

ORDINANCE NO. 2007-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE REZONING OF ± 16.5 ACRES GENERALLY LOCATED ON NW 102 AVENUE AND NW 68TH STREET, DORAL FLORIDA, FROM IC (INDUSTRIAL COMMERCIAL) AND GU (GENERAL USE) TO MF-1 (MULTI-FAMILY RESIDENTIAL -1), AND MF-2 (MULTI-FAMILY RESIDENTIAL -2); THE REZONING OF ± 16.5 ACRES GENERALLY LOCATED ON NW 102 AVENUE AND NW 71 STREET, DORAL FLORIDA FROM IC (INDUSTRIAL COMMERCIAL) AND GU (GENERAL USE) TO MF-1 (MULTI-FAMILY RESIDENTIAL-1) AND MF-2 (MULTI-FAMILY RESIDENTIAL-2); APPROVING THE SITE PLAN FOR CENTURY PALMS AT DORAL I AND II ; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jacqueline Property Holdings, LLC, ("Applicants"), has requested approval of a rezoning of approximately 16.5 acres generally located on NW 102 Avenue and NW 68th Street, Doral, Florida, from IC (Industrial Commercial) and GU (General Use) to MF-1 (Multi-Family Residential-1) and MF-2 (Multi-Family Residential-2); and

WHEREAS, Jacqueline Property Holdings, LLC, ("Applicants"), has requested approval of a rezoning of approximately 16.5 acres generally located on NW 102 Avenue and NW 71st Street, Doral, Florida, from IC (Industrial Commercial) and GU (General Use) to MF-1 (Multi-Family Residential-1) and MF-2 (Multi-Family Residential-2); and

WHEREAS, Jacqueline Property Holdings, LLC, ("Applicants"), has requested approval of a site plan of Century Palms at Doral I for the development of 159 townhome units; and

WHEREAS, Jacqueline Property Holdings, LLC, ("Applicants"), has requested approval of a site plan of Century Palms at Doral II for the development of 160 townhome units; and

WHEREAS, after careful review and deliberation, staff has determined that this application has complied with the Code; and

WHEREAS, on November 28, 2007 the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the rezoning is consistent with the Comprehensive Plan and is in the best interest of the citizens of Doral;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

Section 2. A rezoning of approximately 16.5 acres generally located on NW 102 Avenue and NW 68th Street, Doral, Florida, from IC (Industrial Commercial) and GU (General Use) to MF-1 (Multi-Family Residential-1) and MF-2 (Multi-Family Residential-2), approval of the site plan for Century Palms at Doral I dated November 11, 2007 ("Exhibit A") for the development of 159 townhome units; and

Section 3. A rezoning of approximately 16.5 acres generally located on NW 102 Avenue and NW 71st Street, Doral, Florida, from IC (Industrial Commercial) and GU (General Use) to MF-1 (Multi-Family Residential-1) and MF-2 (Multi-Family Residential-2), approval of the site plan for Century Palms at

Doral II dated November 11, 2007 ("Exhibit B") for the development of 160 townhome units; is hereby approved.

Section 4. This ordinance shall become effective upon its passage and adoption by the City Council.

WHEREAS, a motion to approve the Ordinance was offered by Councilwoman Ruiz who moved its adoption. The motion was seconded by Councilman DiPietro and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	yes
Vice Mayor Peter Cabrera	yes
Councilmember Michael DiPietro	yes
Councilwoman Sandra Ruiz	yes
Councilmember Robert Van Name	yes

PASSED AND ADOPTED upon first reading the 26th day of September 2007.

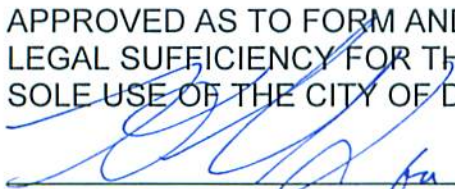
PASSED AND ADOPTED upon second reading the 28th day of November 2007.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:


BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
SOLE USE OF THE CITY OF DORAL:


