

May 15, 2009

Naranja Lakes Community Redevelopment Agency
Miami-Dade County Community Redevelopment Division
Office of Strategic Business Management (OSBM)
111 NW 1st Street, 22nd Floor
Miami, Florida 33128

Attn: Mr. Jorge M. Fernandez, Jr.
OSBM Coordinator

Re: Naranja Lakes Community Redevelopment Agency
Construction Progress Report - May 2009

The following is a progress report for the construction activities to date for the Naranja Lakes CRA in accordance with the Redevelopment Agreement.

Construction Activities

1- Canal Street Bridge

- a. No additional work has been performed under this item since our last report.
- b. Approval of the schedule of values for Item C (Canal Street – Naranja Lakes Blvd.) and Item D (Canal Street Bridge, Greens and Pathways) has been submitted by the Developer and is currently being reviewed by SRS.

2- SW 140th Ave Plaza (Civic Building) and Entrance Features (ELCI Construction, Inc.)

Civic Building: Overall 96.5% of the building is complete

- a. Painting of the interior rooms has been completed, except the doors and trims.
- b. Site grading and irrigation system have been complete, however the system is not ready for final inspection and approval until the power is provided to the irrigation pumps and the irrigation systems is functional.
- c. 95% of the landscaping has been planted including the decorative plants (see attached pictures). The sod still needs to be installed.
- d. The handicap parking is complete including stripping and signage.
- e. The carpeting remains to be completed in two rooms.
- f. The exterior site lighting poles have being installed except the lamps.
- g. The Contractor is still working on the completion of the building.
- h. The perimeter sidewalk issue still remains to be resolved. A meeting was held with on May 13th with Public Works to discuss the completion of the perimeter sidewalks. Public Works agreed to review the existing DR Horton permit and will issue a notice to the Developer to comply with the installation of the sidewalk. The County's Building Inspector for the Civic Building has indicated he will not release a Certification of Occupancy until the sidewalks are completed. Item is still pending.

Entrance Features

- a. No additional work has been performed on this items since our last report.
- b. Our recommendation for the Revised Agreement is to eliminate the entrance feature at SW 137th Avenue since there is no adequate location for it.

3- SW 140th Avenue, SW 143rd Avenue, SW 272nd Street, and Canal Street.

(Dixie Landscape, Inc., Landscape and Irrigation Contractor)

- a. No additional work has been performed under this item since our last report.
- b. 90% of the irrigation lines have been completed along SW 140th Avenue, SW 143rd Avenue and SW 272nd Street. The remaining 10% consist of the startup for the irrigation pump and inspect the irrigation system.
- c. Most of the landscaping trees have been installed, only the decorative plants have not been planted because the irrigation system is no operational.
- d. FPL will be installing the meter within the next weeks.
- e. The Developer agreed to open an account with FPL to activate the irrigation system and finalize the inspection. Afterwards, the account will be transferred to the Master Property Association with Public Works' assistance.

4- Request for Payment No. 34 – Revision 1

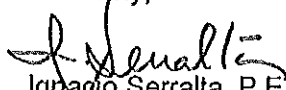
The Developer has submitted the Application for Payment No. 34 - Revision 1. SRS has reviewed the application and found it in compliance with the improvements described in the Redevelopment Agreement and in accordance with the approved Schedule of Values.

The quantities and amount submitted to us in Payment Requisition No. 34 – Revision 1 have been checked and were found to be fair and equitable. Therefore, we recommend the payment of \$39,986.30 which includes the following:

- \$ 12,179.37 for Part I – Contract NLC-001
- \$ 26,395.11 for Part II – Contract NLC-002
- \$ 1,411.83 for Developer's Fee (3.66% of work completed)

A 10% retainage, as well as the 0.25% for the IPSIG has already been deducted from the gross amount invoiced.

Sincerely,


Ignacio Serralta, P.E.
CRA Construction Consultant

