

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

MIDTOWN IMPROVEMENT DISTRICT

APRIL 30, 2026

for:

**MIDTOWN IMPROVEMENT DISTRICT
ORLANDO, FLORIDA**



by:

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1950 SUMMIT PARK DRIVE
ORLANDO, FL 32810**

District Infrastructure Assessment Report

Midtown Improvement District

April 30, 2026

Introduction

In accordance with the Midtown Improvement District Goals, Objectives and Performance Measures and Standards, the District Engineer conducts an annual inspection of the District's infrastructure and related systems. The purpose of this inspection is to evaluate the overall condition, functionality, and maintenance needs of the district's assets to ensure they continue to meet operational, safety, and community standards.

This report serves as the formal record of the Fiscal Year 2026 inspection, providing documentation and findings consistent with the District's established performance standards. The following sections outline the observations resulting from the current inspection cycle.

Multi-Purpose Trails

Multi-Purpose trails (pedestrian paths wider than standard 5-foot-wide concrete sidewalks) within the public road rights-of-way are owned and maintained by the District. During our inspection, we reviewed areas which were observed the previous year, noting areas that have progressed and documented additional cracked and raveling asphalt pavement, cracked concrete pavement, indications of potential base failure, protruding valve covers, worn/discolored decorative crosswalks, and various other conditions possibly warranting further evaluation and/or action by the District, subject to the direction of the Board of Supervisors. See Appendix A for photographs of specific observations and a key map showing the location of each photograph.

Hardscape, Landscape, and Irrigation Facilities

Hardscape, landscape, and irrigation facilities within the public road rights-of-way are owned and maintained by the District. These facilities are inspected throughout the year by the District's landscape and irrigation supervisors and are not included in this annual inspection.

Roundabouts

The District owns and maintains the roundabout truck apron/pavers within the community development district boundary. During our inspection, we reviewed areas which were observed the previous year, noting areas that have progressed and documented additional chipped, cracked and broken pavers, worn/discolored decorative crosswalks, deteriorated thermoplastic striping, and various other conditions possibly warranting further evaluation and/or action by the District, subject to the direction of the Board of Supervisors. See Appendix A for photographs of specific observations and a key map showing the location of each photograph.

Conclusion

The annual inspection of the Midtown Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal year.

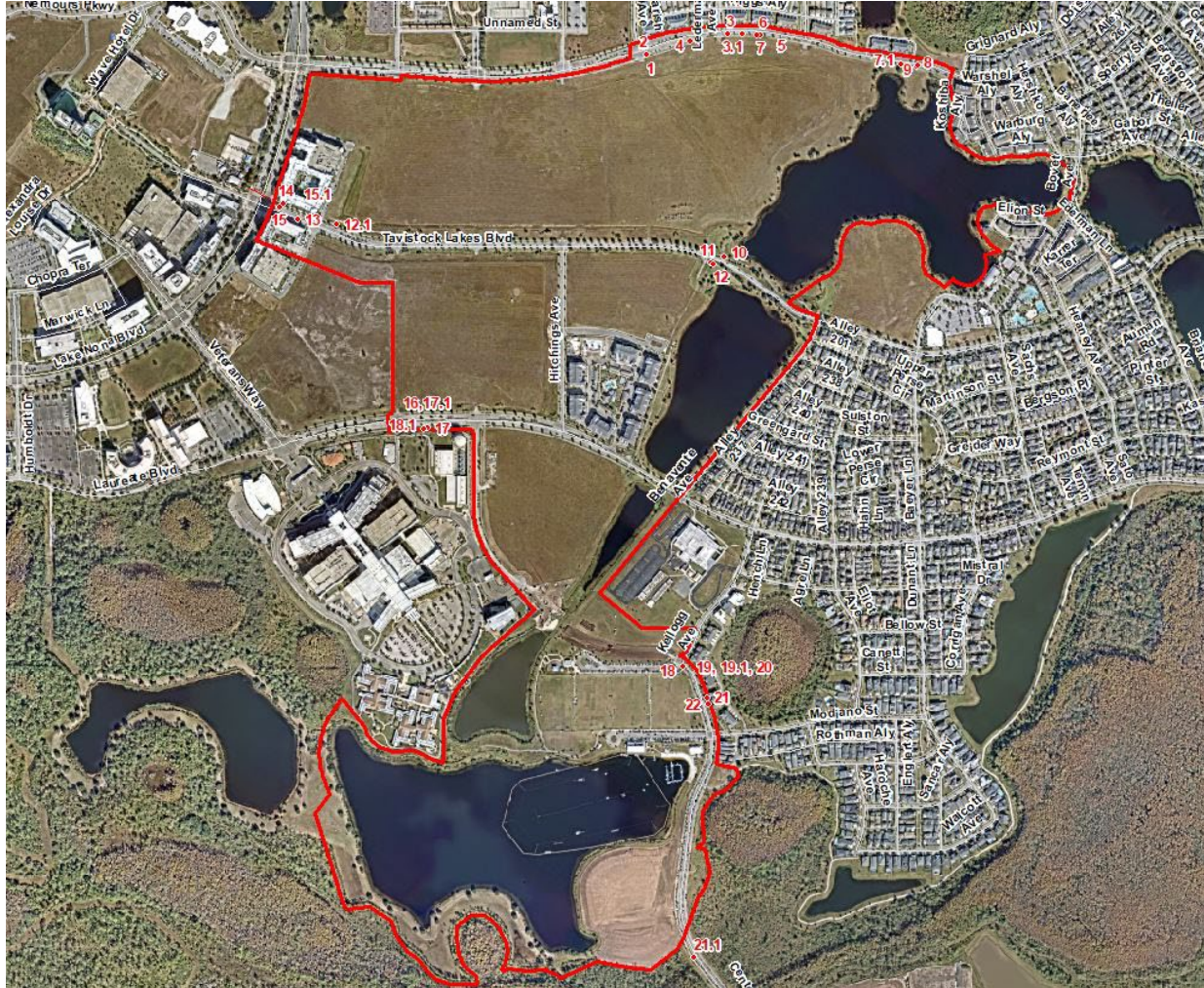
The findings presented in this report provide a current assessment of the condition of the District's infrastructure. The assessment is intended to assist the District in prioritizing resources, addressing issues proactively, and sustaining long-term operational reliability.