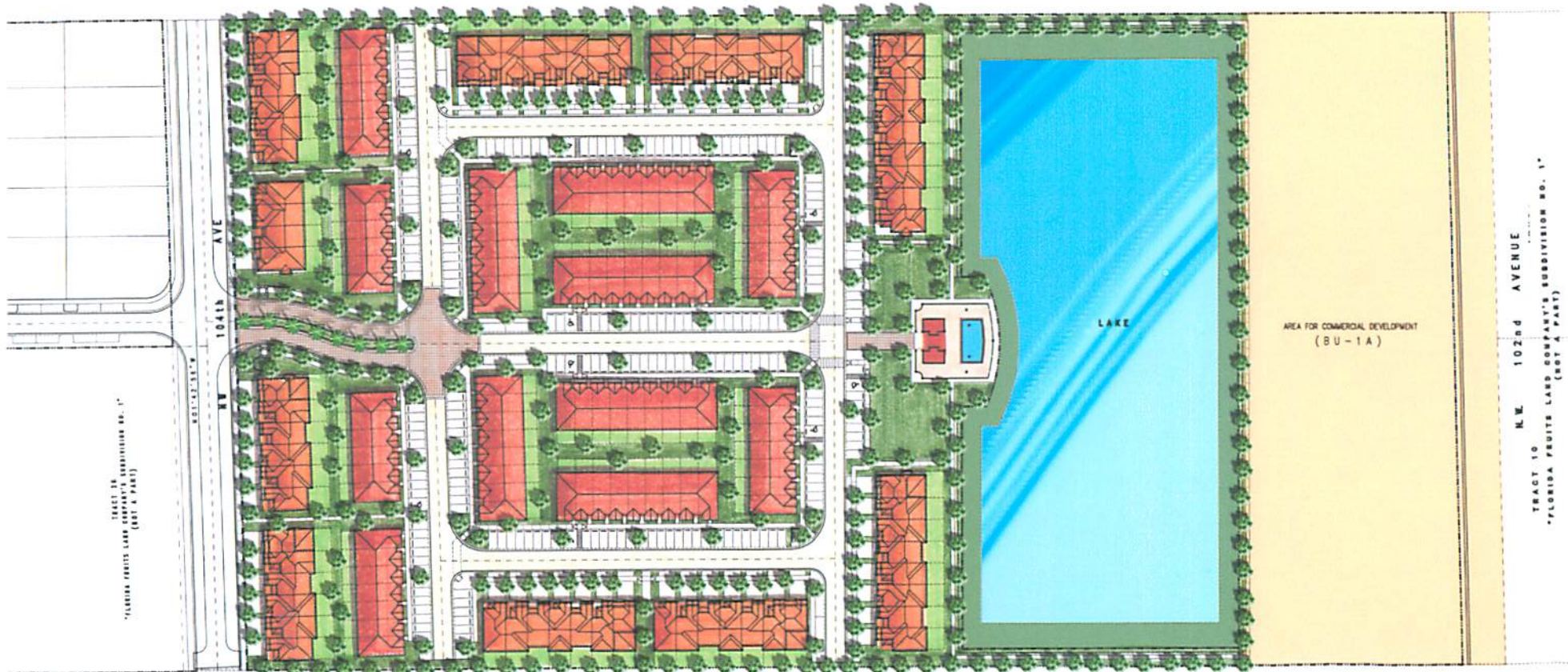
JOHN J. HEARN, CITY ATTORNEY

EXHIBIT “A”

CENTURY PALMS AT DORAL - SOUTH

CENTURY HOME BUILDERS OF SOUTH FL., LLC

TRACT 21
"FLORIDA FRUITS LAND COMPANY'S SUBDIVISION NO. 1"
(NOT A PART)



TOWNHOMES : 68	PARKING PROVIDED
CONDO'S : 92	PARKING TOWNS (3 X UNIT) : 204
TOTAL : 160	CONDO PARKINGS : 236
	PARKING REQUIRED : 440

TRACT 24
"FLORIDA FRUITS LAND COMPANY'S SUBDIVISION NO. 1"
(NOT A PART)

SITE PLAN



Century Palms at Doral South
fka Century Palms I - RCVD 11/13/07
Owners: Jacqueline Property Holdings, LLC
Rezoning, Site Plan & Entry Feature
SW C. of theo. NW 69St & NW 102Ave
Folio: 35-3017-001-0220; 35-3017-001-0221;
35-3017-001-0230

PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES
Architects - Planners

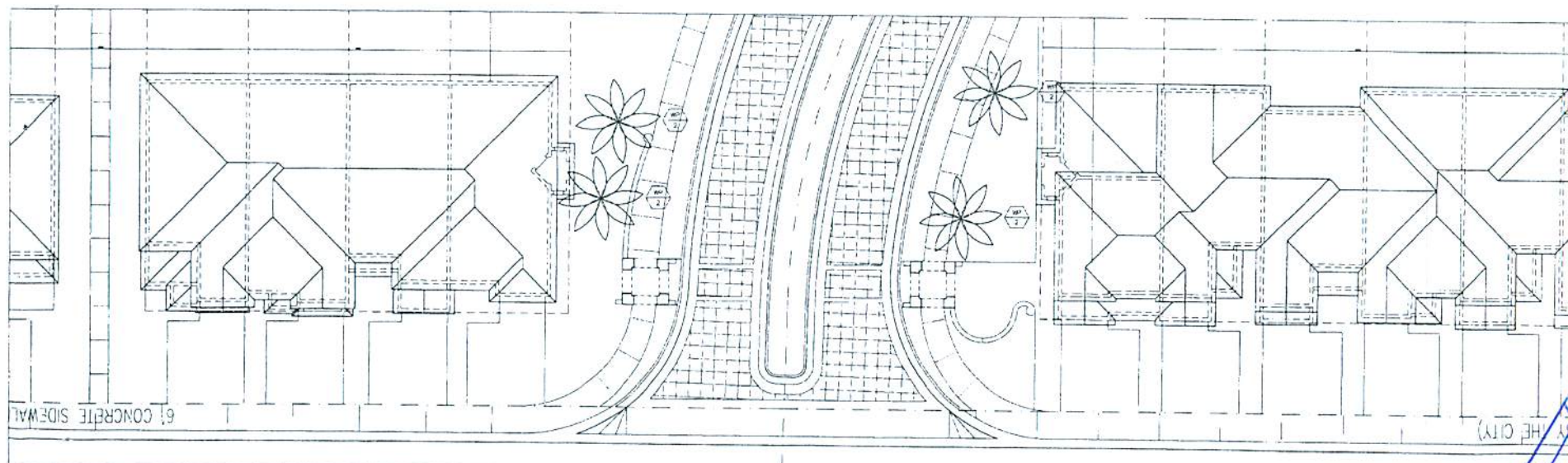
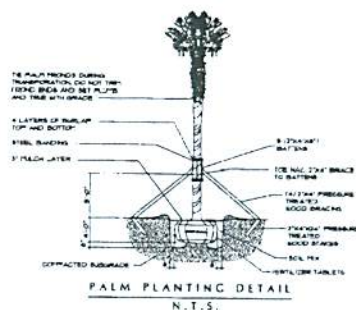
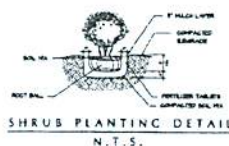
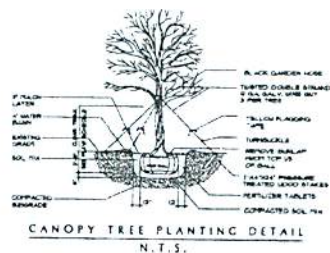
NOV 1 2007

TREE SCHEDULE									
SYMBOL	NEW	EXIST	REMARKS	PLANT NAME	COMMON	TRA	NO	REMARKS	HEIGHT
(1)	2		Sequoia sempervirens	Sequoia		2	1"	17' Hgt	15-21'

PALM SCHEDULE									
SYMBOL	NEW	EXIST	REMARKS	PLANT NAME	COMMON	TRA	NO	REMARKS	HEIGHT
(2)	1		Washingtonia robusta	Washingtonia		1	1"	12' Hgt	10-12'

SHRUB SCHEDULE									
SYMBOL	NEW	EXIST	REMARKS	PLANT NAME	COMMON	TRA	NO	REMARKS	HEIGHT
(3)	1		Caribbeana fruticosa	Caribbeana		1	1"	12' Hgt	10-12'

GROUND COVERS									
SYMBOL	NEW	EXIST	REMARKS	PLANT NAME	COMMON	TRA	NO	REMARKS	HEIGHT
(4)	1		Grass	Grass		1	1"	12' Hgt	10-12'



ENTRY AND DECORATIVE WALL
SCALE: 1" = 10'

NOV 11 2007

PASCUAL PEREZ
KILIDDJIAN
& ASSOCIATES, P.A.
ARCHITECTS - PLANNER

AT THE BEACON CENTER
500 NW 88th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 970-1111
FACSIMILE: (305) 970-1111
WWW.PPARCHITECT.COM

