Alvarez Engineers

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June 8, 2022

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

Re: Year 2022 Trails at Monterey 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 Sections 4 and 9, Township 54S, Range 39E, in Miami-Dade County, Florida. It is generally bounded by Tamiami Trail (SW 8 Street, State Road 90, US-41) on the north, SW 157 Avenue on the west, SW 154 Avenue on the east, and SW 21 Street on the south; see exhibit 1 for the location and actual boundaries of the District. The District measures approximately 92.47 acres in area.

1. Infrastructure Ownership

a. *Roads*

i. All roads 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 plats:

1. "E.F.M. Estates Section One" Recorded on March 6, 2003 in Miami-Dade County Plat Book 159, Page 98.
2. "E.F.M. Estates Section Two" Recorded on October 24, 2003 in Miami-Dade County Plat Book 160, Page 81.

b. *Stormwater Management System (See Exhibit 1)*

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

ii. The CDD owns and maintains five lakes, one dry retention area and two tree preservation tracts. Except for one half of a lake, which extends beyond the District boundary, as shown in Exhibit 1, all other lakes, retention and preservation tracts are located within the boundaries of the District. The tracts were conveyed to the District for ownership and maintenance through the following instruments:

1. Onsite (within the CDD boundary):
    a. Dry retention area: Tract A (PB 159, Pg 98). Quit Claim Deed OR BK 24857, Pg 2611.
    b. Tree preservation areas: Tract D (PB 159, Pg 98). Quit Claim Deed OR BK 24857, Pg 2611 and Tract H, Quit Claim Deed OR BK 24857, Pg 2614.
    c. Lakes: Tracts B, C, (PB 159, Pg 98). Quit Claim Deed OR BK 24857, Pg 2611 and Tracts J, K, L, M, N, P, Q and R (PB 160, Pg 81). Quit Claim Deed OR BK 24857, Pg 2614.
    d. Lakes: Tracts F (lake tract), E (lake access tract) (PB 159, Pg 98). Quit Claim Deed OR BK 24857, Pg 2611. These two tracts constitute the "one half" onsite portion of the lake that, together with the tracts identified below, make up one whole lake.
2. Offsite (outside the CDD boundary):
    a. Lakes: Tracts S (lake tract) and T (lake access tract) (PB 161, Pg 42). Quit Claim Deed OR BK 24857, Pg 2617. These two tracts constitute the "one half" offsite portion of the lake that, together with the tracts identified above, make up one whole lake. This "one half" offsite portion of the lake is owned and maintained by the District.
3. The South Florida Water Management District (SFWMD) was given a Deed of Conservation Easement over the two tree preservation tracts described above (OR BK 21637, Pg 3622). The SFWMD is not responsible for the maintenance of the tracts.

c. *Water Distribution System*

i. The water distribution system was conveyed complete and in good condition to Miami-Dade County Water and Sewer Department (WASD) for ownership and maintenance, under Agreement ID No. 17741 (recorded at Miami-Dade County Official Record Book 20309, page 0798, and ORB 22371, page 1025 for Addendum 1). A small easement was granted to WASD between SW 155th Court and SW 8th Street (ORB 24930 page 2511).

d. *Sanitary Sewer System*

i. The sanitary sewer system and lift station were conveyed complete and in good condition to WASD for ownership and maintenance, under Agreement ID No. 17741 referenced above. Tract G of E.F.M. Estates Section One as recorded at Plat Book 159 page 98, was conveyed to MDWASD along with the lift station constructed on the property (SW 12 Terrace at SW 154 Avenue).

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

a. *Roads*

i. The County-own roads 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 link provided below:

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

b. *Stormwater Management System*

i. The water portion of the lakes are in good condition. Erosion on the banks of the lakes and loss of stabilizing grass should be monitored and addressed. Certain plantings by adjacent property owners in the lake banks may present impediments to CDD maintenance activities.

Road 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 link provided below:

https://www.miamidade.gov/environment/flood-complaints.asp

c. *Water Distribution System*

i. Water distribution system is 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

a. *General*

i. The CDD proposed 2022-2023 Fiscal Year budget has the following amounts for maintenance expenditures:

2022-2023 Budget for Maintenance	
Aquatics/Stormwater Management	$7,350
Mitigation Maintenance	$3,300
Lake Easement/Landscape Maintenance	$22,000
Engineering/Inspections	$2,500
Total	**$35,150**

Alvarez Engineers finds the District's proposed maintenance budget for Fiscal Year 2022-2023 adequate and enough.

For more detailed information on the 2022-2023 Fiscal Year Budget please visit the District's website at the following link:

https://trailsatmontereycdd.org/financials/

b. *Roads*

i. No maintenance costs are estimated since all the roads are owned and maintained by Miami-Dade County.

c. *Stormwater Management System*

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

ii. The District has budgeted funds for aquatic, mitigation, landscape and lake maintenance as indicated above.

d. *Water Distribution System*

i. No maintenance costs are estimated since the water distribution system is owned and maintained by Miami-Dade County.

