

**CARIBE PALM COMMUNITY
DEVELOPMENT DISTRICT**

2015 CONSULTING ENGINEER'S REPORT

June 15th, 2015

Ford Engineers, Inc.
Civil & Environmental Engineers
1950 NW 94th Ave, 2nd Floor
Doral, FL 33172
Tel: (305) 477-6472
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FORD ENGINEERS, INC.

June 15th, 2015

Caribe Palm Community Development District
c/o District Manager: Special District Services, Inc.
Attention: Neil Kalin, District Manager
6625 Miami Lakes Drive, Suite 312
Miami Lakes, Florida 33014

RE: Caribe Palm CDD – Annual Engineer's Report

Dear Mr. Kalin:

Ford Engineers, Inc (FEINC) was asked to prepare a Consulting Engineer's Report per Section 9.21 of the Master Trust Indenture for the Caribe Palm CDD. The scope of work for this report included the following:

- Inspect and report findings as to whether portions of the project currently owned by the District have been maintained in good repair, working order and condition.
- Recommendations as to funds (estimated) necessary for proper maintenance, repair and operation of the District infrastructure as/if required.

Ford Engineers visited the site on June 9th, 2015 and observed and photographed the infrastructure improvements that are currently owned by the District. Below are our findings:

1. Improvements that are currently owned by the District consist of two park tracts (Tracts Q & R) and two entrance feature tracts (Tracts A & N). The landscaped areas and parks are in good condition and appear to be well-maintained. All areas seem to have been recently mown, hedges and shrubs trimmed, and there are no undesirable weeds or overgrown areas. Entrance features appear clean, well-painted, and in good condition.
2. Maintenance of park and entrance landscaping should be done on a monthly basis, but can fluctuate due to seasonal rain conditions. We recommend that approximately \$5,200 be allocated annually for the maintenance, repair, and operation of the above infrastructure, as required (see Exhibit C). The estimated cost is based on unit prices currently being experienced for on-going and similar items of work in Miami-Dade County and quantities as represented on the approved construction plans. The labor market, future costs of equipment and

materials, and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

If you have any questions or require any additional information, please advise.

Sincerely,
FORD ENGINEERS, INC.
By:

A handwritten signature in black ink, appearing to read 'Manuel Echezarreta', written over a horizontal line.

Manuel Echezarreta, P.E.
President

Exhibit "A"
CDD-Owned Property

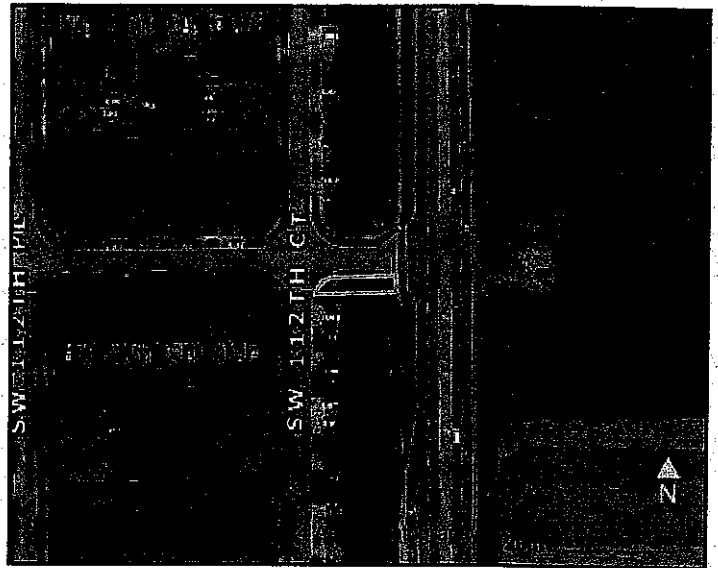


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/12/2015

Property Information	
Folio:	30-6018-027-2970
Property Address:	
Owner	CARIBE PALM COMMUNITY DEV DIST
Mailing Address	2501 BURNS RD STE A PALM BEACH GARDENS , FL 33410
Primary Zone	3700 MULTI-FAMILY - 10-21 U/A
Primary Land Use	9751 PVT PARK -REC AREA - ROADWAY : COMMON AREA
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
SILVER PALM HOMES
PB 163-11 T-21771
TRS A & N COMMON OPEN SPACE
LOT SIZE 2706 SQ FT M/L
FAU 30 6018 000 0490 0590 & 0890

