

October 22, 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 - October 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.

2- Entrance Features

(ELCI Construction, Inc.)

- a. No additional work has been performed under this item since our last report.

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.

Additional Items

During the past month we have been working with the Developer to finalize the revised Schedule of Values for Phase I. After several SOV reviews and revisions, a finalized version is now ready for review and approval by the CRA Board.

Additionally, the Developer has obtained the approval of the revised Landscaping Plans from Miami-Dade County Public Works Department. Changes to the plans from the original scope of work include the removal of some ground plantings, irrigation and street furniture; and some plants were replaced with low water tolerance plant. The Schedule of Values for Phase I has been revised to reflect the above described modifications. These changes will provide a cost saving of approximately \$45,512.32 to the CRA.

4- Request for Payment No. 39 – Revision 1

The Developer has submitted the Application for Payment No. 39 – 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.

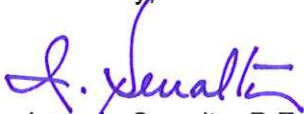
The quantities and amount submitted to us in Payment Requisition No. 39 – Revision 1 have been checked and were found to be fair and equitable. Therefore, we recommend the payment of \$7,408.00 which includes the following:

- \$ 5,821.44 for Part I – Contract NLC-001
- \$ 1,325.00 for Part II – Contract NLC-002
- \$ 261.56 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.

Please note that even though no additional work has been performed during this past month, the Request for Payment No. 39 – Revision 1 by the Developer was for items that have been planted but were not included in previous request for payment.

Sincerely,



Ignacio Serralta, P.E.
CRA Construction Consultant