



FL Certificate of Authorization No. 7538
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June 29, 2018

Mr. Luis Hernandez, District Manager
Beacon Tradeport Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

Re: Year 2018 Beacon Tradeport Community Development District Report

Dear Mr. Hernandez:

The intent of this report is threefold, as follows: 1) To inform about the status of completion, state, working order and condition of the public infrastructure financed or constructed by Beacon Tradeport Community Development District (the "District" or "CDD") and currently owned by the District; 2) To recommend the amount of funds estimated necessary for the proper yearly maintenance, repair and operation of the District's infrastructure; and 3) To review the insurance policy carried by the District and amount set aside for paying premiums. This report aims to comply with the requirements of Article IX, Section 9.21 of the Master Trust Indenture between the District and First Union National Bank (the "Trustee") dated March 1, 1999.

District Location.

The District is located in Section 31, Township 53S, Range 40E, in Miami-Dade County. It is generally bounded by State Road 821/Homestead Extension of Florida's Turnpike (HEFT) on the west, NW 25 Street on the north, Theoretical 111 Avenue on the east and NW 12 Street on the south. Refer to Exhibit 1.

1. Public Infrastructure Currently Owned by the District. State, Working Order and Condition.



NW 117 Avenue from Dolphin Mall Outer Ring Road to NW 22 Street

- Right of Way owner: CDD (Folio # 25-3031-029-0019) Refer to Parcel 35 on Exhibit 1.
- CDD-Owned Infrastructure: Road, drainage, landscaping and irrigation.
- Status: NW 117 Ave. Road is in good working order and condition.
- Maintenance responsibility: CDD.



Dolphin Mall Outer Ring Road

- Right of Way owner: CDD (Folio # 25-3031-027-0030). Refer to Parcel 19 on Exhibit 1.
- Road and drainage owner: CDD
- Status: Good working order and condition. Improvements were just completed financed, including turbo lanes at the 114 Ave, 14 St and 17 St entrances.
- Maintenance responsibility: CDD and Dolphin Mall.



Dolphin Mall Inner Ring Road and Interconnects with the Outer Ring Road

- Right of Way owner: CDD (Folio # 25-3031-027-0030). Refer to Parcel 19 on Exhibit 1.
- Road and drainage improvements owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: CDD in combination with the Dolphin Mall.



NW 20 Street from NW 115 Avenue to NW 112 Avenue

- Right of Way owner: CDD (Folio # 25-3031-029-0019) Refer to Parcel 35 on Exhibit 1.
- Road, drainage and landscaping improvements owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: CDD. The CDD entered into an agreement with the Industrial Park Owners Assoc. (BTIPA) for landscaping & irrigation maintenance.

NW 114 Avenue from NW 20 Street to NW 25 Street and NW 115 Avenue from NW 20 Street to NW 22 Street.



- Right of Way owner: CDD (Folio # 25-3031-021-0030) Refer to Parcels 13 and 35 on Exhibit 1.
- Road, drainage and landscaping improvements owner: CDD
- Status: Drainage flooding reported. The CDD is currently cleaning and inspecting the drainage system
- Maintenance responsibility: CDD. The CDD has an agreement with the BTIPA for landscaping & irrigation maintenance.

NW 22 Street from NW 117 Avenue to NW 112 Avenue



- Right of Way owner: CDD (Folio # 25-3031-021-0030) Refer to Parcel 13 on Exhibit 1.
- Road, drainage and landscaping improvements owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: CDD. The CDD has an agreement with the BTIPA for landscaping & irrigation maintenance.

Drainage and Stormwater Management System Within the Industrial Park Private Parcels and the Conveyance Swales Along NW 117 Ave and NW 112 Ave.



- Easements owner: CDD
- Improvements owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: CDD.



Stormwater Retention Ponds

- Tracts owner: FDOT (Folio # 25-3031-000-0019) Refer to Parcel 2 on Exhibit 1. CDD (Folio # 25-3031-028-0010) Refer to Parcel 23 on Exhibit 1. CDD
- Easements on Parcel 2 owner: CDD
- Improvements owner: CDD/FDOT
- Status: Good working order and condition.
- Maintenance responsibility: Lakes: CDD in combination with Dolphin Mall.



Landscaping and Irrigation Project

- Industrial park roads and the northern portion of the Outer Ring Road were enhanced with landscaping and irrigation.
- Easements owner: The CDD was granted easements by the adjacent parcel owners.
- Landscaping & irrigation owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: The CDD has maintenance agreements with BTIPA and Dolphin Mall for landscaping and irrigation. CDD Maintains the pump station.



Landscaping and Electric Improvements to the Water Fountain Features located on the 112th Avenue and NW 25th Street

- Parcels owner: CDD (Folio #s 25-3031-021-0050 and 25-3031-021-0060) Refer to Parcels 14 and 15 on Exhibit 1
- Improvements owner: CDD
- Status: Good working order and condition.
- Maintenance responsibility: CDD. The CDD has an agreement with the BTIPA for maintenance.

