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Alvarez Engineers, Inc.

March 24, 2015

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

Re: Year 2015 Century Parc 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 Century Parc Community Development District (the “District” or “CDD”); 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 4, Township 54S, Range 40E, in Miami-Dade County. It is bounded by State and County roads as follows: on the North by West Flagler Street, on the South by SW 4th Street, on the east by SW 87th Avenue (S.R. 973), and on the west by a Florida Power & Light property. See Exhibit 1 for a graphical representation of the development.

1. Infrastructure Ownership

1.1. Roads.

All the roads within the District are owned by the CDD. The roads are constructed within vehicular access parcels described in detail in the Grant of Easement recorded in OR BK 20454, PG 2742 of Miami-Dade County. The pictures below depict the road improvements within the townhouse and the condominium sites respectively.



1.2. Stormwater Management System.

The CDD owns the stormwater management system which consists of inlets, manholes, storm pipes and exfiltration trenches that drain the roads and adjacent lands. The stormwater management improvements are located within the same vehicular access parcels easement described above. The pictures below show the drainage infrastructure in the townhouse and condominium sites respectively.



1.3. Water and Sewer Systems.

The water and sewer systems were conveyed to Miami-Dade County Water and Sewer Department (“WASD”) for ownership and maintenance on March 20, 2003 and May 6, 2003 under Agreement ID’s 17121 and 17122, respectively.



2. State, Working Order and Condition of the Infrastructure Currently Owned by 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 owned by the District.

2.1. Roads

The CDD roads were found in good working order and condition with the exception of five traffic signs which were found slanting by either the effect of the wind or by vehicle impacts, and with panels missing. See pictures of partially damaged traffic signs below.



2.2. Stormwater Management System

The drainage system is in good structural condition. At the time of the inspection, five drainage structures were selected at random for measuring the deposits accumulated in their sumps. Depths of 18" of dirt were found in the bottom of the structures, indicating that 75% of the 24" sump capacity was already occupied, and that the surface of the deposits was already within 6 inches from the inverts of the pipes, and already in contact with the bottom of the baffles. This condition seems to be typical for all the drainage structures of the system.

Of the five structures inspected, two of them had the pollution retardant baffles deteriorated by rust, which leads us to think that between 40% and 50% of all the baffles in the system are in need of replacement.

We recommend removing the deposits in all the drainage structures, spray-cleaning the connecting pipes and replacing the deteriorated baffles to improve the system's capacity. See pictures showing deposits in the sump and a corroded baffle.



2.3. Water Distribution System

The system is in good working order and condition.

2.4. Sanitary Sewer System

The system is in good working order and condition, however, asphalt pavement is partially covering some of the manhole iron covers (See picture below). The asphalt could be removed from the covers to improve the aesthetics of the place, but it does not affect the performance of the system.



3. Estimated Maintenance Costs for District Owned Infrastructure

The District currently has an agreement with the Enclave Homeowners Association for the maintenance of the District's infrastructure within the Townhomes area. The District also has agreements with the condominium associations for the maintenance of the District's infrastructure within the condominium site. Under the agreements, the District reimburses the associations for the road and drainage maintenance. The work is managed by the associations.

3.1. Roads

Funds will be needed to mill and resurface the roadway pavement in about 15 years. The District Board of Supervisors may decide how to provide for these funds, whether by an annual assessment or as a lump sum at some particular time in the future. The present costs for milling 1" of asphalt is \$3.00/SY and for placing 1" of asphalt is \$6.50/SY. Therefore, the present costs for milling and resurfacing the roads is estimated to be as follows:

- a. Milling 1": 54,800 SY x \$3.00/SY = \$ 164,400
- b. Resurfacing 1": 54,800 SY x \$6.50/SY = \$ 356,200
- c. Total \$ 520,600

The unit cost to repair traffic signs is \$100 per sign. An allocation of \$500 per year should be made for maintenance of signs, both to replace panels and restore sign posts.

3.2. Stormwater Management System

The estimated unit cost to clean drainage structure sumps is \$125 per structure therefore, to clean 145 drainage structures belonging to the CDD, the total cost will be \$18,125.

The estimated unit cost to clean 15" diameter connecting drainage pipes is \$5 per foot therefore, to clean 7,345 LF of CDD pipes the total cost will be \$36,715.

Assuming 50% of the 180 CDD-owned baffles are in need of replacement, and that the unit cost of a baffle is \$250, then the total cost will be \$22,500.

Rounding to the nearest \$1,000, the total estimated maintenance cost of the items listed above is \$77,000. If preferred by the CDD Board of Supervisor and the District Manager, this work could be budgeted to be done in four consecutive years at \$19,250 per year.

It may be conceivable that, during cleaning operations, other deficiencies may appear, requiring the use of budget contingency funds.

The vacuum and cleaning work, as well as the installation of the baffles, should be inspected by a licensed engineer in order to guarantee the good quality of the job.

3.3. Water Distribution System

No maintenance cost was estimated since the system is maintained by Miami-Dade County and is also in good working order and condition. WASD may be contacted in case of

emergency at either of the following two numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

3.4. Sanitary Sewer System

The Engineer recommends the District to clean the manhole covers from the asphalt deposited above them. This work should be done by WASD or the maintenance personnel of the District. The engineer can inform WASD about this issue under the approval of the District Board.

The following are two phone numbers to contact WASD in case of emergency and the Customer Service for any complaint respectively: 305-274-9272 & 305-665-7477.

