

FL Certificate of Authorization No. 7538
10305 NW 41 Street
Suite 103
Doral, Florida 33178
Tel. (305) 640-1345 Fax (305) 640-1346
E-Mail: Juan.Alvarez@AlvarezEng.com

Alvarez Engineers, Inc.

May 1, 2015

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

Re: Year 2015 Pentathlon 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 review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

The District is located in Section 20, Township 55S, Range 39E, in Miami-Dade County. It is bounded on the east by SW 157 Avenue; on the west by SW 158 Path; on the south by theoretical SW 148 Street; and on the north, by the Seaboard Airline Railroad Right of Way. The development may be accessed from the south by SW 152 Street (Coral Reef Drive) and SW 157 Avenue and from the west by SW 144 Street. See Exhibit 1 for a graphical representation of the development.

1. Infrastructure Ownership

a. Roads

All avenues, courts, places, paths, passages, terraces, streets and lanes within the District were dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by recording the "Milon Venture" plat on August 6, 2002 at Miami-Dade County Plat Book 159, Page 2.

b. Stormwater Drainage System

The road drainage system was dedicated to Miami-Dade County for the perpetual use of the public by the recording of the plat described above.

c. Water Distribution and Sanitary Sewer Systems

The water distribution and sanitary sewer systems were conveyed to Miami-Dade County for ownership and maintenance on December 6, 2002 under Agreement No. 17771.

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

No public infrastructure is currently owned or maintained by the District since it was conveyed to the County as indicated above, however, an inspection conducted by Alvarez Engineers revealed certain roadway and drainage items deficiencies within the District that should be brought up to the attention of the County for maintenance or repair as follows:

a. Roads

Several traffic signs were observed out of plumb due to wind action or traffic impacts. Several sidewalks were observed broken or lifted by the roots of the trees and may be hazardous to pedestrian traffic. Besides these deficiencies, the roads 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>



Sign Out of Plumb



Sidewalk Uplifted By Roots



Roads In Good Condition



Roads In Good Condition

b. Stormwater Drainage System

Several asphalt aprons around the ditch bottom inlets were observed damaged due to vegetation growth. Also, at the time of the inspection, five drainage structures were selected at random for measuring the deposits accumulated in their sumps. Depths of 18" of dirt were found in the bottom of the structures, indicating that 75% of the 24" sump capacity was already occupied, and that the surface of the deposits was already within 6 inches or less from the inverts of the pipes. This condition seems to be typical for all the drainage structures of the system.

We recommend notifying the County about repairing the aprons and removing the deposits from all the drainage structures, spray-cleaning the connecting pipes and replacing the deteriorated

baffles to improve the system's capacity. Drainage complaints may be reported at the following link:

<http://www.miamidade.gov/publicworks/flooding-complaints.asp>



Aprons Damaged by Vegetation



Inlets Inspected for Sediments

3. Estimated Maintenance Costs for District Owned Infrastructure

No District maintenance costs are estimated in this report since all the roads, drainage, water distribution and sanitary sewer systems are owned and maintained by Miami-Dade County.

The District has budgeted within its Fiscal Year 2014/2015 the amount of \$10,000 for maintenance and infrastructure improvements contingency, which is considered sufficient to cover the District's responsibilities.

4. Insurance

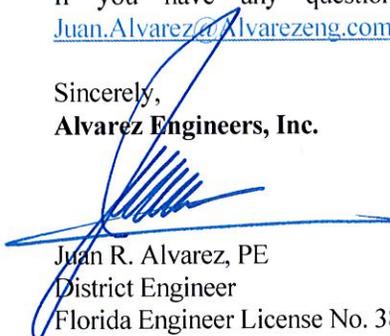
Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100114052 for the period between October 1, 2014 and October 1, 2015. The District has budgeted sufficient funds in the category of insurance to cover the \$5,408 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