2. District’s Operation, Repair and Maintenance Budget.

Alvarez Engineers has reviewed the operation, repair and maintenance proposed budget for Fiscal Year 2018/2019 and found it sufficient for the proper maintenance of the infrastructure improvements for which the District is responsible.

Maintenance Expenditures	FY 2019 Proposed Budget
Drainage System	
Lake Maintenance	\$15,000
Storm Drain Cleaning	\$150,000
Mosquito Control	\$102,000
Contingencies	\$5,000
Total Drainage System	\$272,500
Irrigation System	
Electric	\$19,618
Repairs and Maintenance	\$3,500
Landscape Improvements	\$3,471
Contingencies	\$5,000
Capital Outlay	\$5,000
Total Irrigation System	\$36,588
Total Drainage and Irrigation	\$309,088

For more detailed information on the 2019 Fiscal Year Budget please visit the District’s website at the following link:

<http://www.beacontradeportcdd.com/documents/FY%202019-%20Proposed%20Budget%20-%20Beacon%20Tradeport%20CDD%2005%2024%2018.pdf>

3. District’s Public Liability and Property Damage Insurance.

We have reviewed the District’s liability and property damage insurance policy provided by Florida Insurance Alliance under Agreement Number 100117557. The total annual premium of the policy is \$7,325. We believe the insurance complies with the intent of Section 9.14 of the Master Trust Indenture and that the District has budgeted sufficient funds to cover the insurance premium.

4. Description of Public Facilities the District is Building, Improving or Expanding

The District is currently working on, or completed, the following facilities:

- The offsite roadway improvements project at NW 110 Ave, 17 St and 14 St is under permitting and a Contractor has been selected after publicly bidding the job.
- The District completed the inspection, cleaning and video of approximately 40% of the drainage structures and pipes at the Dolphin Mall site.
- The District is currently inspecting, cleaning and videoing the drainage structures and pipes located on NW 117 Ave, 115 ave, 115 Avenue between 201 St and 22 St, 20 St between 115 Ave and 114 Ave, 22 St between 117 Ave and 114 Ave and the conveyance swale to the east and south of the IKEA parcel (No. 30 on Exhibit 1).



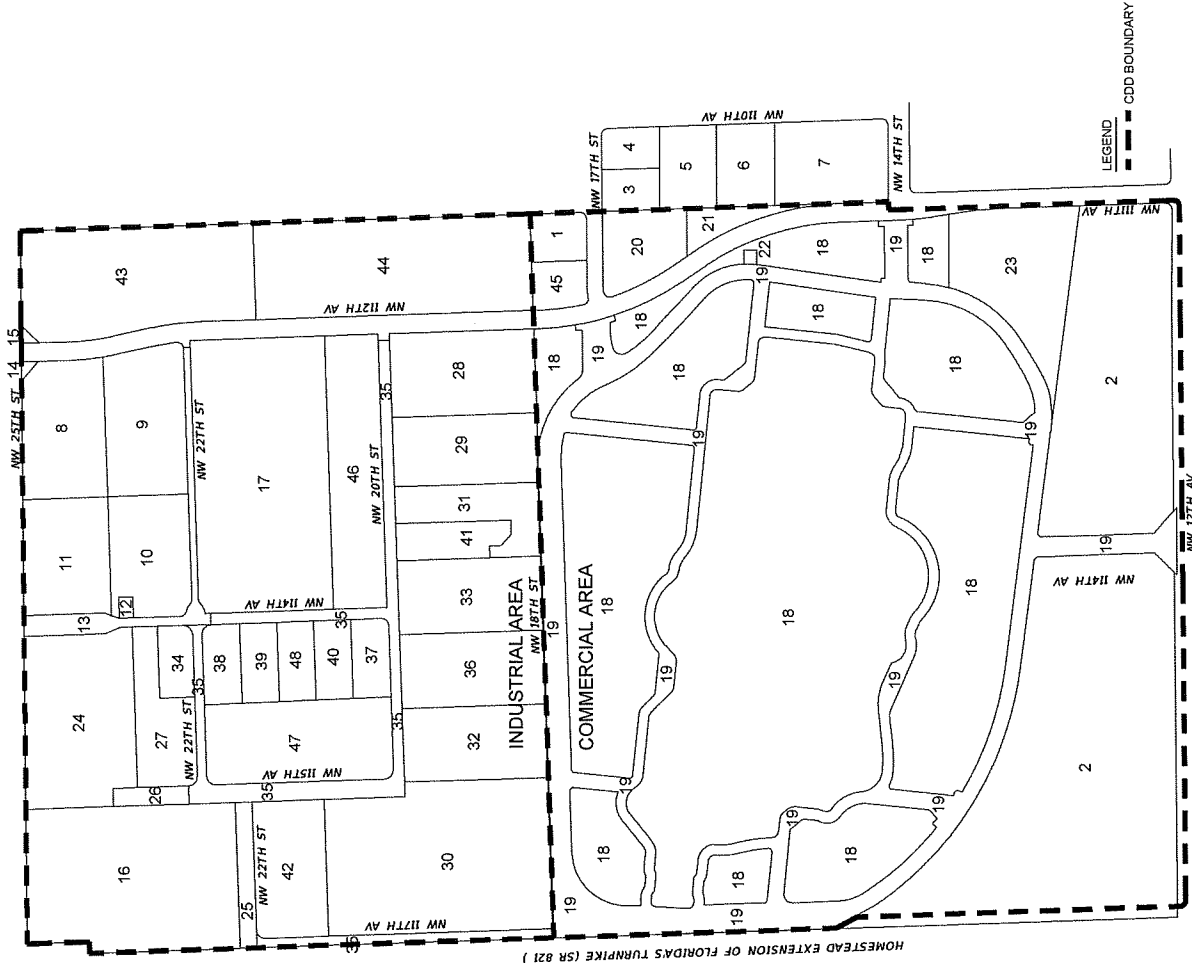
Beacon Tradeport CDD 2018 Report
June 29, 2018

