

This instrument was prepared by:

**Tracy R. Slavens, Esq.
Holland & Knight LLP
701 Brickell Avenue
Suite 3300
Miami, Florida 33131**

CFN: 20160711122 BOOK 30340 PAGE 4721
DATE: 12/12/2016 02:17:14 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

(Space reserved for Clerk)

UNITY OF TITLE

WHEREAS, the undersigned is the Owner of that property described as:

See attached Exhibit "A"

Also known as that property lying west of NW 105 Avenue between NW 67 Terrace and NW 68 Terrace, in Doral, Florida (the "Property"), and

Owner recognizes and acknowledges that for the public health, welfare, safety or morals, the herein-described Property should not be divided into separate parcels owned by several owners so long as the same is put to the hereinafter use, and

In consideration of a building permit, and for other good and valuable consideration, Owner hereby agrees to restrict the use of the Property in the following manner:

That the Property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.

Owner further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land and may be recorded, at Owner's expense, in the Public Records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the Owner, their heirs, successors, personal representatives and assigns and upon all mortgagees or lessees until such time as the same may be released in writing by the Director of the Planning and Zoning Department, or his designee, or the executive officer of the successor of such Department, or in the absence of such director or executive officer, by his assistant in charge of the office in his absence. Further provided, however, that a release will be executed when the premises are made to conform with applicable zoning regulations or the use or structure is removed from the premises and there is no further reason to maintain the Unity of Title on the public records.

[Execution Page Follows]

Signed, witnessed, executed and acknowledged on this 23 day of JUNE, 2016.

WITNESSES:

[Signature]
Signature

Yenis Martin
Printed Name

[Signature]
Signature

Miriam Lopez
Printed Name

Grand Floridian at Doral, LLC
a Florida limited liability company

BY: [Signature]

Name: JUAN C. TOVAR

Title: MANAGER OF GRAND FLORIDIAN GP LLC,
ITS MANAGER

Address: 7774 NW 46 St
DORAL, FL 33166

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 23 day of JUNE, 2016, by JUAN C. TOVAR, on behalf of Grand Floridian at Doral, a Florida limited liability company, who executed the foregoing on behalf of the company for the purposes stated herein. He is personally known to me or has produced _____ as identification.

My Commission Expires:

[Signature]

Notary Public – State of Florida

SUZANNE SORIANO

Printed Name



EXHIBIT "A"

Legal description of subject property:

Lots 7 and 8, Block 6, GRAND FLORIDIAN ESTATES, according to the Plat thereof as recorded in Plat Book 170, Page 92 of the Public Records of Miami-Dade County, Florida.

JOINDER BY MORTGAGEE
TO UNITY OF TITLE

The undersigned, **Stonegate Bank, a Florida banking corporation**, and mortgagee ("Mortgagee") under that Mortgage and Security Agreement recorded November 6, 2014 in Official Records Book 29381, at Page 2322 in the Public Records of Miami-Dade County, Florida, and under that Second Mortgage and Security Agreement, recorded November 6, 2014, in Official Records Book 29381, at Page 2351 in the Public Records of Miami-Dade County, Florida covering all/or a portion of the property described in the foregoing Unity Title of does hereby acknowledge that the terms of the agreement are and shall be binding upon the undersigned and its successors in title.

NOW THEREFORE, Mortgagee consents to the recordation of the Unity of Title.

Mortgagee makes no warranty or any representation of any kind or nature concerning the Unity of Title, any of its terms or provisions, or the legal sufficiency thereof, and disavows any such warranty or representation as well as any participation in the development of the Property, and does not assume and shall not be responsible for any of the obligations or liabilities of the Owner contained in the Unity of Title. None of the representations contained in the Unity of Title or other documents shall be deemed to have been made by the Mortgagee, nor shall they be construed to create any obligations on the Mortgagee to any person relying thereon. Nothing contained herein shall affect or impair the rights and remedies of the Mortgagee as set forth in the mortgage or in the Unity of Title.

IN WITNESS WHEREOF, these presents have been executed this 19 day of July, 2016.

