

August 18, 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 - August 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. Miami-Dade Public Works Department has installed "NO FISHING, SWIMMING, DIVING, LOITERING" signs in the bridge at Mandarin Lakes.

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

Civic Building: 100.00% of the building is complete

- a. A final walk-thru was conducted on August 12, 2009 in order to review the punch list from the previous substantial completion walk thru. It was found that the remaining items have been completed.
- b. The permanent certification of occupancy was obtained on August 13, 2009 (see attached).

Entrance Features

- a. 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.

4- Request for Payment No. 37

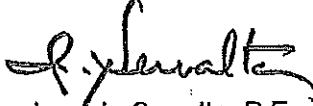
The Developer has submitted the Application for Payment No. 37. SRS has reviewed the application and found it in compliance with the improvements described in the Redevelopment Agreement and in accordance with the approved Schedule of Values.

The quantities and amount submitted to us in Payment Requisition No. 37 have been checked and were found to be fair and equitable. Therefore, we recommend the payment of \$132,320.10 which includes the following:

- \$ 18,216.77 for Part I – Contract NLC-001
- \$ 1,343.18 for Part II – Contract NLC-002
- \$ 715.89 for Developer's Fee (3.66% of work completed)
- \$ 112,044.26 for release of retainage for the completion of Item "F"

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