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 Digitally signed by Juan R Alvarez
Date: 2018.06.29 17:18:22 -04'00'

Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: June 29, 2018



NUMBER	FOLIO NO.	OWNER
1	25-3031-000-0010	MIAMI DADE COUNTY FIRE RESCUE DEPT
2	25-3031-000-0019	STATE OF FLORIDA DOT
3	25-3031-004-0230	PROCACCI SWEETWATER LLC
4	25-3031-004-0231	PROCACCI SWEETWATER LLC
5	25-3031-004-0240	PROCACCI SWEETWATER LLC
6	25-3031-004-0250	PROCACCI SWEETWATER LLC
7	25-3031-004-0260	PROCACCI 1400 LLC
8	25-3031-021-0010	DOLPHIN COMMERCE CENTER LLC C/O PRINCIPAL REAL EST. INV LLC
9	25-3031-021-0011	DOLPHIN COMMERCE CENTER LLC C/O PRINCIPAL REAL EST. INV LLC
10	25-3031-021-0012	DOLPHIN COMMERCE CENTER LLC C/O PRINCIPAL REAL EST. INV LLC
11	25-3031-021-0013	TELEFONICA DATA USA INC
12	25-3031-021-0020	MIAMI-DADE COUNTY WATER AND SEWER
13	25-3031-021-0030	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
14	25-3031-021-0050	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
15	25-3031-021-0060	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
16	25-3031-023-0010	DOLPHIN COMMERCE CENTER LLC C/O PRINCIPAL REAL EST. INV LLC
17	25-3031-024-0010	TECH DATA CORPORATION
18	25-3031-027-0010	DOLPHIN MALL ASSOCIATES. LTD PRTSH % THE TAUBMAN CO-RETAX DEPT.
19	25-3031-027-0020	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
20	25-3031-027-0030	PROCACCI DOLPHIN LLC
21	25-3031-027-0035	TORRENTE PROPERTY LLC
22	25-3031-027-0040	MIAMI-DADE COUNTY WATER AND SEWER
23	25-3031-027-0050	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
24	25-3031-028-0010	MIAMI DADE COUNTY GSA-R/E MGMT.
25	25-3031-028-0011	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
26	25-3031-028-0012	MIAMI DADE COUNTY GSA-R/E MGMT.
27	25-3031-029-0010	MIAMI DADE COUNTY GSA-R/E MGMT.
28	25-3031-029-0011	PROCACCI MTF LLC
29	25-3031-029-0012	PROCACCI 20TH ST LLC
30	25-3031-029-0014	IKEA PROPERTY INC
31	25-3031-029-0015	PROCACCI PARCEL F LLC
32	25-3031-029-0016	PROCACCI CROSSROADS PARCEL C LLC
33	25-3031-029-0017	PROCACCI 11250 LLC
34	25-3031-029-0018	TELEFONICA DATA USA INC
35	25-3031-029-0019	BEACON TRADEPORT COMMUNITY DEVELOPMENT DISTRICT
36	25-3031-029-0020	PROCACCI CROSSROADS PARCEL D LLC
37	25-3031-029-0021	MICRO INFORMATICA LLC
38	25-3031-029-0022	114 AVE PROPERTY LLC
39	25-3031-029-0024	ZOOM LOGISTICS INC
40	25-3031-029-0025	EDGECONNEX MIAMI HOLDINGS LLC
41	25-3031-029-0031	QUALITY INVESTMENT PROP MIA LLC C/O SHIRLEY GOZA ESQ
42	25-3031-029-0032	PROCACCI PARCEL A LLC
43	25-3031-031-0010	DOLPHIN COMMERCE CENTER LLC C/O PRINCIPAL REAL EST. INV LLC
44	25-3031-041-0001	DOLPHIN PARK OF COMMERCE CONDO
45	25-3031-045-0001	ALEMAN AT DOLPHIN CONDO
46	25-3031-046-0001	DOLPHIN PARK OF COMMERCE II CONDO
47	25-3031-049-0001	BANYAN VILLAGE AT DOLPHIN COMMERCE CONDO
48	25-3031-050-0001	BTEQ CONDO

ALVAREZ ENGINEERS, INC.

BEACON TRADEPORT C.D.D.
DISTRICT PARCELS

1" = 800'

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