WITNESSES:

Signature

Printed Name

Joshua Schefrin

Signature

Printed Name

Cynthia Diaz

Stonegate Bank, a Florida banking corporation

By:

(individual and title)

VP, Erin Knight

Address:

121 Mountain Plaza
Suite 155
Orlando, FL 32837

STATE OF FLORIDA)

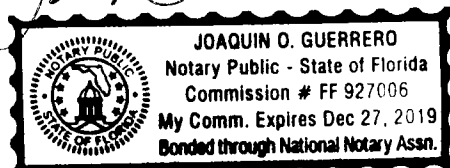
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 19 day of July, 2016, by Erin Knight, as VP of Stonegate Bank, a Florida banking corporation, on behalf of the Bank. He is personally known to me or has produced _____ as identification.

My Commission Expires: 12/27/19

Notary Public – State of FLORIDA

Printed Name JOAQUIN GUERRERO



OPINION OF TITLE**TO: CITY OF DORAL**

With the understanding that this Opinion of Title is furnished as requested by the City of Doral, Florida, in compliance with its unity of title requirements, and as an inducement to issue a building permit for the construction of a single family home on the subject property, it is hereby certified that I have examined the complete Title Search Report No. 1062-3205405 issued by First American Title Insurance Company, as further updated, the following: covering the period from the beginning to June 14, 2016 at 11:59 p.m., inclusive, of the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

**GRAND FLORIDIAN AT DORAL, LLC,
a Florida limited liability company**

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. **RECORDED MORTGAGES:**

- a) That certain Mortgage and Security Agreement from Grand Floridian at Doral, LLC, a Florida limited liability company to Stonegate Bank, a Florida banking corporation, dated November 5, 2014, in the original principal sum of \$7,000,000.00, recorded November 6, 2014, in Official Records Book 29381, at Page 2322; Collateral Assignment of Leases, Rents and Income recorded in Official Records Book 29381, at Page 2338; UCC-1 Financing Statement recorded in Official Records Book 29381, at Page 2348, all of the Public Records of Miami-Dade County, Florida.
- b) That certain Second Mortgage and Security Agreement from Grand Floridian at Doral, LLC, a Florida limited liability company to Stonegate Bank, a Florida banking corporation, dated November 5, 2014, in the original principal sum of \$7,900,000.00, recorded November 6, 2014, in Official Records Book 29381, at Page 2351; Collateral Assignment of Leases, Rents and Income recorded in Official Records Book 29381, at Page 2367; UCC-1 Financing Statement recorded in Official Records Book 29381, at Page 2377, all of the Public Records of Miami-Dade County, Florida.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

NONE

3. **GENERAL EXCEPTIONS:**

- a) Rights or claims of parties in possession not shown by the public records.
- b) Easements or claims of easements, not shown by the public records.
- c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- d) Any lien, or right to a lien, for services, labor, or material heretofore furnished, imposed by law and not shown by the public records.
- e) Any claim that any portion of said lands are sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands and lands accreted to such lands.

4. **SPECIAL EXCEPTIONS:**

- a) Taxes for the year 2016 and subsequent years.
- b) Any lien as provided for by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas systems supplying the lands described herein.
- c) Any loss or damage caused by a lien for homeowner's association assessments accruing subsequent to the date of the policy pursuant to Section 720.3085, Florida Statutes.
- d) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Florida Fruit Lands Company's Subdivision No. 1, as recorded in Plat Book 2, Page 17, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- e) Easement granted to Florida Power & Light Company by Right-of-Way Agreement recorded September 19, 1968, in Official Records Book 6101, Page 438.
- f) Easement granted to Florida Power & Light Company by Right-of-Way Agreement recorded November 15, 1968, in Official Records Book 6170, Page 624.
- g) Grant of Easement in favor of Miami-Dade Water and Sewer Authority recorded May 28, 1975, in Official Records Book 9001, Page 1416.
- h) Covenant Running With the Land in favor of Miami-Dade County recorded January 7, 2005, in Official Records Book 22982, Page 697.