4. Insurance

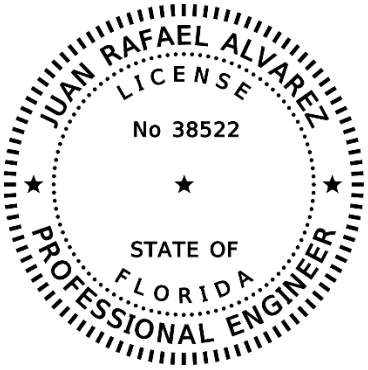
Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability coverage insurance policy 100121066 provided by Florida Insurance Alliance for the period between October 1, 2021 and October 1, 2022. The District has budgeted enough funds to cover the $5,706 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. If you have any questions please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,

Juan R Alvarez Digitally signed by Juan R Alvarez Date: 2022.06.08 11:50:26 -04'00'

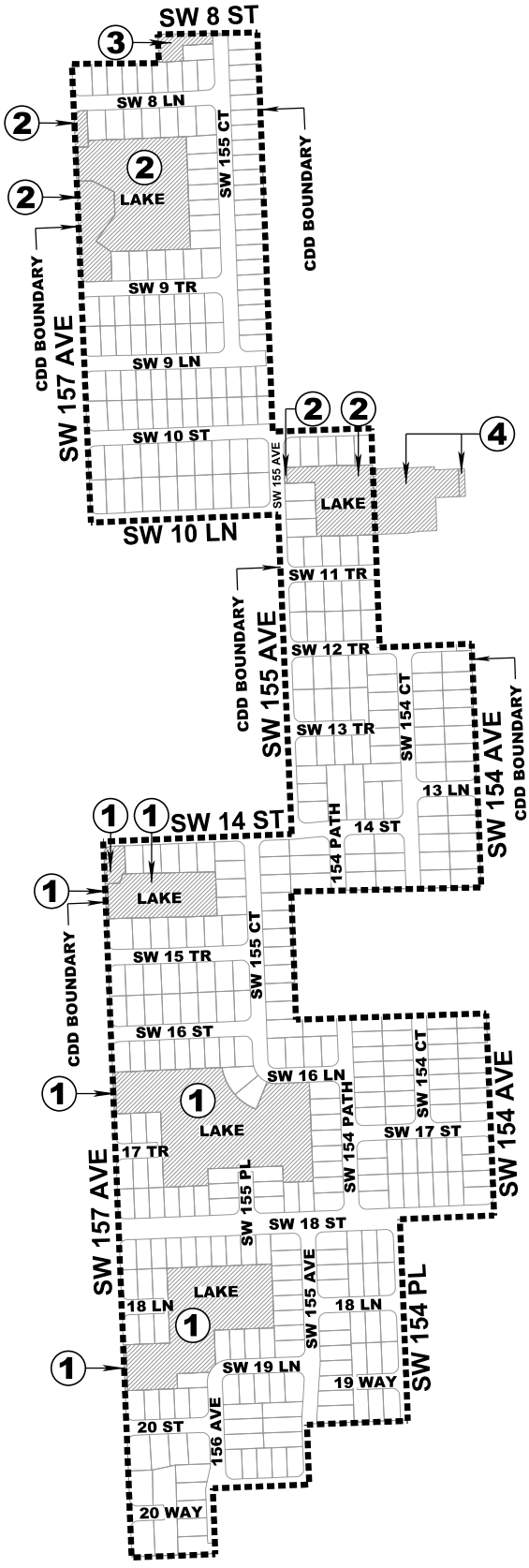
Alvarez Engineers, Inc.
Juan R. Alvarez, PE
District Engineer
Date: June 8, 2022



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 7, 2022.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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CDD OWNERSHIP

1. TRACTS "H, J, K, L, M, N, P, Q AND R"
(PB 160, PG 81)
FOLIO 30-4909-004-2820
ORB 24857, PG 2614
CATEGORY: LAKES AND TREE PRESERVATION AREAS

2. TRACTS "B, C, D, E, AND F"
(PB 159, PG 98)
FOLIO 30-4904-003-1380
30-4904-003-1390
30-4904-003-1420
30-4904-003-1400
30-4904-003-1410
ORB 24857, PG 2611
CATEGORY: LAKES AND TREE PRESERVATION AREAS

3. TRACTS "A"(PB 159, PG 98)
FOLIO 30-4904-003-1370
ORB 24857, PG 2611
CATEGORY: DRY RETENTION AREA

4. TRACTS "S, T" (PB 161,42)
FOLIO 30-4909-008-0270
30-4909-008-0280
ORB 24857, PG 2617
CATEGORY: OUTSIDE CDD BOUNDARIES LAKE AND LAKE ACCESS

0 100' 300' 600'

ALVAREZ ENGINEERS, INC.

TRAILS AT MONTEREY CDD
CDD LAND OWNERSHIP

EXHIBIT 1