

Beacon Lakes Community Development District

Year 2016 Engineer's Report
Regarding the Status of Ownership,
State, Working Order and Condition of the
Public Infrastructure

Prepared for
Beacon Lakes Community Development District
Board of Supervisors
Miami-Dade County,
Florida

Prepared by
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December 14, 2016

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Alvarez Engineers, Inc.

December 14, 2016

Mr. Ken Cassel
District Manager
Beacon Lakes Community Development District
Severn Trent Services
210 N. University Drive, Suite 702
Coral Springs, FL 33071

Re: Year 2016 Beacon Lakes Community Development District Report

Dear Mr. Cassel:

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 Beacon Lakes 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 review the insurance carried by the District and amounts set aside for the purpose of paying the premium.

This report aims to comply with the requirements of Article IX, Section 9.21 of the Master Trust Indenture between the District and Wachovia Bank National Association (the "Trustee") dated October 1, 2003.

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

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- Exhibit 1. Infrastructure Construction Phasing
- Exhibit 2. Land Acquisition Related to Stormwater Management and Environmental Mitigation

I. District Location.

The District is located in Sections 35 and 36, Township 53S, Range 39E, in Miami-Dade County (“MDC”). It is generally bounded by NW 137 Avenue on the west, NW 25 Street on the north, State Road 821/Homestead Extension of Florida’s Turnpike (HEFT) on the east and NW 12 Street, NW 17 Street and Theoretical NW 21 Street on the south.

II. Infrastructure Financed or Constructed by the District. Current Ownership, State, Working Order and Condition. (Refer to Exhibit 1 in the Appendix for the location of each phase)



Phase 1A. NW 25 St from Bldg. 9 to 117 Av.

- Right of Way (R/W) owner: MDC.
- Road, drainage, lighting, water and sewer improvements owner: MDC. Stormwater swale owner: CDD.
- Status: Complete. Good working order and condition.
- Maintenance responsibility: Road, drainage, lights, water & sewer: MDC. Swale, landscape, irrigation: O&M funded by CDD. Field operations managed by Developer by agreement with CDD.



Phase 1B. Portions of NW 25 St, 127 Av and 17 St.

- Right of Way owner: MDC.
- Road, drainage, signal, lighting, water and sewer owner: MDC.
- Status: Complete and in good working order and condition. County added safety roadway features at NW 25 St and 127 Av.
- Maintenance responsibility: Road, drainage, signal, water, sewer: MDC. Landscape, irrigation: O&M funded by CDD. Field operations managed by Developer per CDD agreement.



Phase 1C. NW 131 Av, 132 Place, Portion of NW 25 St, 129 Av and Portion of 17 St.

- Right of Way owner: MDC.
- Road, drainage, lighting, water, sewer owner: MDC. Stormwater swale owner: CDD.
- Status: Complete and in good working order and condition.
- Maintenance: Road, drainage, lights, water, sewer: MDC. Storm swale, landscaping and irrigation: O&M funded by CDD. Field operations managed by Developer



Phase 1D. NW 127 Av from 12 St to 17 St.

- Right of Way owner: MDC.
- Road, drainage and traffic signal improvements owner: MDC. Railroad signal: CSX.
- Status: Complete and in good working order and condition.
- Maintenance responsibility: Road, drainage, traffic signal, landscaping and irrigation: MDC. Railroad signal: CSX.



Phase 1E. NW 127 Av from SW 6 St to NW 12 St.

- Right of Way owner: MDC.
- Road, drainage, signals and lighting improvements owner: MDC.
- Status: Complete and in good working order and condition.
- Maintenance responsibility: Road, drainage, traffic signals, lighting, landscaping and irrigation: MDC.



Phase 1F. NW 121 Ct from 21 St to 25 St.

- Right of Way owner: MDC.
- Road, drainage, water and sewer improvements owner: MDC.
- Status: Complete and in good working order and condition.
- Maintenance responsibility: Road, drainage water and sewer: MDC. Landscaping and irrigation: O&M funded by CDD. Field operations managed by Developer by agreement with CDD.



Phase 1G. NW 17 St from 137Av to 131 Av.

- Right of Way owner: MDC.
- Road, drainage, lighting, water and sewer improvements owner: MDC.
- Status: Complete and in good working order and condition.
- Maintenance responsibility: Road, drainage lights, water and sewer: MDC. Landscaping and irrigation: O&M funded by CDD. Field operations managed by Developer by agreement with CDD.



Phase 1H. NW 137 Av from 12 St to 17 St.

