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Alvarez Engineers, Inc.

March 26, 2015

Ms. Gloria Perez
District Manager
Tree Island Estates Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2015 Tree Island Estates CDD Report

Dear Ms. Perez:

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; 2) To describe the state, working order and condition of the 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 District's infrastructure and; 4) To give recommendations as to the insurance to be carried by the District and the amount to be budgeted for premiums.

The District is located in Section 9, Township 54S, Range 39E, in Miami-Dade County, Florida. It is bounded by SW 154 Avenue on the west, SW 152 Avenue on the east, SW 26 Street (Coral Way) on the south and SW 18 Street and SW 16 Lane on the north. See Exhibit 1 for a graphical representation of the Development.

1. Infrastructure Ownership

1.1. Roads

All streets, avenues, lanes, terraces, places, courts, paths and passages within the District have been dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by the recording of the following plat:

1. "A.B. at Tamiami Trail, Phase 1." Recorded on April 18, 2003 in Miami-Dade County PB 160, PG 25. The pictures below depict the roadway infrastructure.

1.2. Stormwater Management System (See Exhibit 1)

The road drainage system has been dedicated to Miami-Dade County for the perpetual use of the public by the recording of the plat described above.

As of the date of this report, County Records indicate that the tree preserves (Tracts N and P) and the archeological preserve (Tract O) (together the "Preservation Tracts") are owned by the Developer, Adrian Builders at Tamiami Trail, LTD. On February 1, 2008, the Developer granted a deed of conservation easement to South Florida Water Management District ("SFWMD") over the Preservation Tracts and was recorded at ORB 26258, PG 4969. The large lake (Tract M) was conveyed to the District by means of Special Warranty Deed dated March 23, 2007 recorded at ORB 25512, PG 2691. The smaller lake (Tract A) was conveyed to the District by means of Warranty Deed dated August 14, 2014

recorded at ORB 29423, PG 852. An open area tract (Tract “R”), located south of the large lake, is currently owned by the Developer.

The long term ownership and maintenance responsibility will be as follows:

1. The District currently owns and maintains lake tracts A and M
2. The District currently maintains Tract R and the landscaped medians at SW 153 Avenue
3. The Developer will convey ownership of tracts N, O, P and R to the County and the County will become the Operating Entity of the tracts when that occurs. The District will maintain the four tracts under an Interlocal Agreement (“ILA”) with the County and the County will keep maintenance responsibilities for the fence surrounding the Preservation Tracts. As of the date of this report, the Developer has not yet transferred ownership of the tracts to the County and therefore the County has not yet become the Operating Entity and has not finalized the ILA with the District, however, the District has included funds in its budget to maintain the Preservation Tracts, the lakes and Tract “R”. Communications among the District, Developer and County continue.

1.3. Water Distribution System

The water distribution system was conveyed to Miami-Dade County for ownership and maintenance, under Agreement ID No. 17918.

1.4. Sanitary Sewer System

The sanitary sewer system was conveyed to Miami-Dade County for ownership and maintenance, under Agreement ID No. 17918.

2. State, Working Order and Condition of the Infrastructure Within the District

Alvarez Engineers, Inc. conducted a field inspection on February of 2015 to determine the current state, working order and condition of the infrastructure in the District.

2.1. Roads

The roads are maintained by Miami-Dade County and are in good working order and condition. Issues with the roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the following link:

<http://www.miamidade.gov/publicworks/report-problems.asp>

2.2. Stormwater Management System

The roads drainage system, owned and maintained by the County, is in good working order and condition. Flood and drainage complaints within the road right of ways may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the following link:

<http://www.miamidade.gov/publicworks/flooding-complaints.asp>

The lake tracts owned and maintained by the District (tracts “A” and “M”) are well-maintained and in good working order and condition. The pictures below show tracts “A” and “M” respectively.



The Preservation Tracts still owned by the Developer, are in good working order and condition. The SFWMD issued a letter on January 15, 2015 stating that the conditions of the environmental permit are currently in compliance. The Preservation Tracts will be transferred to the County in the near future.



2.3. Water and Sewer Systems

The water and sewer systems, owned and maintained by Miami-Dade County, appear to be in good working order and condition. Issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

3. Estimated Maintenance Costs for District Owned Infrastructure

3.1. Roads

No maintenance costs were estimated since the roads are maintained by the County.

3.2. Stormwater Management System

The District has budgeted for Fiscal Year 2014 – 2015 the following amounts:

Aquatic Maintenance	\$ 3,000
Lawn/Landscaping	\$ 9,000
Preserve Maintenance	\$12,000
Maintenance Contingency	\$ 1,000
Engineering/Inspections	<u>\$ 2,000</u>
Total	\$27,000

No maintenance costs were estimated for the road drainage system since it is owned and maintained by Miami-Dade County.

3.3. Water and Sewer Systems

No maintenance costs were estimated since the systems are maintained by the County.

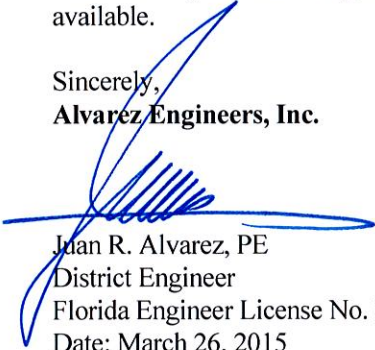
Alvarez Engineers finds the amounts budgeted to be sufficient for the proper maintenance of the infrastructure improvements for which the District is responsible.

4. Insurance

The District currently carries insurance for General Liability, Employment Practices Liability and Public Officials Liability coverage under policy agreement number 100114067, administered by Florida Insurance Alliance. The total annual premium of the policy is \$5,408. The District has budgeted \$5,900 in its 2014/2015 budget which is sufficient to cover the \$5,408 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 District Engineer's Report and public documents available.

Sincerely,
Alvarez Engineers, Inc.



Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: March 26, 2015

N.W. CORNER OF
SEC. 9-54-39

SW 10 ST

N.E. CORNER OF
SEC. 9-54-39

SW 157 AV

SW 154 AV

SW 152 AV

SW 147 AV

Archeological Preservation
Tract "O" Owned by Adrian
Builders at Tamiami Trail, Ltd.

Preservation Tract "P"
Owned by Adrian Builders at
Tamiami Trail, Ltd.

Preservation Tract "N"
Owned by Adrian Builders at
Tamiami Trail, Ltd.

Tract "R" Owned by Adrian
Builders at Tamiami Trail, Ltd.

Lake Tract "M" Owned by the
CDD.

Lake Tract "A" Owned by the
CDD.

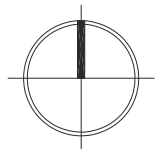
LEGEND
--- DISTRICT BOUNDARIES

ALVAREZ ENGINEERS, INC.

MASTER PLAN COPYRIGHT AVIRIO & ASSOCIATES 2003

TREE ISLAND ESTATES C.D.D.

EXHIBIT 1 - DISTRICT BOUNDARY



1" = 500'