REVISIONS:

11/01/07

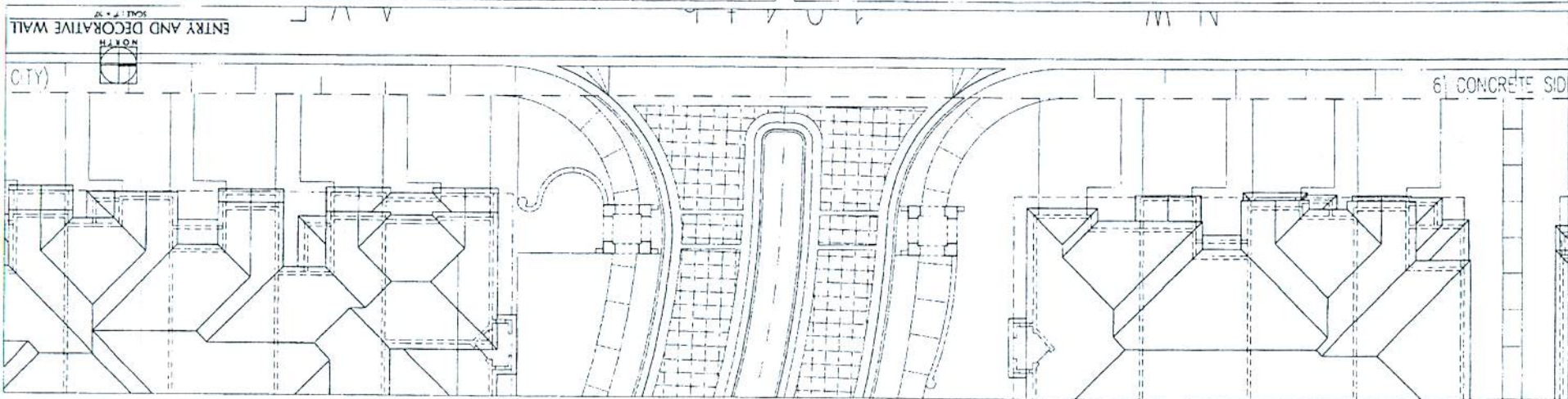
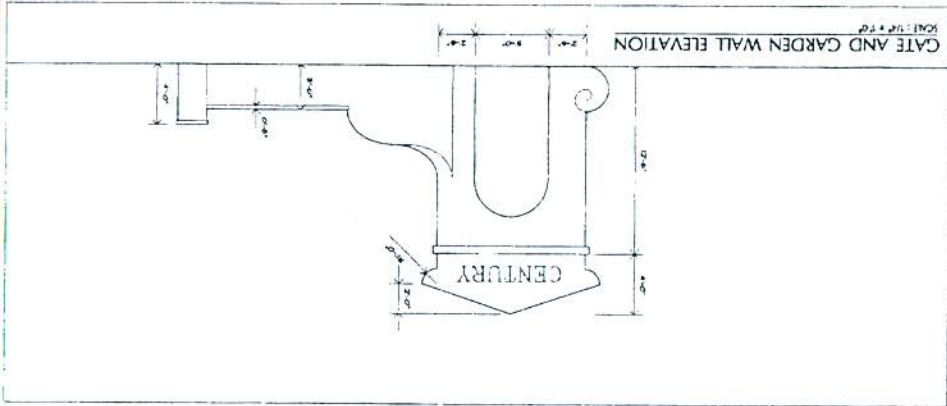
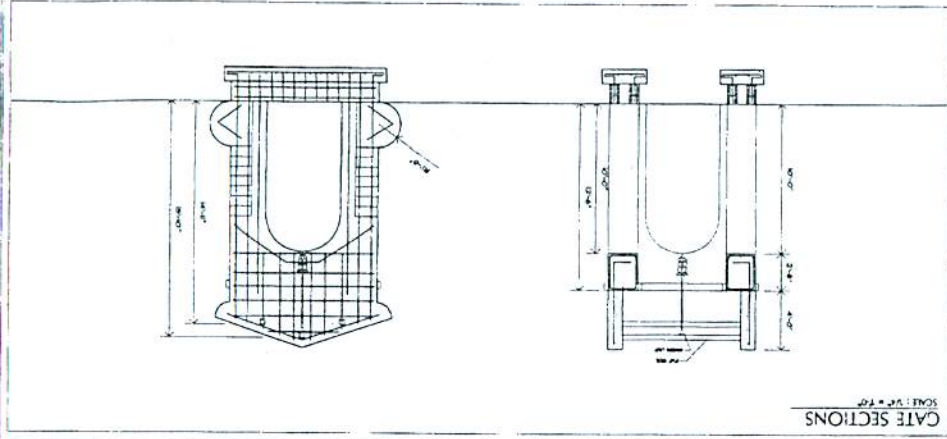