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2007	\$0	25456-4690	Qual by exam of deed
04/01/2004	\$9,000,000	22260-2683	Qual by verifiable & documented evidence

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

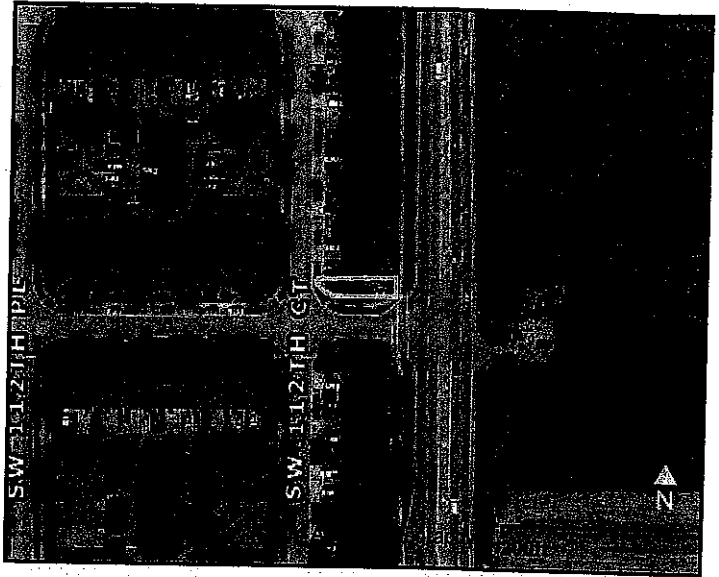


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/12/2015

Property Information	
Folio:	30-6018-027-2970
Property Address:	
Owner	CARIBE PALM COMMUNITY DEV DIST
Mailing Address	2501 BURNS RD STE A PALM BEACH GARDENS , FL 33410
Primary Zone	3700 MULTI-FAMILY - 10-21 U/A
Primary Land Use	9751 PVT PARK -REC AREA - ROADWAY : COMMON AREA
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
SILVER PALM HOMES
PB 163-11 T-21771
TRS A & N COMMON OPEN SPACE
LOT SIZE 2706 SQ FT M/L
FAU 30 6018 000 0490 0590 & 0690

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2007	\$0	25456-4690	Qual by exam of deed
04/01/2004	\$9,000,000	22260-2683	Qual by verifiable & documented evidence

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/12/2015

Property Information	
Folio:	30-6018-027-2980
Property Address:	23164 SW 112 CT
Owner	CARIBE PALM COMMUNITY DEV DIST C/O SPECIAL DISTRICT SERV INC
Mailing Address	2501 BURNS RD STE A PALM BEACH GARDENS , FL 33410
Primary Zone	3700 MULT-FAMILY - 10-21 U/A
Primary Land Use	9751 PVT PARK -REC AREA - ROADWAY : COMMON AREA
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
SILVER PALM HOMES
PB 183-11 T-21771
TR Q
LOT SIZE 13215 SQ FT M/L
FAU 30 6018 000 0490 0590 & 0690

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2007	\$0	25456-4690	Qual by exam of deed

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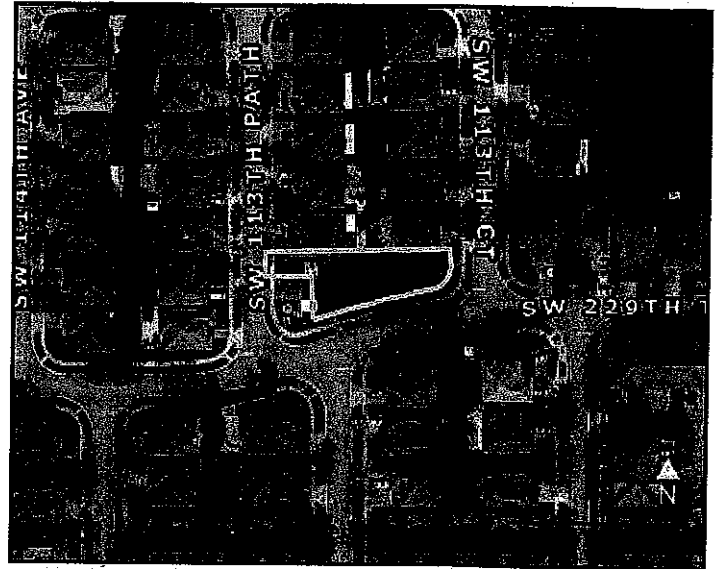


