

June 17, 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 - June 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, Green and Pathways

- a. No additional work has been performed under this item since our last report.
- b. A meeting was held with OSBM to discuss the completion of this item. The Developer has proposed to reconfigure the sidewalks layout for the Parks to provide a more appropriate design. Approval of the schedule of values for Item C (Canal Street - Naranja Lakes Blvd.) and Item D (Canal Street Bridge, Greens and Pathways) are still pending. The Developer is currently preparing the schedule of values and shall submit for acceptance once complete.

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

Civic Building: Overall 99.62% of the building is complete

- a. The Contractor has requested a substantial completion walk-thru in order to prepare a punch list. It is tentatively scheduled for next week which will include power testing, sprinkler testing, etc...
- b. Site grading and irrigation system have been completed.
- c. The landscaping and sod have been planted including the decorative plants (see attached pictures).
- d. The carpeting and railing have been installed.
- e. DR Horton has been notified to comply with the construction of the sidewalk. We have received a copy of an email from DR Horton indicating that the perimeter sidewalk will be constructed. Item still remain to be completed.

Entrance Features

- a. The columns, decorative caps and paint have been completed.
- b. Landscaping and signage still remain to be completed.

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. FPL meter has been installed.

4- Request for Payment No. 35 – Revision 2

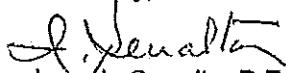
The Developer has submitted the Application for Payment No. 35 - Revision 2. SRS has reviewed the application and found it in compliance with the improvements described in the Redevelopment Agreement and in accordance with the approved Schedule of Values.

The quantities and amount submitted to us in Payment Requisition No. 35 – Revision 2 have been checked and were found to be fair and equitable. Therefore, we recommend the payment of \$53,984.25 which includes the following:

- \$ 16,193.37 for Part I – Contract NLC-001
- \$ 36,363.83 for Part II – Contract NLC-002
- \$ 1,427.06 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.
GRA Construction Consultant