- Right of Way owner: MDC.
- Road, drainage, canal culvert, signals, and lighting conduits improvements owner: MDC
- Railroad signal owner: CSX
- Status: Complete and in good working order and condition.
- Maintenance responsibility: MDC.
- Railroad signal maintenance responsibility: CSX, financed by the CDD



Phase II. NW 122 Av from 25 St to 41 St.

- R/W owner: Florida Rock Industries, Inc./Turnberry Dev. Lmt. Part.
- Status: The R/W acquisition agreement has been completed. Roadway, drainage, canal culvert and lighting are being designed. Upon R/W acquisition and construction of the facilities by the CDD, the improvements will be conveyed to MDC for ownership and maintenance.



Phase IJ. NW 132 Av from SR 836 to 17 St.

- Right of Way owner: MDC.
- Road, drainage, water and sewer improvements owner: MDC. Stormwater swale owner: CDD.
- Status: Complete. Good working order and condition.
- Maintenance responsibility: Road, drainage, water & sewer: MDC. Storm swale, landscaping and irrigation: O&M funded by CDD. Field operations managed by Developer by agreement with CDD



Phase 1K. NW 14 St from 137 Av to 132 Av.

- Right of Way owner: MDC.
- Road, drainage, water and sewer improvements owner: MDC. Stormwater swale owner: CDD.
- Status: Complete and in good working order and condition.
- Maintenance responsibility: Road, drainage, water & sewer: MDC. Storm swale, landscaping and irrigation: O&M funded by CDD. Field operations managed by Developer by agreement with CDD.



Phase 1L. NW 118 Av from 20 St to 25 St & NW 20 St from 121 Ct to 118 Av.

- Right of Way owner: AMB Codina Beacon Lakes, LLC. C/O Prologis Tax Coordinator
- Status: The R/W acquisition by the CDD has not yet begun. The Developer has cleared and filled the site. Upon R/W acquisition and construction of the facilities by the CDD, the improvements will be conveyed to MDC for ownership and maintenance.



Environmental Mitigation Phase.

Florida Rock Lake

- Acquisition of the environmental parcel by the CDD has been completed. Maintenance covenant with MDC has been completed. Refer to Exhibit 2.
- Status: Wetland mitigation work within the parcel is complete and in good working order and condition.
- Maintenance: O&M funded by CDD. Field operations managed by Developer by agreement with CDD.



Littoral Connection north of NW 17 St

- Acquisition of the environmental parcel by the CDD has been completed. Maintenance covenant with MDC has been completed. Refer to Exhibit 2.
- Status: Wetland mitigation work within the parcel is complete and in good working order and condition.
- Maintenance: O&M funded by CDD. Field operations managed by Developer by agreement with CDD.



Mitigation Tract west of NW 131 Av

- Acquisition of the environmental parcel by the CDD has been completed. Maintenance covenant with MDC has been completed. Refer to Exhibit 2.
- Status: Wetland mitigation work within the parcel is complete and in good working order and condition.
- Maintenance: O&M funded by CDD. Field operations managed by Developer by agreement with CDD.



Mitigation Area East of NW 137 Av

- Acquisition of the environmental parcel by the CDD has been completed. Maintenance covenant with MDC has been completed. Refer to Exhibit 2.
- Status: Wetland mitigation work within the parcel is complete and in good working order and condition. Monitoring required by permits is still being conducted in this parcel.
- Maintenance: O&M funded by CDD. Field operations managed by Developer by agreement with CDD.



NW 25 Street Canal

- Acquisition of the canal R/W by the CDD as described in the Engineer's Report of June 23, 2003 has been completed. The land was conveyed to MDC. Refer to Exhibit 2.
- Status: The canal work is complete and is in good working order and condition.
- Maintenance: The responsibilities are shared between the CDD, Pan American West LTD, Pan American West HOA and the County via agreement recorded in ORBK 25142, PG 2517. The field operations are managed by Developer by agreement with

the CDD.