- i) Covenant Running With the Land of 102 Ave LLC, regarding stormwater management system recorded December 27, 2007 in Official Records Book 26129, Page 3875, as modified by Modification of Covenant recorded in Official Records Book 29826, at Page 4595.
- j) Terms and conditions of Environmental Resource Permit No. 13-04110-P of the South Florida Water Management District as evidenced by that Environmental Resource Permit Notice recorded June 5, 2008, in Official Records Book 26415, Page 672.
- k) Agreement for Water and Sanitary Sewage Facilities between Miami-Dade County and Grand Floridian at Doral, LLC, recorded June 4, 2013, in Official Records Book 28660, Page 4735.
- l) Covenant Running With the Land of Grand Floridian at Doral, LLC, regarding stormwater management system recorded January 15, 2014, in Official Records Book 28990, Page 4155.
- m) Terms, conditions and provisions of that certain Grand Floridian Estates Master Development Agreement recorded January 8, 2008, in Official Records Book 26149, Page 676, as affected by First Amendment to Grand Floridian Estates Master Development Agreement recorded January 27, 2014 in Official Records Book 29003, Page 3129.
- n) Terms and conditions of Environmental Resource Permit No. 13-05517-P of the South Florida Water Management District as evidenced by that Environmental Resource Permit Notice recorded February 19, 2014, in Official Records Book 29036, Page 4312.
- o) Grant of Easement to Miami-Dade Water and Sewer Authority recorded in Official Records Book 8837, at Page 497.
- p) Agreement for Water and Sanitary Sewer Facilities between Miami-Dade County and City of Doral, recorded, in Official Records Book 29441, Page 796.
- q) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Grand Floridian Estates, as recorded in Plat Book 170, at Page 92.
- r) Grant of Easement recorded in Official Records Book 29737, at Page 4260.
- s) Declaration of Covenants, Conditions, Restrictions and Easements for The Mansions at Doral, recorded in Official Records Book 29796, at Page 1270, which may contain provisions for a private charge or assessment, and may provide for a right of first refusal or a prior approval of a future purchaser or occupant, to be recorded.
- t) Ordinance recorded in Official Records Book 29780, at Page 3194.
- u) Resolution recorded in Official Records Book 29780, at Page 3235.

NOTE: ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
GRAND FLORIDIAN AT DORAL, LLC	Owner	

JUAN CARLOS TOVAR, as Manager of GRAND FLORIDIAN GP, LLC, a Florida limited liability company, the Manager of GRAND FLORIDIAN AT DORAL, LLC, a Florida limited liability company, is authorized to sign on behalf of the Owner.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
STONEGATE BANK	Mortgagee	1 (a) and 1 (b)

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 30th day of June, 2016.

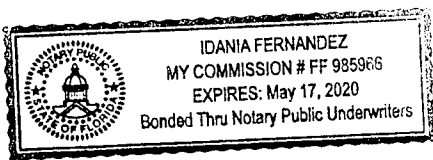
WEISBURD, EISEN & POSSENTI, P.A.

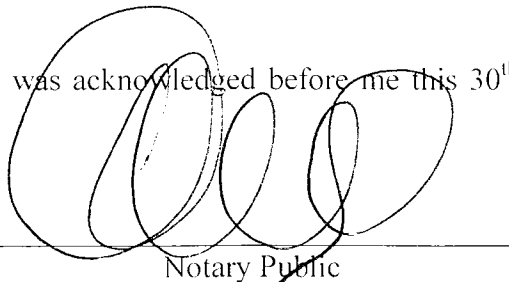
BY: 
SCOTT EISEN, ESQ.
Florida Bar No. 375152

Address:
2751 Executive Park Drive, Suite 104
Weston, FL 33331

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30th of June, 2016, by **Scott Eisen**, who is personally known to me.





Notary Public

Print Name
My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 7, BLOCK 6, OF GRAND FLORIDIAN ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; and,

LOT 8, BLOCK 6, OF GRAND FLORIDIAN ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

VACANT SURVEY

Property Address:

10539 NW 67 TERRACE, DORAL, FL 33178

LEGAL DESCRIPTION:

LOTS 7 & 8 BLOCK 6 of "GRAND FLORIDIAN ESTATES" according to the plat thereof as recorded in Plat Book 170 at Page 92 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:


- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (5J-17), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 7) Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 8) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 9) The surveyor does not determine fence and/or wall ownership.
- 10) Ownership subjects to OPINION OF TITLE.
- 11) Type of Survey: VACANT SURVEY
- 12) North arrow direction and bearings are based on Recorded Plat Book 170 at Page 92, of the Public Records of Miami-Dade County, Florida.
- 13) Elevations are based on the National Geodetic Vertical Datum of 1929.
- 14) Bench Mark Used: # N-3129 of Miami-Dade County, FL Elev. = 8.46'
- 15) Flood Zone: AH Base Flood Elev = 5.0' as per Miami-Dade County, Florida. FEMA Panel Number: 12086C0278-L-September 11, 2009.
- 16) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the **VACANT SURVEY** of the real property described hereon.

