

June 29, 2015

Mr. Neil Kalin
District Manager
Crestview II Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2015 Crestview II CDD Report

Dear Mr. Kalin:

The intent of this report is threefold: 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 and; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure; 4) To report on the insurance being carried by the District.

The District is located in Section 29, Township 54S, Range 39E, in Miami-Dade County. The boundary of the District encompasses portions of SW 167 Avenue, SW 58 Terrace, SW 164 Court, SW 59 Terrace and SW 163 Place, SW 60 Terrace, SW 163 Avenue and SW 61 Lane. See Exhibit 1 for a graphical representation of the District boundaries, and the two phases in which the work was done.

1. Infrastructure Ownership

a. Roads

- i.* All avenues, streets, lanes, terraces, places and courts 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. "Rivendell" Recorded on February 5, 2005 in Miami-Dade County Plat Book 162, Page 100. (Phase I)
 - 2. "Rivendell East" Recorded on October 24, 2006 in Miami-Dade County Plat Book 165, Page 64. (Phase II)

b. Stormwater Management System

- 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 above-listed plats also dedicate lake tracts for stormwater management. The plat for Phase I indicates that the lake is to be dedicated to the joint use and ownership of the abutting property owners, with the lake slopes maintained by the abutting property owners, and the water area maintained by a special taxing district. The lake in Phase I was conveyed to the District

by means of Special Warranty Deed recorded in Official Record Book 24922, page 3358 on September 19, 2006.

iii. The plat for Phase II indicates that the lake will be owned by the District, with the lake slopes maintained by the abutting property owners and the water area maintained by the District. The lake in Phase II was conveyed to the District by means of Quit-Claim Deed recorded in Official Record Book 28004, page 2316 on February 22, 2012.

c. Water Distribution and Sanitary Sewer Systems

i. The water distribution and sanitary sewer systems for Phase I and Phase II were conveyed to Miami-Dade County for ownership and maintenance under WASD Agreement No. 18116

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

With the exception of the lake tracts in Phase 1 and 2, which are owned by the CDD, the roads, drainage, water distribution and sanitary sewer systems are owned and maintained by the County. An inspection conducted by Alvarez Engineers revealed certain roadway and drainage deficiencies that should be brought to the attention of the county for maintenance or repairs as follows:

a. Roads

i. Small drop-offs exist between the private driveway pavers and the road asphalt should. Several sidewalks were observed broken or lifted by the roots of the trees in the swales. Besides these deficiencies, the roads in Phase 1 are in good condition. The deficiencies may be reported online to the Miami-Dade County Department of Public Works and Waste Management at the following link: <http://www.miamidade.gov/publicworks/report-problems.asp>



Phase I Roads

ii. The roads in Phase II are substantially complete with the exception of the final layer of asphalt and the final pavement markings. Deficiencies may be

reported online to the Miami-Dade County Department of Public Works and Waste Management at <http://www.miamidade.gov/publicworks/report-problems.asp>



Phase II Roads

b. Stormwater Management System

- i.* At the time of inspection, several aprons around the inlets in Phase I were observed broken. Also, five drainage structures were selected at random within the limits of the District to view their condition and several broken baffles were found inside. We recommend notifying the County about repairing the aprons and replacing the deteriorated baffles. Drainage complaints may be reported at <http://www.miamidade.gov/publicworks/flooding-complaints.asp>



Deteriorated Baffle and Broken Apron in Phase I

- ii. The lakes that belong to the District seem to be in good working order and condition.



Lake Phase I



Lake Phase II

c. Water Distribution System

- i. The water distribution system in Phase I that was conveyed to Miami-Dade County seems to be in good working order and condition.
- ii. The water distribution system in Phase II that was conveyed to Miami-Dade County seems to be in good working order and condition.



Phase I



Phase II

d. Sanitary Sewer System

- i. The sanitary sewer system in Phase I that was conveyed to Miami-Dade County seems to be in good working order and condition.

- ii. The sanitary sewer system in Phase II that was conveyed to Miami-Dade County seems to be in good working order and condition.



Phase I



Phase II

3. Estimated Maintenance Costs for District Owned Infrastructure

a. Roads

- i. No maintenance costs are estimated since all the roads, including their drainage systems, are owned and maintained by Miami-Dade County.

b. Stormwater Management System

- i. The District has budgeted within its Fiscal Year 2014/2015, \$2,250 for aquatic maintenance of the lakes, \$11,750 for lawn and general community maintenance, \$10,200 for fountain maintenance and upkeep including electricity, \$1,400 for lake bank and erosion control, and \$2,000 for maintenance/contingency. The 2014/2015 budget also includes \$1,250 for engineering inspections.

c. Water Distribution System

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

d. Sanitary Sewer System

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

Alvarez Engineers finds the 2014/2015 budgeted amounts to be sufficient for the proper maintenance of the infrastructure improvements for which the District is responsible.

