

This instrument was prepared by:
R. Andrew George, Esq.
Publix Super Markets, Inc.
3300 Publix Corporate Parkway
Lakeland, Florida 33811-3311

(Space reserved for Clerk)

ENTRANCE FEATURE MAINTENANCE AGREEMENT

WHEREAS, the undersigned is the fee simple owner of certain property lying, being and situated in the City of Doral, Miami-Dade County, Florida and legally described in the attached Exhibit A (the "Publix Parcel"), and the undersigned is also the owner of an easement interest in and upon the following described property lying, being and situated in the City of Doral, Miami-Dade County, Florida and legally described in the attached Exhibit B (the "A1 Parcel"), which easement interest is established pursuant to that certain Declaration of Restrictions, Covenants and Conditions and Grant of Easements encumbering the Publix Parcel and the A1 Parcel and recorded in Official Records Book 3000, Page 4520 of the public records of Miami-Dade County, Florida.

In order to assure the City of Doral Planning and Zoning Department that the representations made to it by the owner or its representative related to the entrance feature referenced below will be abided by; that the hereinafter mentioned entrance feature will be continually and properly maintained; and as an inducement for, and in consideration of, the issuance of the required permits to erect and construct said entrance feature, and other good and valuable consideration, the owner hereby agrees as follows:

1. That said entrance feature shall be erected and maintained on the A1 Parcel substantially in compliance with plans entitled "Doral Publix" prepared by Kimley-Horn & Associates, consisting of 3 sheets dated stamped received January 20, 2016, as amended.
2. That all structures associated with the entrance feature shall be maintained in good condition and repair and that all entrance feature landscaping shall likewise be so maintained.

As further part of this agreement, it is hereby understood and agreed that any official inspector of the City of Doral or its agents duly authorized, may have the privilege at any time during normal working hours of entering and investigating the use of the A1 Parcel, to determine whether or not these requirements of the building and zoning regulations and the conditions herein agreed to relating to the entrance feature are being complied with.

This Agreement on the part of the owner shall constitute a covenant running with the land and will be recorded in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned and the heirs, successors, and assigns of the undersigned, until such time as the same is modified or released in writing by the Director of the City of Doral Planning and

Zoning Department, or the executive director of the successor of such department, or, in the absence of such director or executive officer, by his assistants in charge in his absence.

Enforcement: Enforcement shall be by action against any parties or person violating or attempting to violate any covenants in this Entrance Feature Maintenance Agreement. The prevailing party in any action or suit pertaining to or arising out of this Entrance Feature Maintenance Agreement shall be entitled to recover, in addition to cost and disbursements, allowed by law, such sums as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

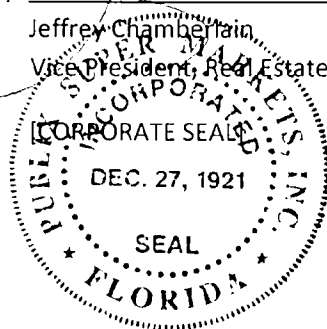
Severability: Invalidation of any one of these covenants by judgment of Court in no wise shall affect any of the other provisions, which shall remain in full force and effect.

The foregoing Entrance Feature Maintenance Agreement has been duly executed on this 14^R day of March, 2016.

PUBLIX SUPER MARKETS, INC.,
a Florida corporation

By: _____

Jeffrey Chamberlain
Vice President, Real Estate



STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 14^R day of March, 2016, by Jeffrey Chamberlain, as Vice President, Real Estate of PUBLIX SUPER MARKETS, INC., a Florida corporation, on behalf of the corporation. He is personally known to me.

Michelle Thomason

Notary Public, State and County Aforesaid

Printed Name: **Michelle Thomason**

My commission expires: _____

Commission number: _____

(Notary Seal)



MICHELLE THOMASON
MY COMMISSION # EE 196472
EXPIRES: June 3, 2016
Business Budget Notary Services

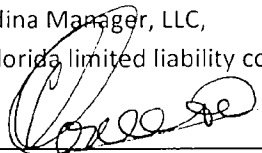
JOINDER AND CONSENT

The undersigned, being the owner of fee simple title of the A1 Parcel, hereby joins in the execution of the foregoing Entrance Feature Maintenance Agreement for the purpose of acknowledging its consent to: (i) the execution of said agreement by Publix Super Markets, Inc., a Florida corporation, and (ii) the recording of said agreement in the public records of Miami-Dade County, Florida.