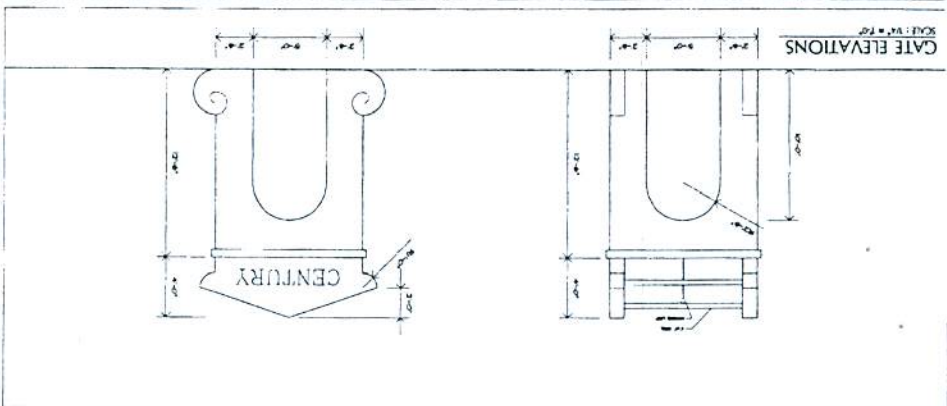
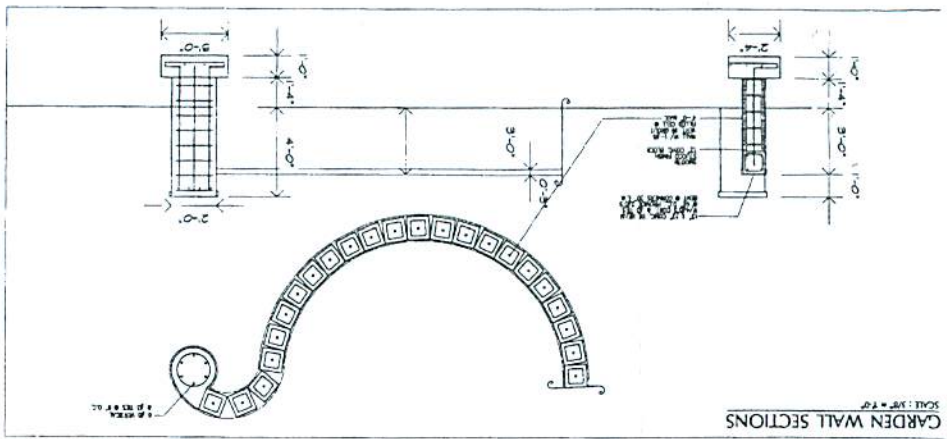
'99 CENTURY PALMS AT DORAL - SOUTH
CENTURY HOMEBUILDERS OF SOUTH FL, LLC
CITY OF DORAL, FLORIDA