4. Insurance

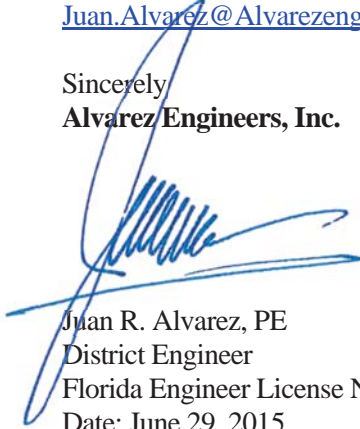
We have reviewed the District's general liability, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under

Agreement No. 100114029 for the period between October 1, 2014 and October 1, 2015.
The District has budgeted sufficient funds to cover the \$5,665 insurance premium.

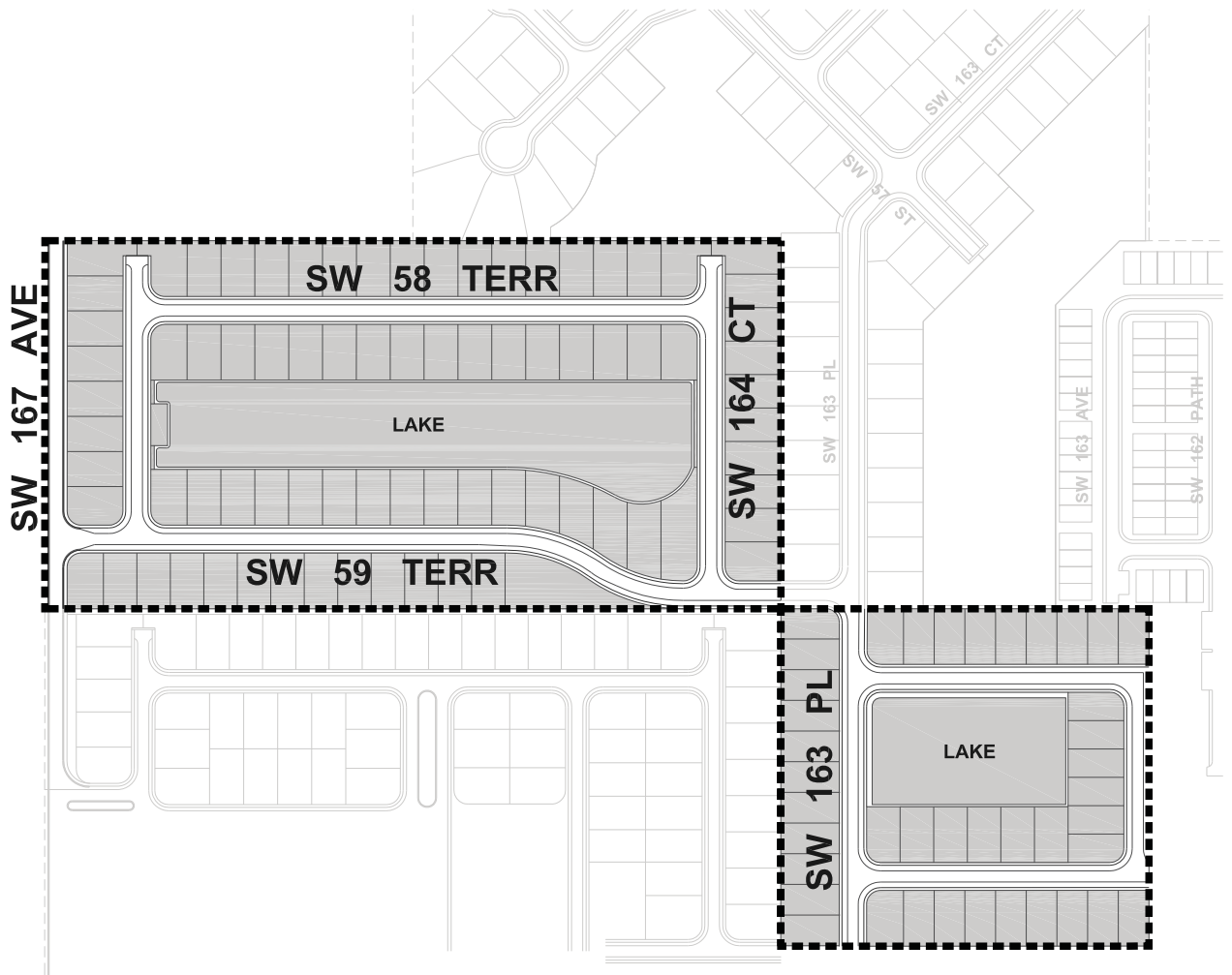
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

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

Sincerely
Alvarez Engineers, Inc.

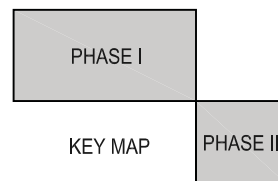
A handwritten signature in blue ink, appearing to read 'Juan R. Alvarez', is written over a horizontal line. The signature is stylized and includes a large loop on the left side.

Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: June 29, 2015



LEGEND

----- DISTRICT BOUNDARIES

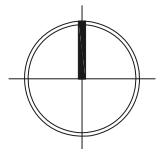


ALVAREZ ENGINEERS, INC.

MASTER PLAN COPYRIGHT PEDRO E. RODRIGUEZ, PE, PA, CONSULTING ENGINEER

CRESTVIEW C.D.D.

EXHIBIT 1 - DISTRICT BOUNDARY



1" = 4000' 