Signed and sealed in the presence of:

PARCEL A1 PROPERTY, LLC,
a Florida limited liability company

By: Codina Manager, LLC,
a Florida limited liability company, its Manager

By: 

Rafael Romero
Vice President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15th day of March, 2016, by Rafael Romero, as the Vice President of Codina Manager, LLC, a Florida limited liability company, as the Manager of Parcel A1 Property, LLC, a Florida limited liability company, on behalf of the companies. He is personally known to me or produced _____ as identification.

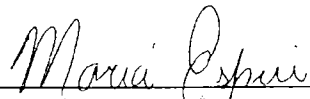

Notary Public, State and County Aforesaid
Printed Name: Maria Espino
My commission expires: 04/22/19
Commission number: FF 223280
(Notary Seal)



Exhibit A

Publix Parcel

The land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is described as follows:

A portion of Lot 3, Block 1 of DOWNTOWN DORAL NORTHWEST, according to the Plat thereof as recorded in Plat Book 169, Page 34, of the Public Records of Miami-Dade County, Florida, being more particularly described as:

Begin at the Northeast corner of Lot 3 of said plat; thence South 00°22'39" East for 301.01 feet; thence South 89°31'21" West for 20.32 feet; thence South 00°22'39" East for 5.00 feet to a point of intersection with the Northerly right-of-way line of Northwest 53rd Terrace; thence South 89°37'21" West along said Northerly right-of-way line for 281.71 feet; thence North 00°22'39" West for 306.19 feet to a point of intersection with the Southerly right-of-way line of Northwest 54th Street; thence North 89°39'22" East along said Southerly right-of-way line for 302.02 feet to the Point of Beginning.

ALSO DESCRIBED AS FOLLOWS:

Lot 3, Block 1 of DOWNTOWN DORAL NORTHWEST, according to the Plat thereof as recorded in Plat Book 169, Page 34, of the Public Records of Miami-Dade County, Florida.

LESS AND EXCEPT:

A portion of Lot 3, Block 1 of DOWNTOWN DORAL NORTHWEST, according to the Plat thereof as recorded in Plat Book 169, Page 34, of the Public Records of Miami-Dade County, Florida, being more particularly described as:

The West 27.06 feet of Lot 3, Block 1 of DOWNTOWN DORAL NORTHWEST, according to the Plat thereof as recorded in Plat Book 169, Page 34, of the Public Records of Miami-Dade County, Florida.

Exhibit B

A1 Parcel

PUBLIX SIGN LEGAL DESCRIPTION

LEGEND AND ABBREVIATIONS:

⊙	Centerline	P.B.	Plat Book
Δ	Central Angle of Curve	R	Radius
L	Length of Curve	R/W	Right-of-Way
O.R.B.	Official Record Book	SEC.	Section
POB	Point of Beginning	SQ.FT.	Square Feet
POC	Point of Commencement	TYP.	Typical
POT	Point of Termination	U.E.	Utility Easement
PG.	Page		

SURVEYOR'S REPORT:

- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of two (2) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- Bearings are based on an assumed value of S89°37'21"W along the northerly right-of-way line of Northwest 53 Terrace in the City of Doral, Miami-Dade County, Florida.

