

June 27, 2019

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

Re: Year 2019 Crestview II CDD Report

Dear Mr. Silva:

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 of the development.

1. Infrastructure Ownership

a. Roads

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 1)
2. "Rivendell East" Recorded on October 24, 2006 in Miami-Dade County Plat Book 165, Page 64. (Phase 2)

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 lake in Phase I was conveyed to the District by Special Warranty Deed recorded at ORB 24922, PG 3358 on September 19, 2006.
- iii. The lake in Phase 2 was conveyed to the District by Quit-Claim Deed recorded at ORB 28004, PG 2316 on February 22, 2012.
- c. Water Distribution and Sanitary Sewer Systems
The water distribution and sanitary sewer systems for Phase 1 and Phase 2 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

Except for 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. Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure in the District and reports the following:

- a. Roads
 - i. The roads in Phase 1 are in good working order and condition. Issues with the County 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>



Phase 1 Roads

- ii. The roads in Phase 2 are in good working order and condition. Issues with the County 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>



Phase 2 Roads

b. Stormwater Management System

- i. The County-owned roadway drainage system seems to be functioning well. Alvarez Engineers is not aware of any complaints. Flood and drainage complaints within the County road right of ways may be reported online to the Miami-Dade County Department of Public Works and Waste Management by filing the following form:

<http://www.miamidade.gov/environment/library/forms/stormwater.pdf>

- ii. The lakes in Phases 1 and 2 are in good condition



Lake Phase 1



Lake Phase 2

3. Estimated Maintenance Costs for District Owned Infrastructure

a. General

- i. The CDD final 2018-2019 Fiscal Year budget has the following amounts for maintenance expenditures:

2018-2019 Budget for Maintenance	
Aquatic Maintenance	\$2,350
General Community Maintenance	\$900
Lawn Maintenance	\$10,200
Fountain Maintenance & Upkeep	\$5,000
Electric/FPL - Fountains	\$5,200
Engineering/Inspections	\$1,250
Lake Bank - Erosion Control	\$600
Maintenance/Contingency	\$1,800
Total	\$ 27,300

For more detailed information on the 2018- 2019 Fiscal Year Budget please visit the District's website at the following link:

<http://crestview2cdd.org/financials/>

Alvarez Engineers finds the District's proposed maintenance budget for Fiscal Year 2018-2019 adequate and enough.

b. Roads

The roads within the District are maintained, operated and funded by Miami-Dade County.

c. Water and Sewer Systems

The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

Alvarez Engineers finds the 2018-2019 budgeted amounts to be enough for the proper maintenance of the infrastructure improvements for which the District is responsible.

4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100118029 for the period between October 1, 2018 and October 1, 2019. The District has budgeted enough funds between insurance and miscellaneous categories to cover the \$5,613 insurance premium.

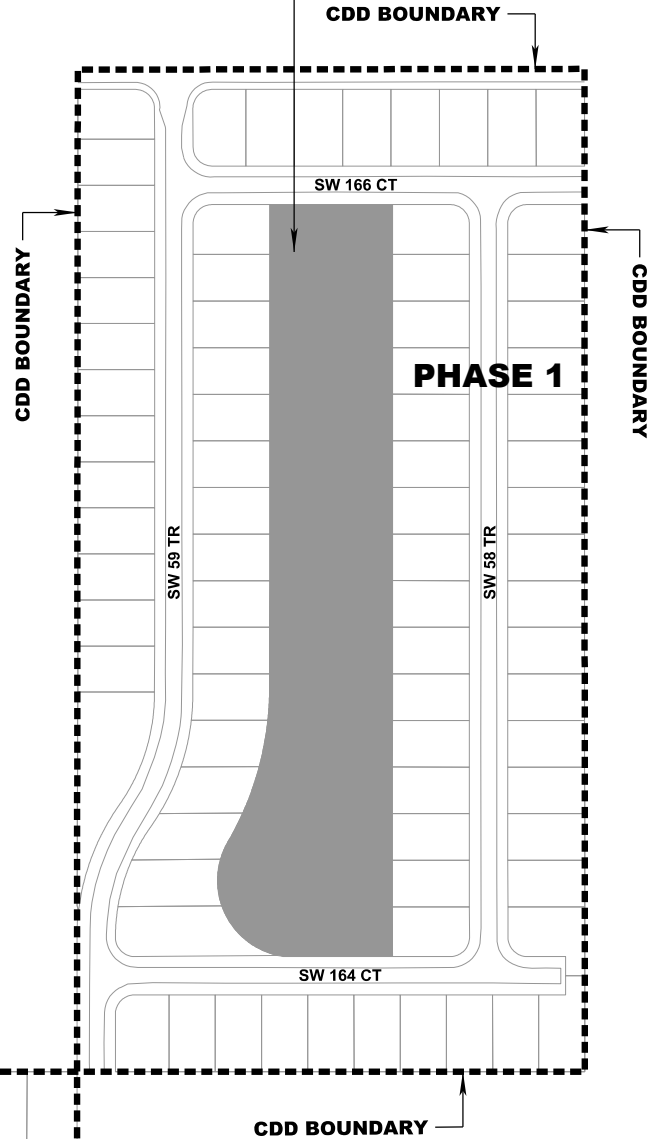
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report, public documents available and communications with the District's field staff.

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

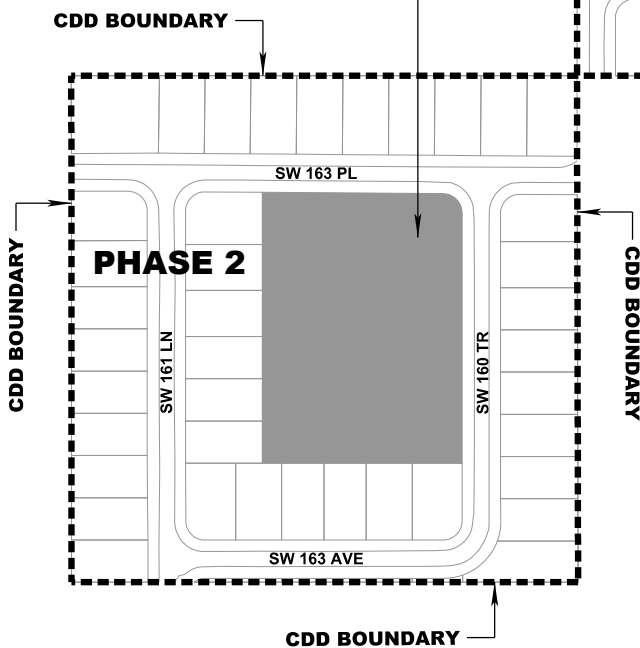
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: June 27, 2019

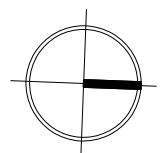
PARCEL ID: TRACT A OF RIVENDELL (PB 162, PG 100)
 OWNER: CRESTVIEW II CDD (ORB 24922, PG 3358)
 CDD INFRASTRUCTURE: LAKE



PARCEL ID: TRACT A OF RIVENDELL EAST (PB 165, PG 64)
 OWNER: CRESTVIEW II CDD (ORB 28004, PG 2316)
 CDD INFRASTRUCTURE: LAKE



LEGEND:
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE



0 50' 150' 250'

ALVAREZ ENGINEERS, INC.

**CRESTVIEW II C.D.D.
 INFRASTRUCTURE: STORMWATER OWNERSHIP**

EXHIBIT 1