The District currently carries in its Fiscal Year 2014/2015 budget, \$66,102 for maintenance expenditures including; \$59,000 for cleaning drainage structures and road repairs, \$5,102 for the Enclave Security System and \$2,000 for Engineering and inspections for the CDD infrastructure in both the townhome and condominium sites. In accordance with this, the District has sufficient funds to repair the damaged traffic signs and perform about 75% of the suggested drainage maintenance.

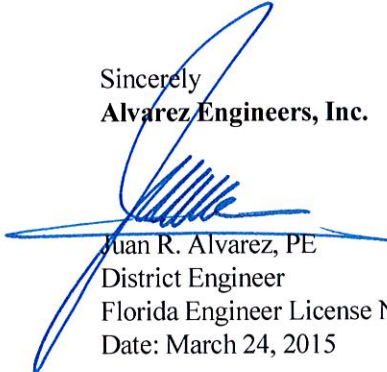
Insurance

The Engineer has reviewed the District's general liability, employment practices liability and officials liability coverage provided by Florida Insurance Alliance under Agreement No. 100114027 for the period between October 1, 2014 and October 1, 2015. The District has budgeted \$6,000, sufficient funds to cover the \$5,665 insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field conducted by Alvarez Engineers personnel, the 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,

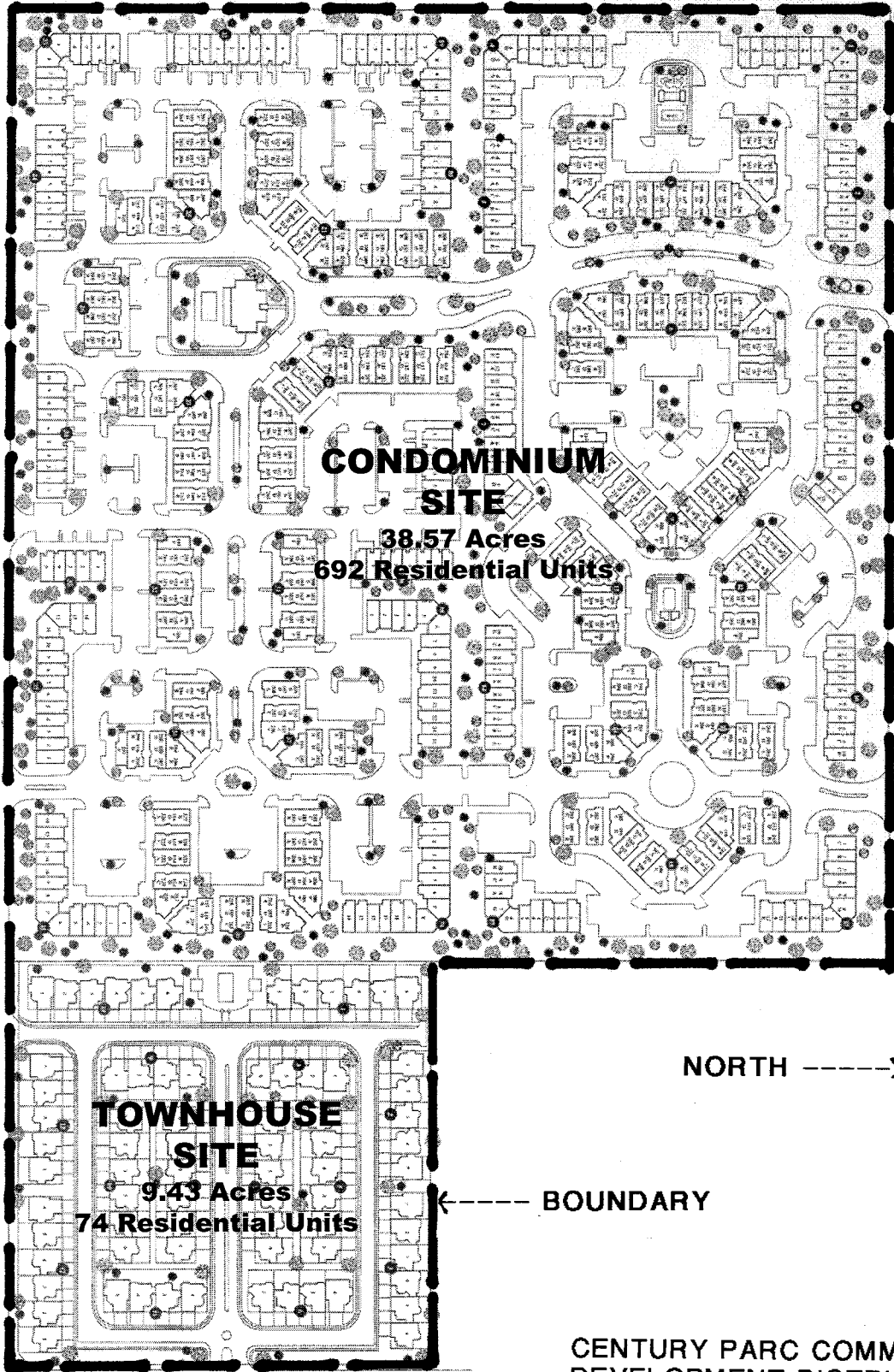
Sincerely
Alvarez Engineers, Inc.



Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: March 24, 2015

SOUTHWEST 4th STREET

WEST FLAGLER STREET



CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT

SW 87th AVENUE

GENERAL SITE PLAN

Exhibit 1