LEGAL DESCRIPTION:

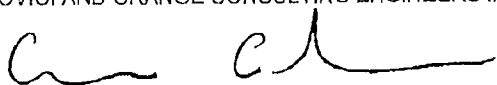
A PORTION OF LAND IN LOT 1, BLOCK 1, OF "DOWNTOWN DORAL NORTHWEST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 53 TERRACE; THENCE S89°37'21"W ALONG SAID RIGHT-OF-WAY LINE AS A BASIS OF BEARING FOR 379.69 FEET; THENCE N00°09'32"W FOR 12.28 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S89°50'28"W FOR 12.00 FEET; THENCE N00°09'32"W FOR 10.00 FEET; THENCE N89°50'28"E FOR 12.00 FEET; THENCE S00°09'32"E FOR 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 120.00 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida

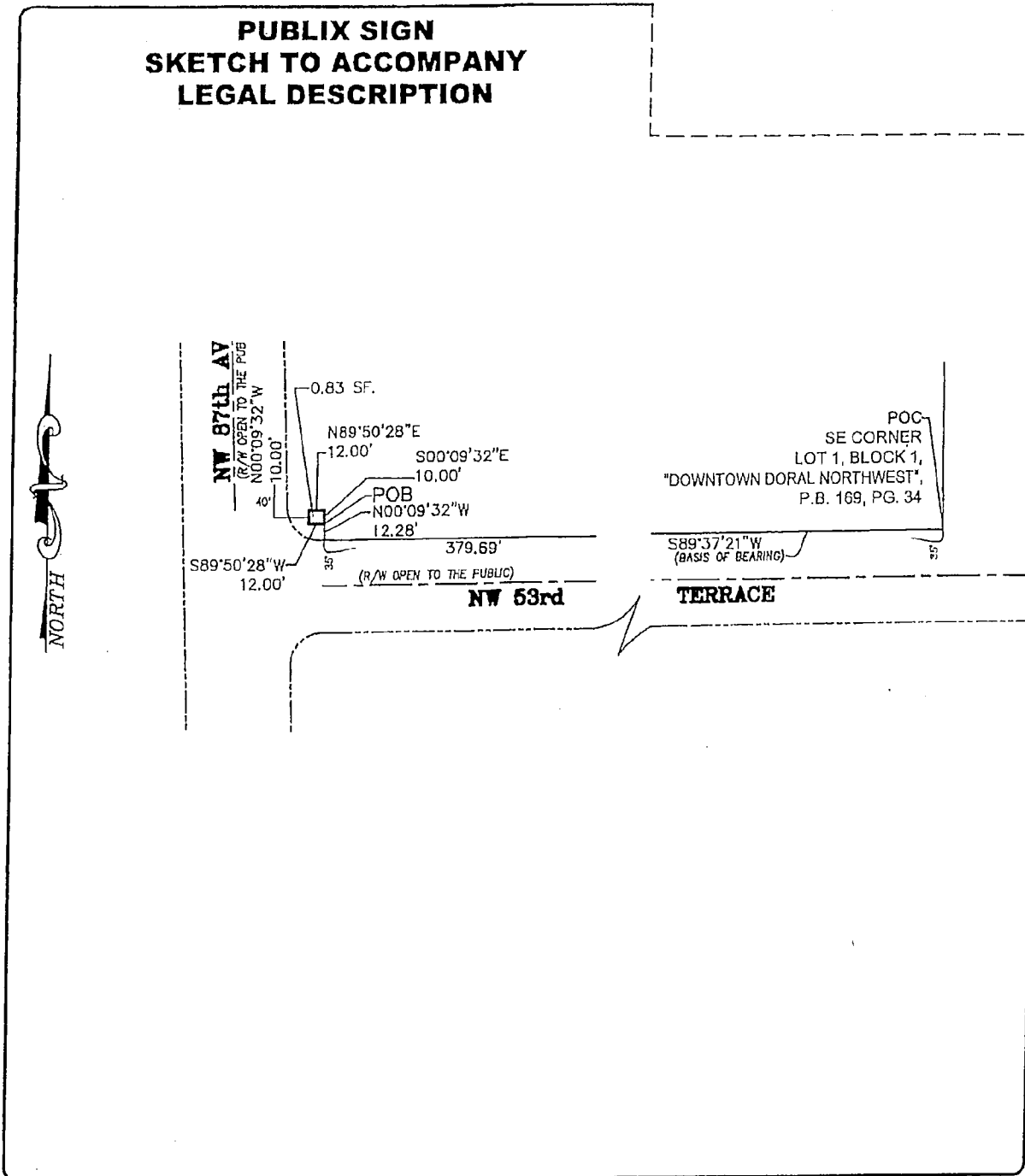


LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: GB
CHECKED: AS
SCALE: AS NOTED
DATE: 1/9/16
PROJ. #: 2015 06