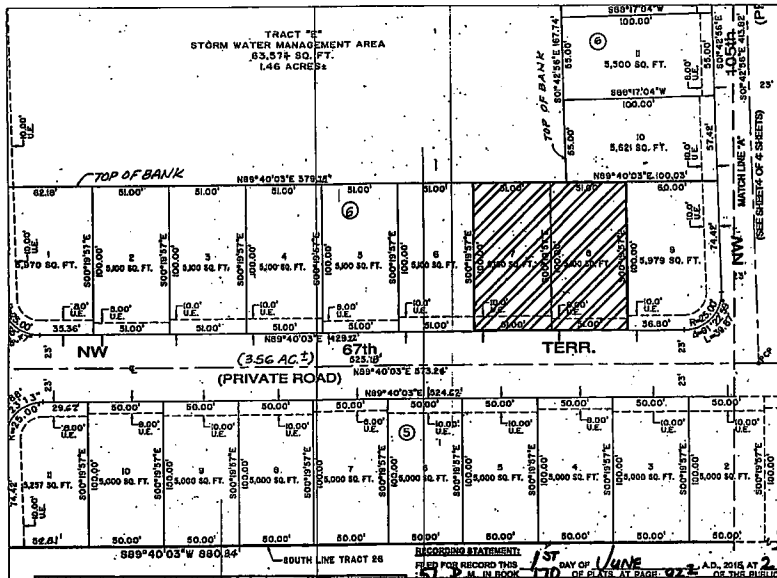
I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

