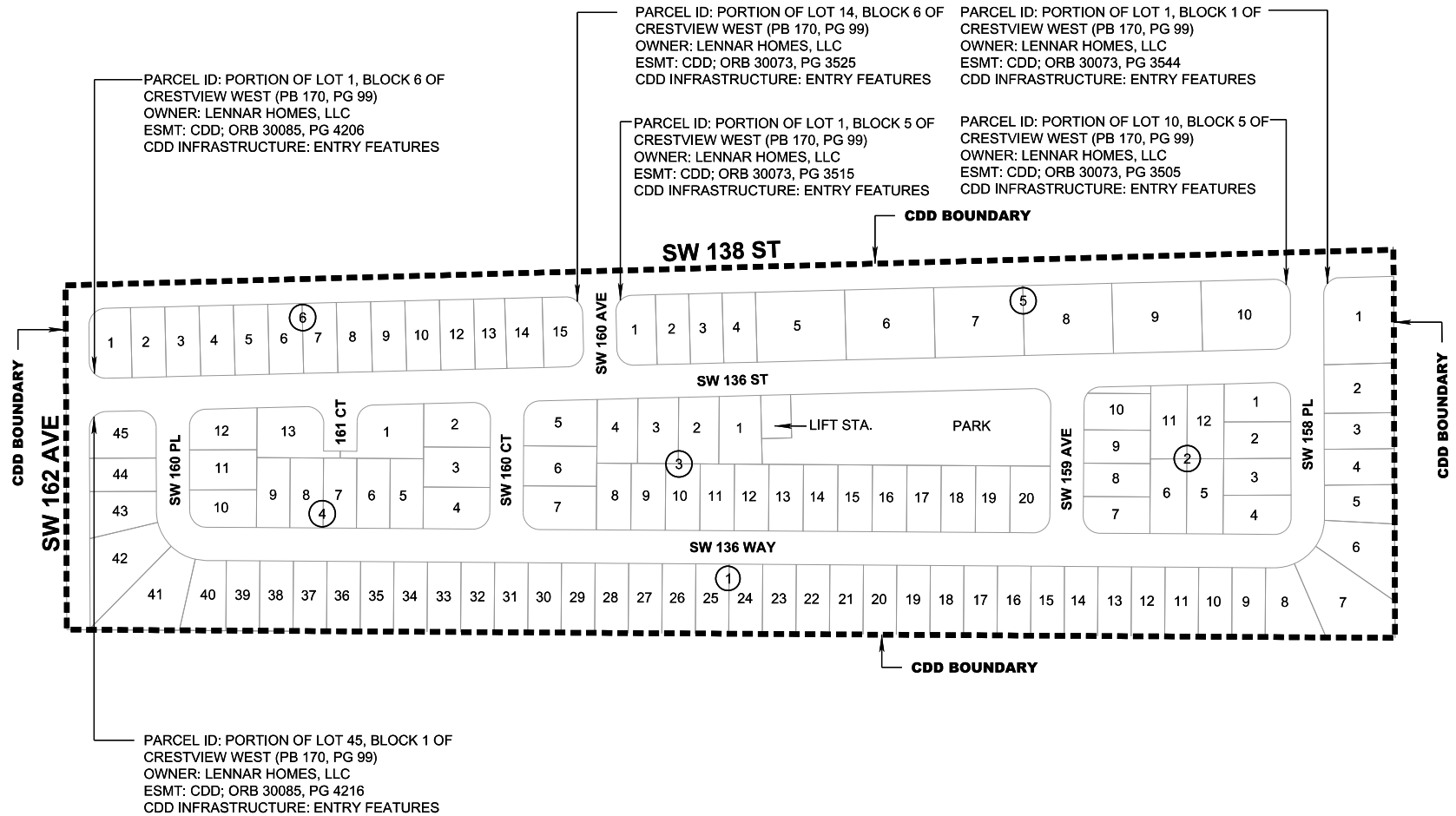
If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.



Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Digitally Signed
Date: June 27, 2020



LEGEND:
ESMT: EASEMENT
ORB: OFFICIAL RECORD BOOK
PB: PLAT BOOK
PG: PAGE

ALVAREZ ENGINEERS, INC.

CRESTVIEW WEST C.D.D. INFRASTRUCTURE: ENTRY FEATURES OWNERSHIP