SHEET:
1
OF 2 SHEETS

**PUBLIX SIGN
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**



LUDOVICI & ORANGE
 CONSULTING ENGINEERS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 1012
 329 Palermo Avenue, Coral Gables, Florida 33134
 Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: GB
CHECKED: AS
SCALE: NTS
DATE: 1/9/16
PROJ. #: 2015 06

SHEET:
2
OF 2 SHEETS

\\SERVER\DATA\SURVEY\proj\2015\2015 06 LEGAL AND SKETCHES\DWG\PUBLIX SIGN.dwg, letter, 1/9/2016 2:38:31 PM, Adobe PDF

OPINION OF TITLE

TO: CITY OF DORAL, a political subdivision of the State of Florida

With the understanding that this opinion of title is furnished to CITY OF DORAL in connection with the installation of a Publix entry feature sign, I hereby certify that I have examined (i) First American Title Insurance Company Owner's Policy No. 5011412-0290376e, and (ii) Attorneys' Title Fund Services, LLC certified printout from August 11, 2015 through January 5, 2016, covering the property (the "Property") described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Basing my opinion solely on our review of the foregoing items, I am of the opinion that as of January 5, 2016, fee simple title to the property is vested in Parcel A1 Property, LLC, a Florida limited liability company (the "Owner"), subject to some or all of the following liens, encumbrances, and other exceptions:

1. **RECORDED MORTGAGES:**

Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing executed by PARCEL A1 PROPERTY, LLC, PARCEL A2 PROPERTY, LLC, DDP ACQUISITION, LLC, PARCEL B1 PROPERTY, LLC, PARCEL D1 PROPERTY, LLC, PARCEL D2 PROPERTY, LLC, PARCEL E1 PROPERTY, LLC, PARCEL E2 PROPERTY, LLC, PARCEL G1 PROPERTY, LLC and PARCEL L1 PROPERTY, LLC, each a Florida limited liability company, in favor of GOLDMAN SACHS BANK USA, dated July 31, 2015, recorded August 11, 2015 in Official Records Book 29732, Page 3334, of the Public Records of Miami-Dade County, Florida,

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

None.

3. **GENERAL EXCEPTIONS:**

- a) All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
- b) Rights of persons other than the above Owner who is in possession.
- c) Facts that would be disclosed by an accurate survey.
- d) Any unrecorded laborers', mechanics' or materialmens' liens.
- e) Zoning and other restrictions imposed by governmental authority.

4. **SPECIAL EXCEPTIONS:**

- a) Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
- b). Restrictions and easements as shown on the Plat of KOGER EXECUTIVE CENTER recorded in Plat Book 91, Page 38, of the Public Records of Miami-Dade County, Florida.
- c) Easement in favor of Florida Power & Light Company, recorded June 3, 1981, in Official Records Book 11118, Page 830, of the Public Records of Miami-Dade County, Florida.
- d) Terms, conditions and provisions of that Master Development Agreement, by and between CM Doral Development Company, LLC, a Delaware limited liability company, and the City of Doral, Florida, a Florida municipal corporation, dated August 22, 2006 and recorded October 3, 2006 in Official Records Book 24968, Page 2689, as amended and/or affected by that First Amendment recorded May 4, 2012 in Official Records Book 28099, Page 1, that Assignment of Development Rights recorded June 26, 2012 in Official Records Book 28164, Page 4037, that Corrective Assignment of Development Rights recorded January 3, 2013 in Official Records Book 28427, Page 4972, that Termination of Assignment of Developers Rights recorded January 3, 2013 in Official Records Book 28427, Page 4979, that Assignment of Development Rights recorded January 30, 2013 in Official Records Book 28467, Page 73, that Notice and Waiver of Option recorded March 7, 2013 in Official Records Book 28520, Page 3555, that Assignment of Development Rights recorded November 22, 2013 in Official Records Book 28923, Page 4002, that Assignment of Development Rights recorded February 6, 2014 in Official Records Book 29020, Page 3880, that Assignment of Development Rights recorded February 6, 2014 in Official Records Book 29020, Page 3889, that Assignment of Development Rights recorded February 6, 2014 in Official Records Book 29020, Page 3897, that Assignment of Development Rights recorded May 27, 2014 in Official Records Book 29166, Page 61, that Assignment of Development Rights recorded May 27, 2014 in Official Records Book 29166, Page 68, and that Assignment of Development Rights recorded May 27, 2014 in Official Records Book 29166, Page 76, all of the Public Records of Miami-Dade County, Florida.
- e) Declaration of Covenants, Conditions, Restrictions and Easements for DOWNTOWN DORAL, including any amendments or modifications thereto, which contains provisions for a private charge or assessments, recorded April 18, 2008 in Official Records Book 26333, Page 241, as affected by that Supplemental Declaration recorded February 6, 2014 in Official Records Book 29020, Page 3905, that Supplemental Declaration recorded February 6, 2014 in Official Records Book 29020, Page 3913, that Supplemental Declaration recorded February 6, 2014 in Official Records Book 29020, Page 3920, that Supplemental Declaration recorded February 6, 2014 in Official Records Book 29020, Page 3927, that Supplemental Declaration recorded May 27, 2014 in Official Records Book 29166, Page 84, that Supplemental Declaration recorded May 27, 2014 in Official Records Book 29166, Page 90, and that Supplemental Declaration