Field Date: 10/7/16
Field Book: File
Prepared By: NR


Sergio Redondo P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No.3162

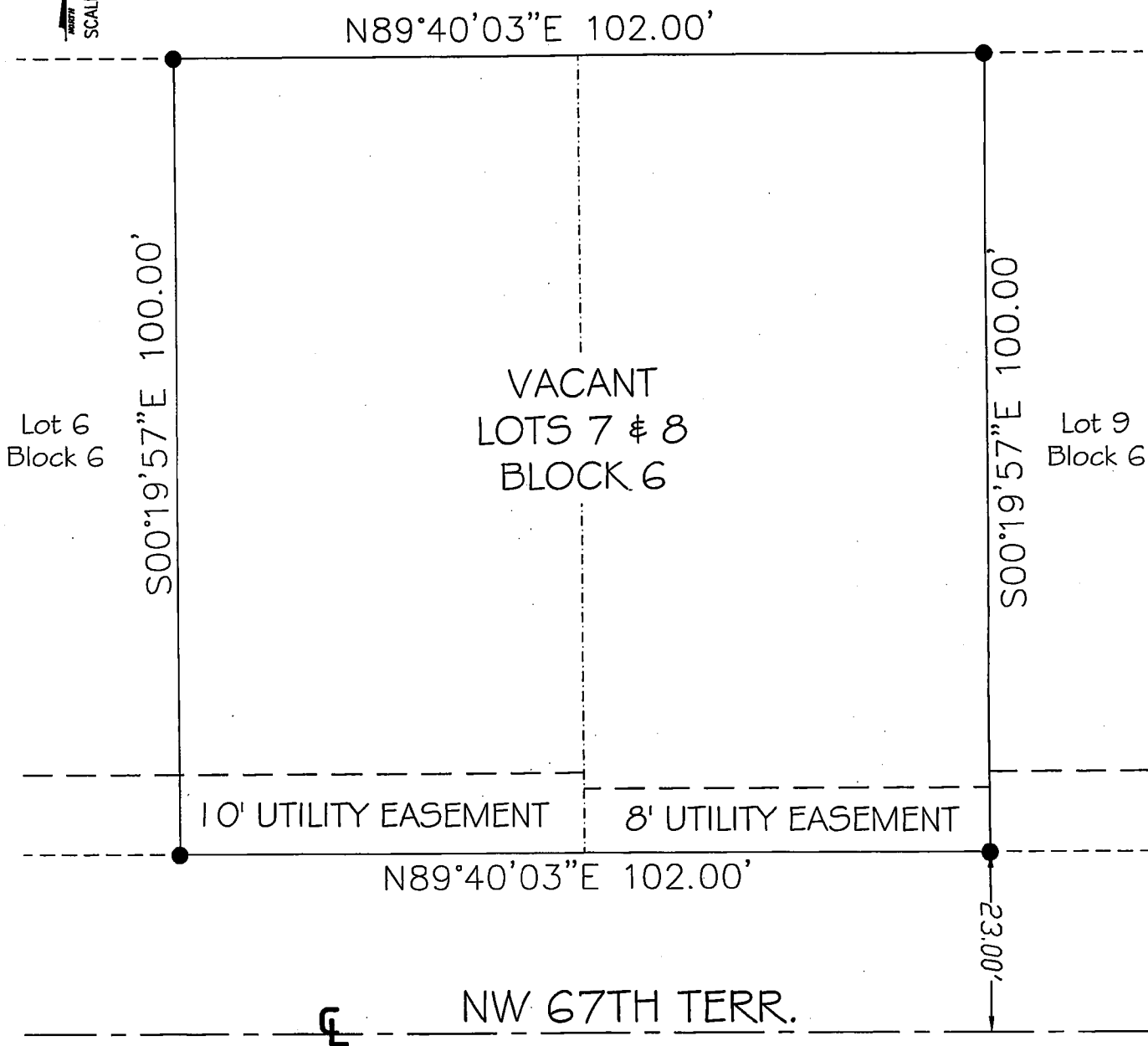
SERGIO REDONDO & ASSOCIATES, INC.
13800 SW 145th COURT, MIAMI, FL 33186
Phone 305-378-4443 Fax: 305-378-4582
info@miamilandssurveyors.com

VACANT SURVEY



LOCATION SKETCH
SCALE: N.T.S.

SCALE: 1" = 20'



LEGEND		
—○—	Overhead Wire Line	☆ = Light Pole
—//—	Wood Fence	⊗ = Water Meter
—x—	Chain Link Fence	⊞ = Catch Basin
—		U.E.=Utility Easement
		P.C.=Point of Curvature
		⊙ = Found 1/2" Iron PIN
		(M)=Measured (P)=Plot

VACANT SURVEY

Property Address:

10539 NW 67 TERRACE, DORAL, FL 33178

LEGAL DESCRIPTION:

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I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

Field Date: 10/7/16

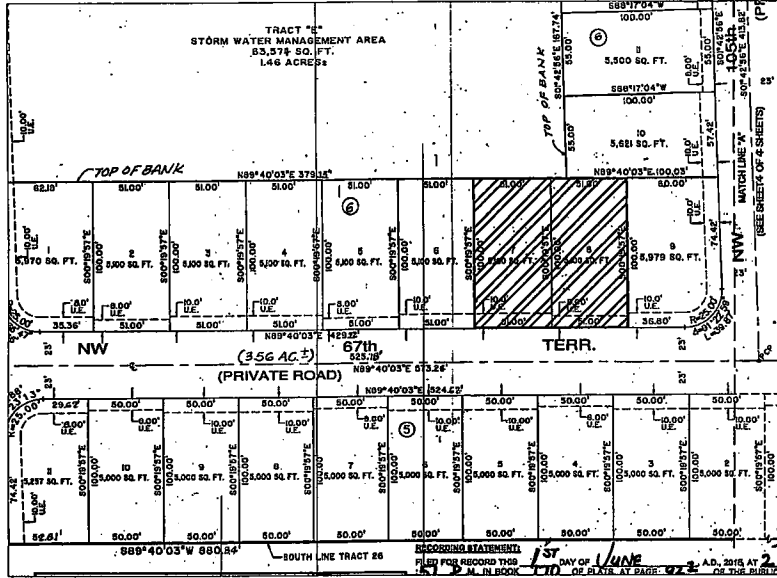
Field Book: File

Prepared By: NR


Sergio Redondo P.S.M.Professional Surveyor & Mapper
State of Florida Reg. No.3162