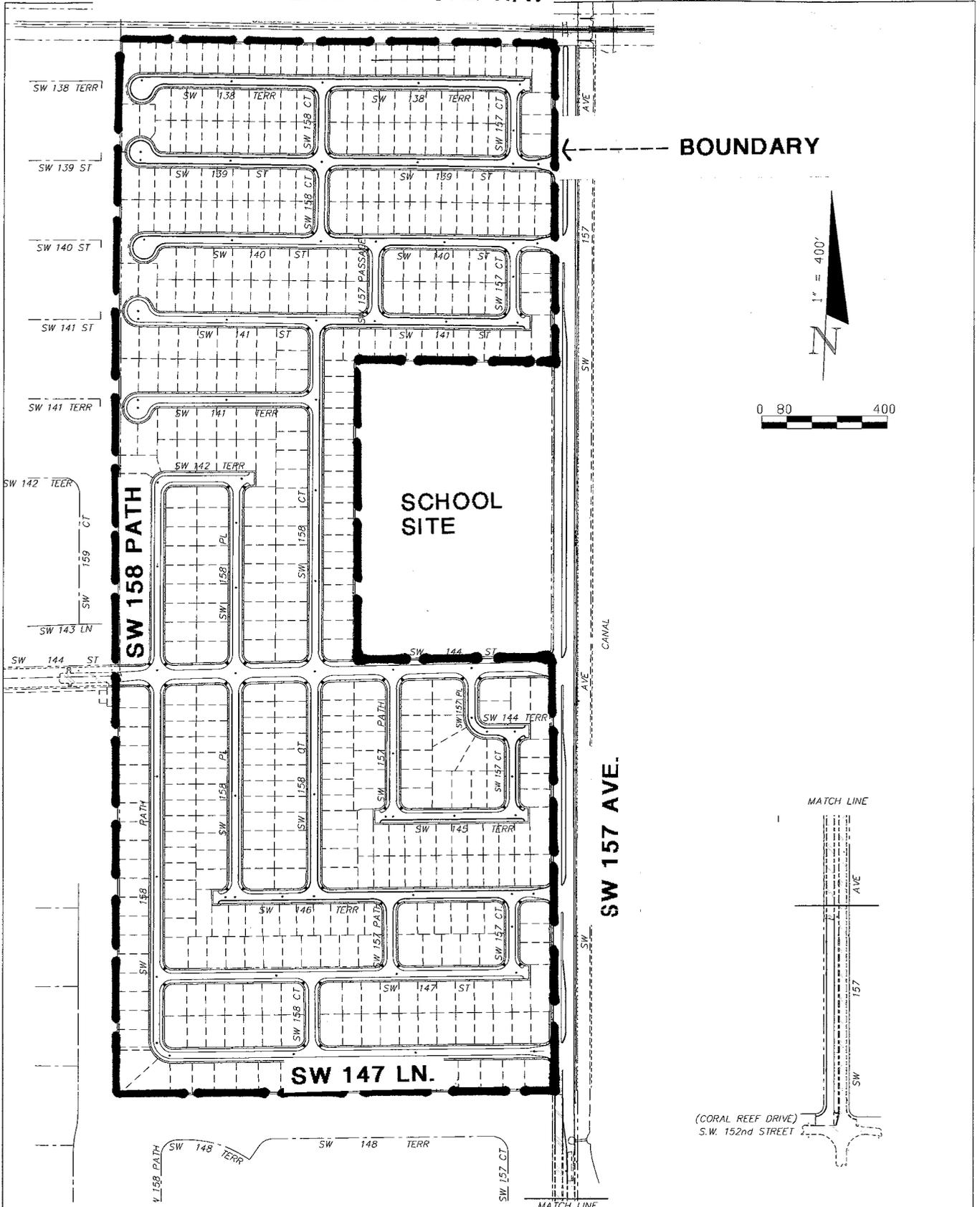
Juan.Alvarez@Alvarezeng.com

Sincerely,
Alvarez Engineers, Inc.



Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: May 1, 2015

SEABOARD AIRLINE RAILROAD R/W



PENTATHLON COMMUNITY DEVELOPMENT DISTRICT

Alvarez Engineers, Inc.

GENERAL SITE PLAN
EXHIBIT I

S:\PROJECTS\Pentathlon CDD\PLANS\EXHIBIT1-SITE.dwg

12/06/02