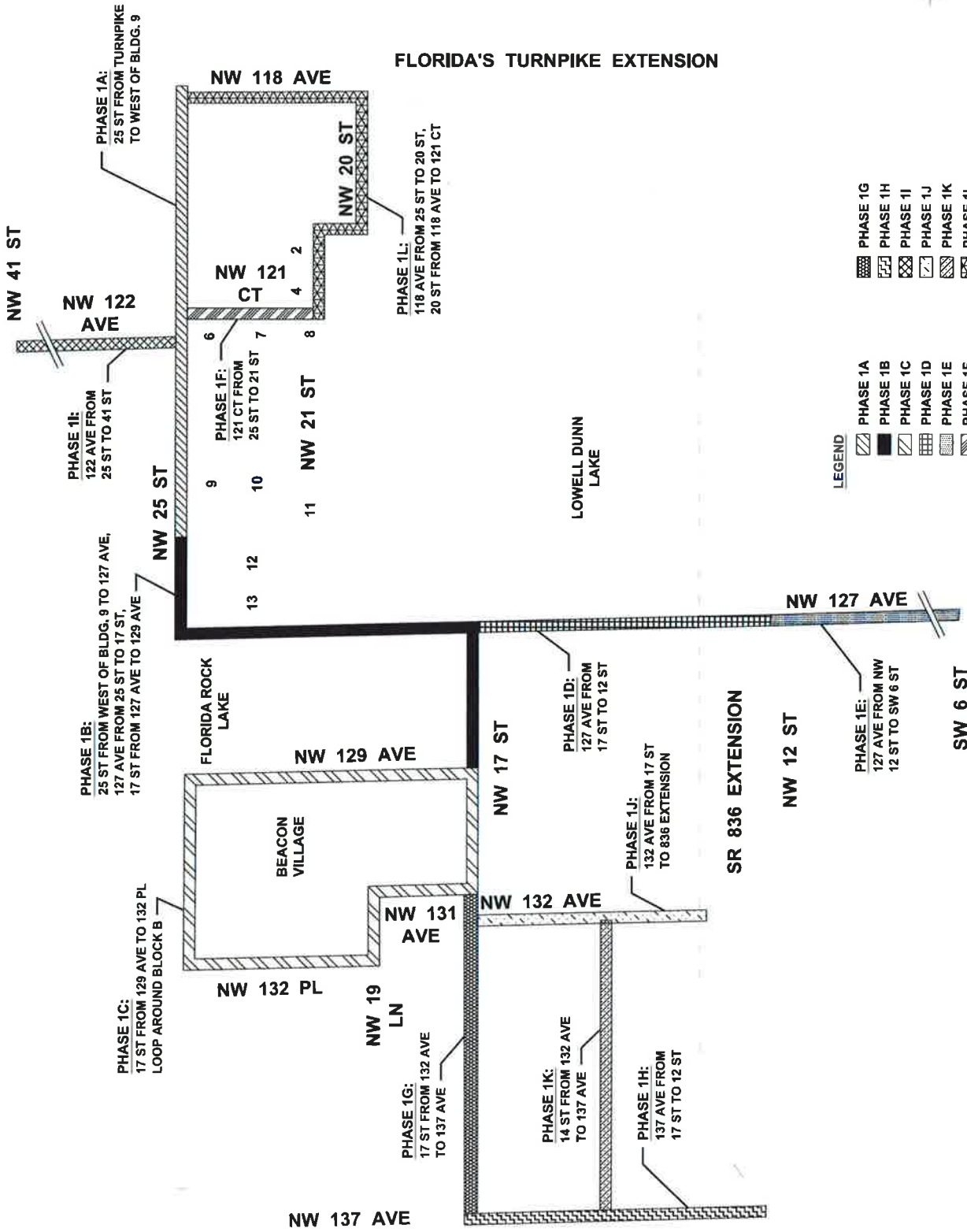
III. District's Operation, Repair and Maintenance Budget.

We have reviewed the operation, repair and maintenance budget for Fiscal Year 2017 as adopted by the Beacon Lakes Community Development District Board of Supervisors and found it sufficient for the proper maintenance of the infrastructure improvements for which the District is responsible.

IV. District's Public Liability and Property Damage Insurance.

The District currently carries insurance for General Liability and Automobile coverage under policy agreement number PK2FL 1 0134911 15-08, administered by Public Risk Underwriters of Florida. The total annual premium of the policy is \$5,000.00. We have reviewed the policy and believe that the coverage is adequate and the premium reasonable. We believe the insurance complies with the intent of Section 9.14 of the Master Trust Indenture and that the District has budgeted sufficient funds to cover the insurance premium.