ENTRY & DECORATIVE WALL

DATE: 11/01/07
SCALE: 1" = 10'
DRAWN: J
FOR NO.:

L-2

SHEET NO.:

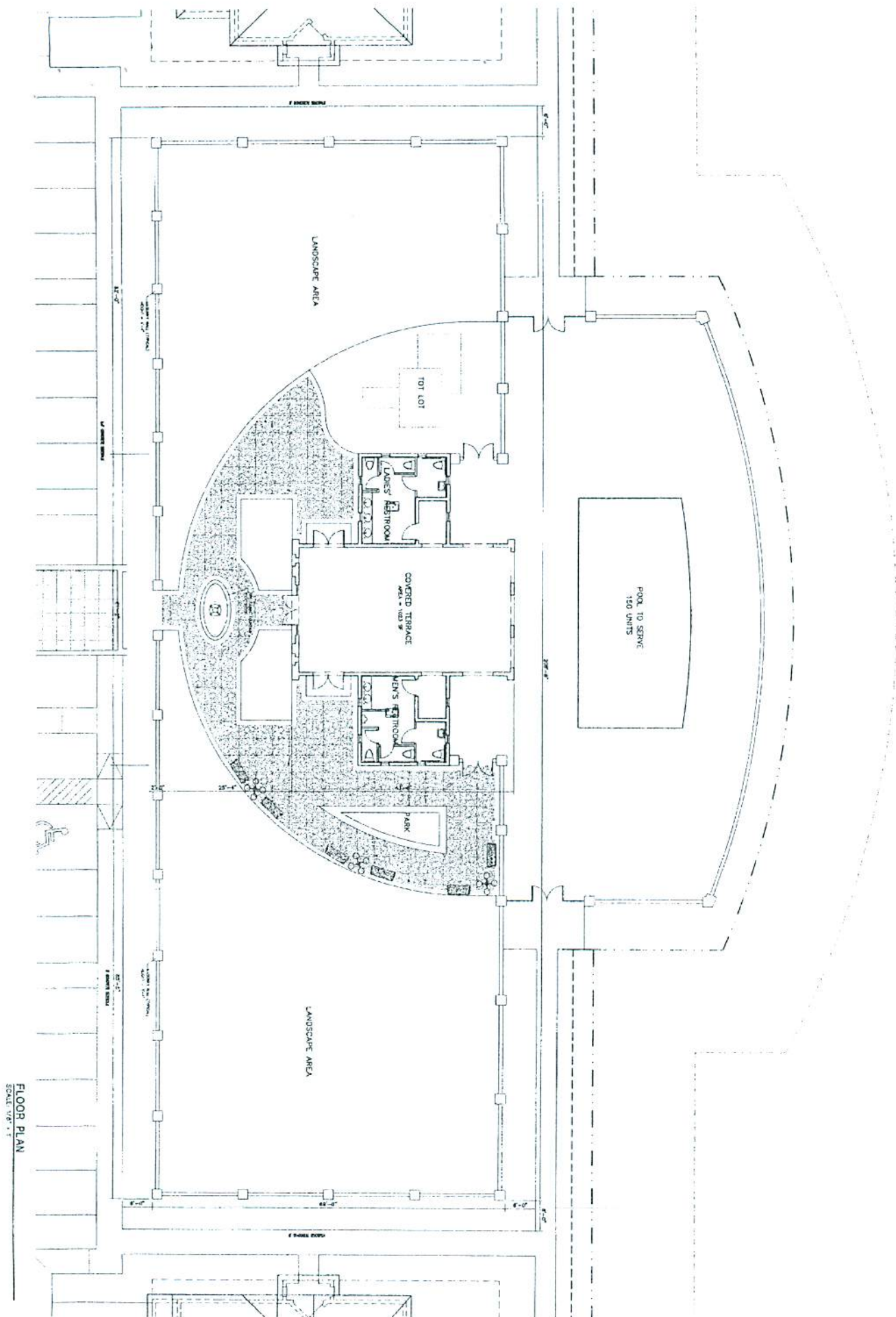


SA-1
JOB NO.:
DRAWN BY:
CHECKED BY:
DATE: 02/20/07
SIT PLAN & ELEVATIONS

ENTRY & DECORATIVE WALL

99 CENTURY PALMS AT DORAL - SOUTH
CENTURY HOMEBUILDERS OF SOUTH FL, LLC
CITY OF DORAL, FLORIDA

PASCUAL
KINZLER
& ASSOCIATES, INC.
ARCHITECTS - PLANNERS
1000 W. 10TH AVENUE, SUITE 100
DORAL, FLORIDA 33126
TELEPHONE: 305.592.0000
FACSIMILE: 305.592.0000
WWW.PASCUALKINZLER.COM
REVISED: 02/20/07



FLOOR PLAN
SCALE: 1/8" = 1'

SHEET NO.