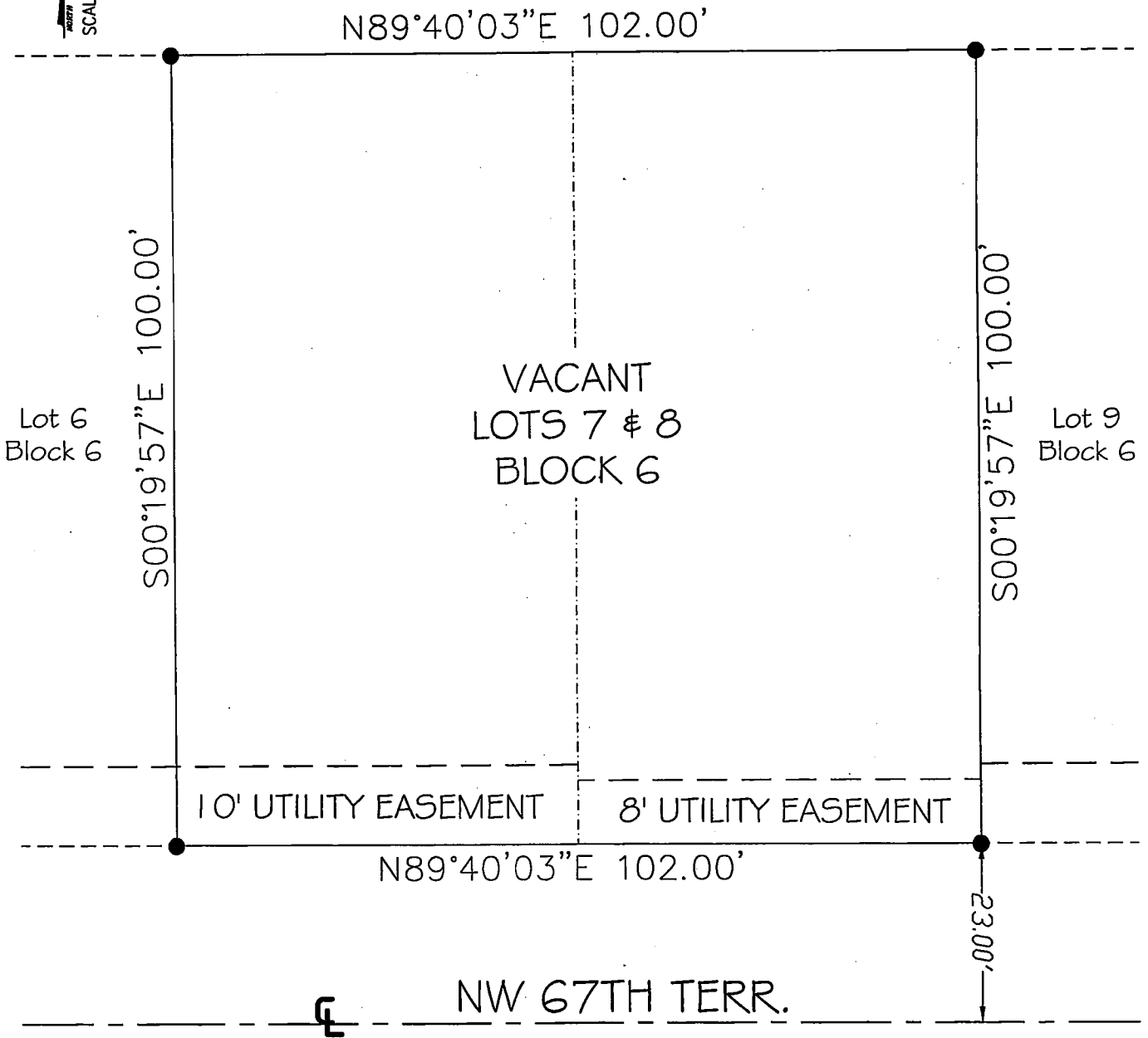
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VACANT SURVEY



LOCATION SKETCH
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