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/12/2015

Property Information	
Folio:	30-6018-027-2990
Property Address:	11325 SW 299 TER
Owner	CARIBE PALM COMMUNITY DEV DIST
Mailing Address	2501 BURNS RD STE A PALM BEACH GARDENS , FL 33410
Primary Zone	3700 MULTI-FAMILY - 10-21 U/A
Primary Land Use	9751 PVT PARK -REC AREA - ROADWAY : COMMON AREA
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
SILVER PALM HOMES
PB 163-11 T-21771
TR R
LOT SIZE 9328 SQ FT M/L
FAU 30 6018 000 0490 0590 & 0690

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2007	\$0	25456-4690	Qual by exam of deed

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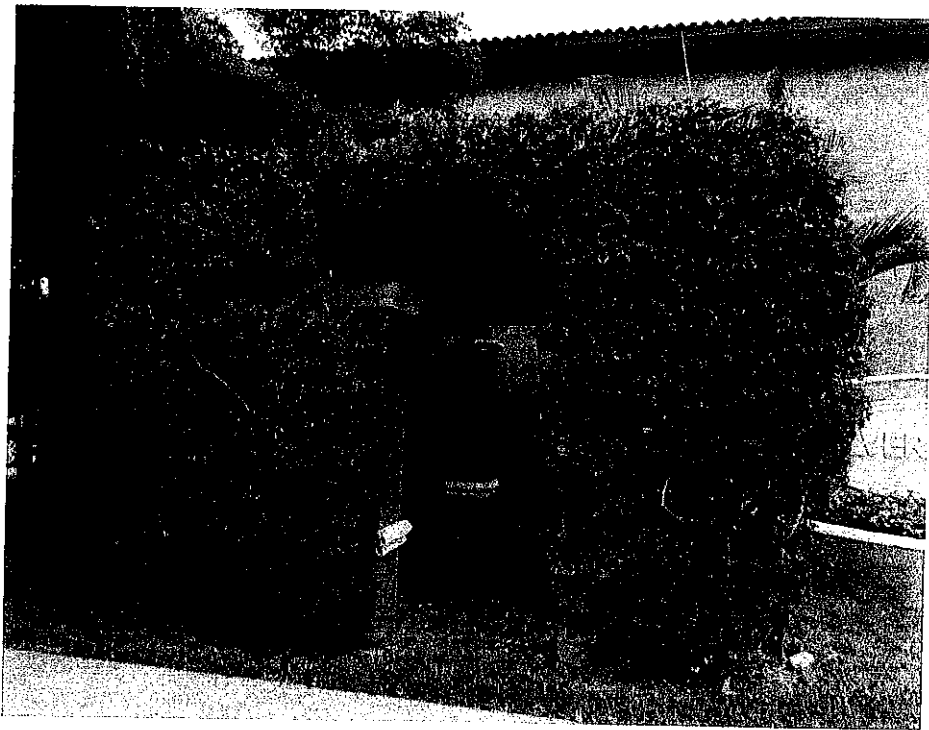
Version:

Exhibit "B"
Site Visit Photos

Exhibit "B"



Entrance Feature Tract "A" (north of SW 230th Terrace) – Well-maintained



Entrance Feature Tract "A" (north of SW 230th Terrace) – Well-maintained



Entrance Feature Tract "N" (south of SW 230th Terrace) – Well-maintained



Entrance Feature Tract "N" (south of SW 230th Terrace) – Well-maintained



Park Tract "Q" (facing northwest) – Well-maintained



Park Tract "Q" (facing west) – Well-maintained



Park Tract "Q" (facing south) – Well-maintained



Park Tract "R" (facing west) – Well-maintained



Park Tract "R" (facing northeast) – Well-maintained

Exhibit "C"
Opinion of Probable Costs

EXHIBIT "C"

CARIBE PALM CDD

OPINION OF PROBABLE COST OF MAINTENANCE FOR CDD-OWNED INFRASTRUCTURE
6/12/2015

Category	Item	Frequency	Unit Cost	Cost Per Year
Landscaping maintenance*	2.5 parks	monthly	\$150.00 /park	\$4,500.00
SUBTOTAL:				\$4,500.00
15% Contingency				\$675.00
TOTAL:				\$5,175.00

*Mowing of grass & hedge trimming for Tracts A, N, Q, and R