Through the completion of this inspection and report, the District continues to uphold its commitment to maintaining safe, efficient, and functional infrastructure in service of the community.

APPENDIX A

Photos

Locations shown have been approximated.



MIDTOWN IMPROVEMENT DISTRICT PHOTO KEY MAP



Photo 1
Deteriorating Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 1 – 2025 Assessment)



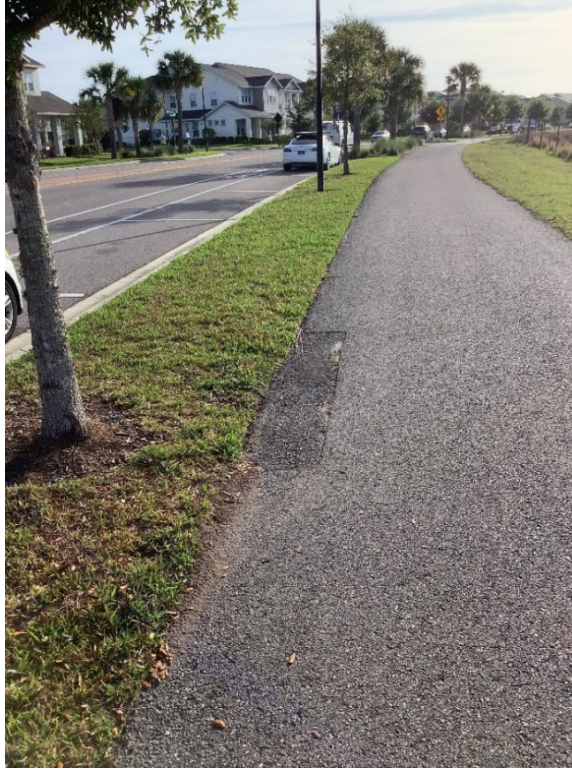
Photo 2
Deteriorating Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 2 – 2025 Assessment)



Photo 3
Asphalt Edge Raveling (Increased Asphalt Raveling Observed)
(Refer to Prior Photo 3 – 2025 Assessment)



Photo 3.1 – Uneven Asphalt Patch
(New Photo – 2026 Assessment)



**Photo 4 - Poor Quality Asphalt Patch (No Observed Changes)
(Refer to Prior Photo 4 – 2025 Assessment)**



**Photo 5 - Asphalt Raveling (Increased Asphalt Raveling Observed)
(Refer to Prior Photo 5 – 2025 Assessment)**



**Photo 6 - Low Area Holding Water (No Observed Changes)
(Refer to Prior Photo 6 – 2025 Assessment)**



**Photo 7 - Low Area Holding Water (No Observed Changes)
(Refer to Prior Photo 7 – 2025 Assessment)**



**Photo 7.1 – Asphalt Edge Failure
(New Photo – 2026 Assessment)**



**Photo 8
Deteriorating Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 8 – 2025 Assessment)**



Photo 9
Deteriorating Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 9 – 2025 Assessment)



Photo 10 - Cracked Asphalt from Side to Side (No Observed Changes)
(Refer to Prior Photo 10 – 2025 Assessment)



**Photo 11 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 11 – 2025 Assessment)**



**Photo 12 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 12 – 2025 Assessment)**



**Photo 12.1 - Poor Quality Asphalt Patch
(New Photo – 2026 Assessment)**



**Photo 13 - Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 13 – 2025 Assessment)**



**Photo 14 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 14 – 2025 Assessment)**



**Photo 15 - Broken Concrete (No Observed Changes)
(Refer to Prior Photo 15 – 2025 Assessment)**



**Photo 15.1 Broken Concrete
(New Photo – 2026 Assessment)**



**Photo 16 - Asphalt Raveling and Base Failure
(Further Edge Failure Observed and Cracked Asphalt from Side to Side)
(Refer to Prior Photo 17 – 2025 Assessment)**



**Photo 17 - Poor Quality Asphalt Patch (No Observed Changes)
(Refer to Prior Photo 20 – 2025 Assessment)**



**Photo 17.1 - Cracked Asphalt from Side to Side
(New Photo – 2026 Assessment)**



**Photo 18 - Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 22 – 2025 Assessment)**



**Photo 18.1 - Asphalt Raveling and Base Failure, Cracked Asphalt from Side to Side
(New Photo – 2026 Assessment)**



**Photo 19 - Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 24 – 2025 Assessment)**



**Photo 19.1 - Low Area Holding Water, Asphalt Raveling and Base Failure
(New Photo – 2026 Assessment)**



**Photo 20 – Valve Cover Reveal ½ -inch
(Low Area Holding Water, Asphalt Raveling and Base Failure)
(Refer to Prior Photo 26 – 2025 Assessment)**



**Photo 21 - Cracked Asphalt from Side to Side (No Observed Changes)
(Refer to Prior Photo 28 – 2025 Assessment)**



**Photo 21.1 - Asphalt Edge Failure
(New Photo – 2026 Assessment)**



**Photo 22 - Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 29 – 2025 Assessment)**