SA.2

DATE: 01/01/01
SCALE: AS SHOWN
DRAWN: JF
CHK'D: NA

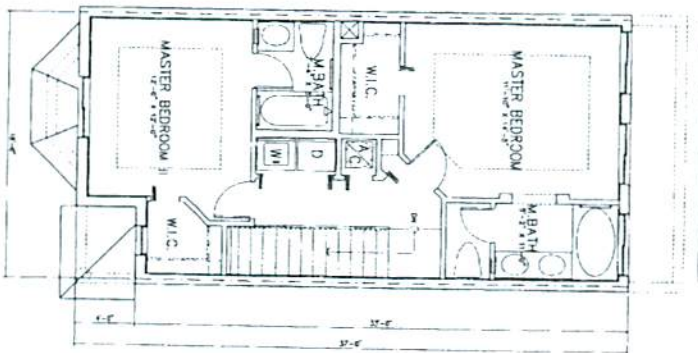
POOL ELEVATION

"CENTURY PALMS AT DORAL - SOUTH"
CENTURY HOMEBUILDERS OF SOUTH FL, LLC.
CITY OF DORAL, FLORIDA

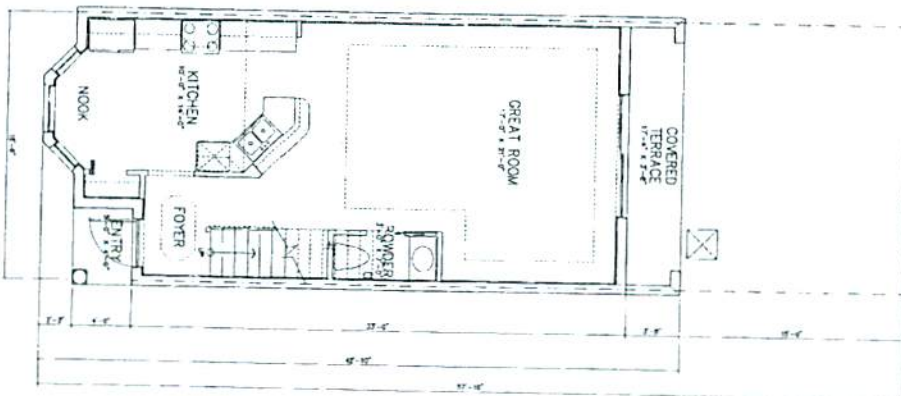
PASCUAL
PEREZ
KILLODJIAN
& ASSOCIATES
ARCHITECTS, P.A.
1000 N. W. 10TH AVE., SUITE 100
MIAMI, FLORIDA 33136
TEL: (305) 371-1111
FAX: (305) 371-1112
WWW.PKAD.COM

AREA CALCULATIONS

1ST FLOOR	860.24 SQUARE FEET
2ND FLOOR	800.80 SQUARE FEET
TOTAL, A.C.	1661.04 SQUARE FEET
ENTRY	30.42 SQUARE FEET
TOTAL	1291.77 SQUARE FEET



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

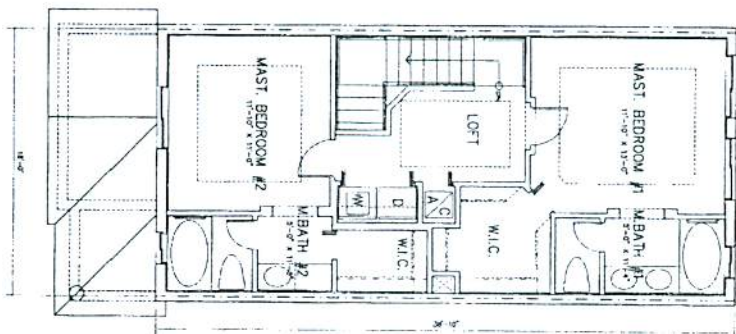


"CENTURY PALMS AT DORAL - SOUTH"
CENTURY HOMEBUILDERS OF SOUTH FL., LLC
CITY OF DORAL, FLORIDA

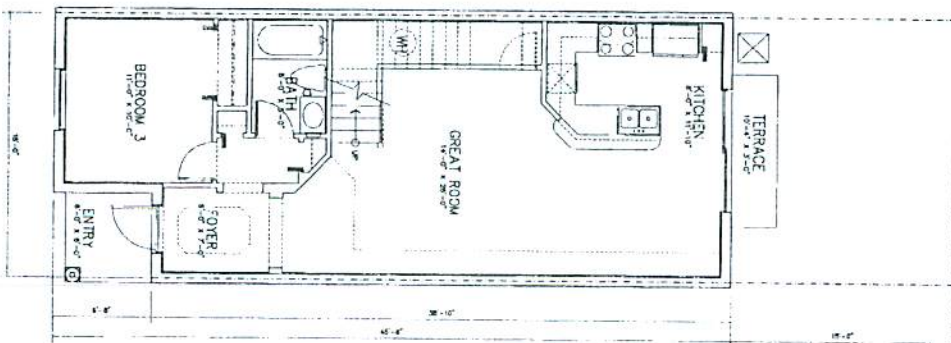
PASCUAL PEREZ KLUDDIJAN & ASSOCIATES, INC.
ARCHITECTS PLANNERS
10000 N.W. 11TH AVENUE, SUITE 100
DORAL, FLORIDA 33126
TEL: (305) 251-1111
FAX: (305) 251-1112
WWW.PP&A.COM