recorded May 27, 2014 in Official Records Book 29166, Page 97, all of the Public Records of Miami-Dade County, Florida.

- f) Notice of Establishment of the Downtown Doral Community Development District, recorded July 16, 2008 in Official Records Book 26482, Page 1879, of the Public Records of Miami-Dade County, Florida.
- g) Terms, conditions and provisions of that Declaration of Restrictive Covenants, recorded August 13, 2008 in Official Records Book 26524, Page 1700; and re-recorded May 14, 2010 in Official Records Book 27285, Page 618; and re-recorded June 18, 2013 in Official Records Book 28682, Page 4656 of the Public Records of Miami-Dade County, Florida.
- h) Terms, provisions and conditions of Miami-Dade County Ordinance No. 09-38, creating and establishing the Downtown Doral Multipurpose Maintenance and Street Lighting Special Taxing District, recorded June 25, 2009 in Official Records Book 26916, Page 945, of the Public Records of Miami-Dade County, Florida.
- i) Terms, provisions and conditions of Miami-Dade County Resolution No. R-606-09, adopting preliminary assessment roll, recorded June 25, 2009 in Official Records Book 26916, Page 1011, of the Public Records of Miami-Dade County, Florida.
- j) Terms, conditions and provisions of that Agreement for Water and Sanitary Sewage Facilities Between Miami-Dade County and CM Doral CH Development LLC, Doral 8333 Office LLC, Doral H1 Phase LLC, Doral A6 LLC, Doral A6 Phase LLC, Doral A3 Phase LLC, Doral A2 Phase LLC, and Doral A1 Phase LLC, recorded January 3, 2011 in Official Records Book 27540, Page 2053, of the Public Records of Miami-Dade County, Florida.
- k) Restrictions, dedications and easements, as shown on the Plat of DOWNTOWN DORAL NORTHWEST, recorded in Plat Book 169, Page 34, of the Public Records of Miami-Dade County, Florida.
- l) Declaration of Restrictions recorded August 11, 2015 in Official Records Book 29732, Page 3307, of the Public Records of Miami-Dade County, Florida.
- m) Multi-Party Agreement recorded August 11, 2015 in Official Records Book 29732, Page 3271, of the Public Records of Miami-Dade County, Florida.

<u>NAME</u>	<u>INTEREST</u>
Parcel A1 Property, LLC	Owner
Goldman Sachs Bank USA	Mortgagee

Note: Rafael Romero is authorized to sign as Vice President on behalf of Codina Manager, LLC, the manager of the Owner.

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

Respectfully submitted as of January 13, 2016.

Ivan Las Heras
White & Case, LLP
200 South Biscayne Blvd., Suite 4900
Miami, Florida 33131-2352 (305) 371-2700
Florida Bar No. 107521

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 13th day of January, 2016, by Ivan Las Heras, who is personally known to me or who has produced a Florida Driver's License as identification.