APPENDIX



1" = 1300'

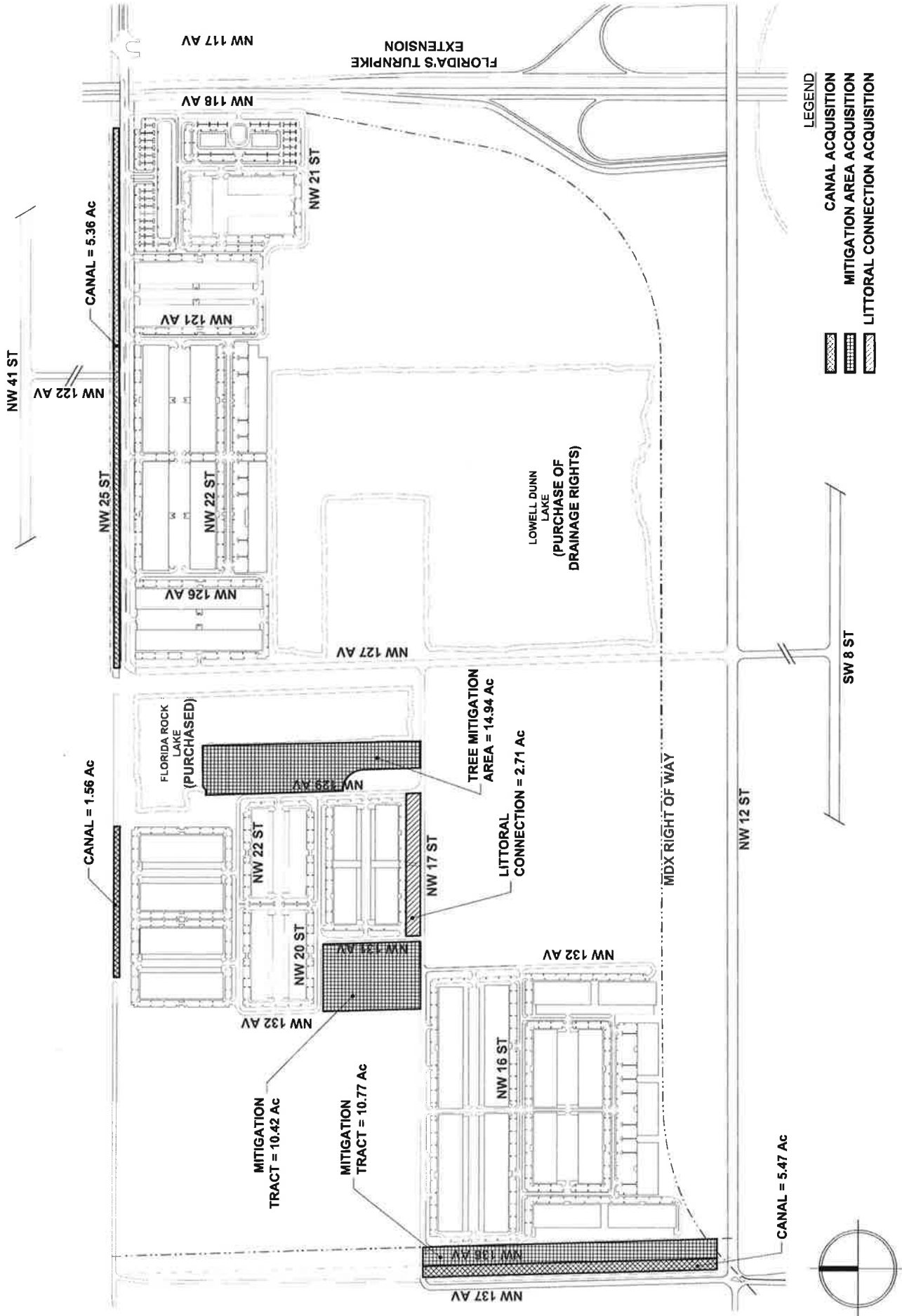
- LEGEND**
- PHASE 1A
 - PHASE 1B
 - PHASE 1C
 - PHASE 1D
 - PHASE 1E
 - PHASE 1F
 - PHASE 1G
 - PHASE 1H
 - PHASE 1I
 - PHASE 1J
 - PHASE 1K
 - PHASE 1L
 - 2, 4, 6, 7, 8, 9, 10, 11, 12, 13 BUILDING NUMBERS

FLORIDA'S TURNPIKE EXTENSION

INFRASTRUCTURE CONSTRUCTION PHASING

EXHIBIT 1

ALVAREZ ENGINEERS, INC.
 BEACON LAKES, C.D., D.
MASTER PLAN COPYRIGHT RETZSCH/LANIG CARTEGO ARCHITECTS 2003



ALVAREZ ENGINEERS, INC.

BEACON LAKES
 MASTER PLAN, COPYRIGHT RETZSCH LANAHO GAYCEDO ARCHITECTS 2003

**LAND ACQUISITION RELATED TO STORMWATER
 MANAGEMENT AND ENVIRONMENTAL MITIGATION**

EXHIBIT 2

1" = 1110'