Lizbeth Smalley
Notary Public
State of Florida At Large
Print Name: _____

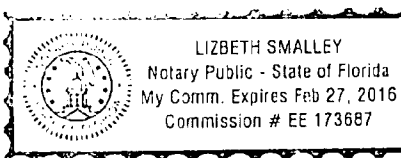


EXHIBIT A TO OPINION OF TITLE
LEGAL DESCRIPTION

PUBLIX SIGN LEGAL DESCRIPTION

LEGEND AND ABBREVIATIONS:

Ⓞ	Centerline	P.B.	Plat Book
Δ	Central Angle of Curve	R	Radius
L	Length of Curve	R/W	Right-of-Way
O.R.B.	Official Record Book	SEC.	Section
POB	Point of Beginning	SQ. FT.	Square Feet
POC	Point of Commencement	TYP.	Typical
POT	Point of Termination	U.E.	Utility Easement
PG.	Page		

SURVEYOR'S REPORT:

- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of two (2) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- Bearings are based on an assumed value of S89°37'21"W along the northerly right-of-way line of Northwest 53 Terrace in the City of Doral, Miami-Dade County, Florida.

LEGAL DESCRIPTION:

A PORTION OF LAND IN LOT 1, BLOCK 1, OF "DOWNTOWN DORAL NORTHWEST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 53 TERRACE; THENCE S89°37'21"W ALONG SAID RIGHT-OF-WAY LINE AS A BASIS OF BEARING FOR 379.69 FEET; THENCE N00°09'32"W FOR 12.28 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S89°50'28"W FOR 12.00 FEET; THENCE N00°09'32"W FOR 10.00 FEET; THENCE N89°50'28"E FOR 12.00 FEET; THENCE S00°09'32"E FOR 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 120.00 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

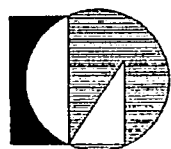
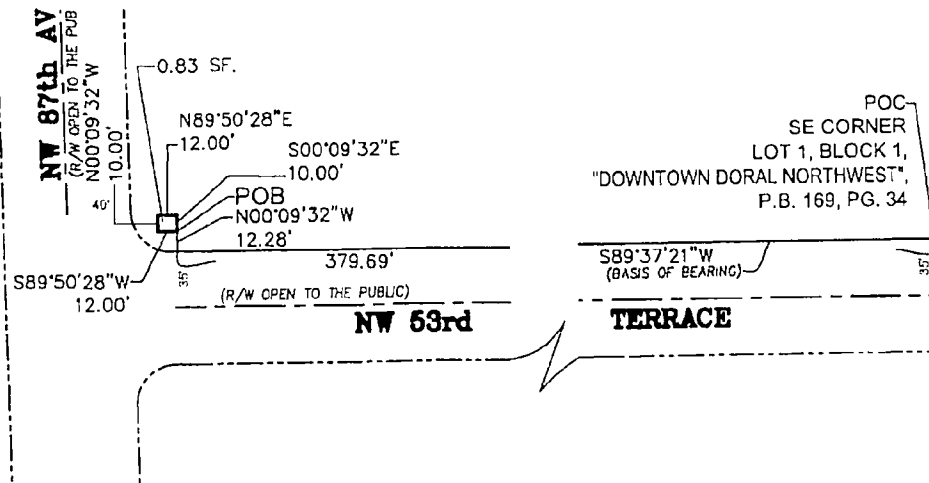
I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida

 <p>LUDOVICI & ORANGE CONSULTING ENGINEERS, INC. CERTIFICATE OF AUTHORIZATION NO. LB 1012 329 Palermo Avenue, Coral Gables, Florida 33134 Phone: 305-448-1600 info@ludovici-orange.com</p>	DRAWN: GB	SHEET: 1 OF 2 SHEETS
	CHECKED: AS	
	SCALE: AS NOTED	
	DATE: 1/9/16	
PROJ. #: 2015 06		

**PUBLIX SIGN
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**



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SHEET:
2
OF 2 SHEETS