AREA CALCULATIONS:

1ST FLOOR	792.11 SQUARE FEET
2ND FLOOR	645.72 SQUARE FEET
TOTAL A/C AREA	1437.83 SQUARE FEET
ENTRY	23.87 SQUARE FEET
TOTAL AREA	1461.80 SQUARE FEET



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KUDDUSIAN
A ASSOCIATES, INC.
ARCHITECTS - PLANNERS
1000 N. W. 10TH AVENUE
SUITE 1000
MIAMI, FL 33136
TEL: 305.575.1111
FAX: 305.575.1112
WWW.PASCUALPEREZKUDDUSIAN.COM

"CENTURY PALMS AT DORAL - SOUTH"
CENTURY HOMEBUILDERS OF SOUTH FL, LLC
CITY OF DORAL, FLORIDA

W. VILAS

UNIT 1

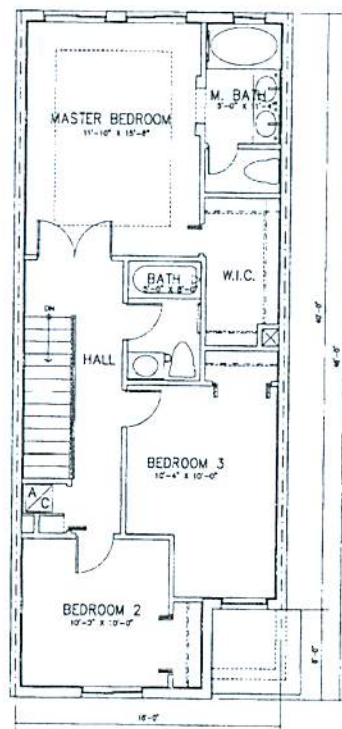
DATE: 01.09.2007

SCALE: 1/4" = 1'-0"

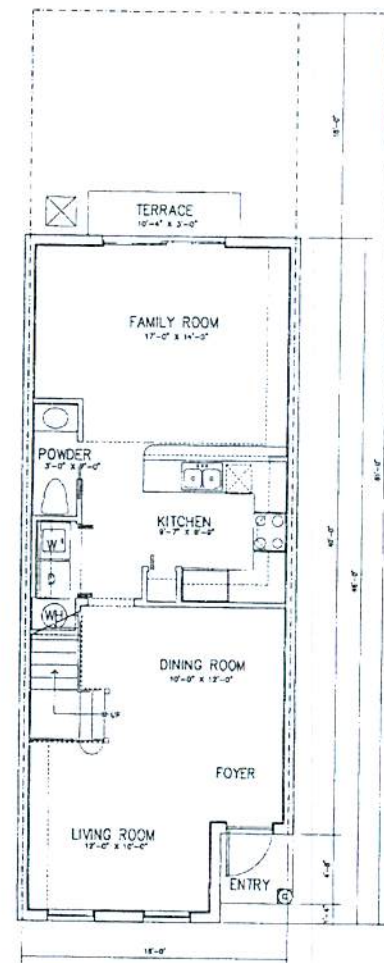
DESIGNER: P

DATE: 01.09.2007

1ST FLOOR	800.00 SQUARE FEET
2ND FLOOR	786.15 SQUARE FEET
TOTAL A/C. AREA	1586.15 SQUARE FEET
ENTRY	23.35 SQUARE FEET
TOTAL	1589.50 SQUARE FEET



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

**PASCUAL
PEREZ
KILIDDJIAN**
& ASSOCIATES, INC.
ARCHITECTS • PLANNERS

EDUARDO PEREZ, MBA
LICENSE NO.: AR 90553M
MARIO P. PASQUIN, MBA
LICENSE NO.: AR 90885A

AT THE BEACON CENTER
1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
<http://www.ppkarch.com>

REVISIONS :

11/29/2007

³⁸CENTURY PALMS AT DORAL - SOUTH³⁹
CENTURY HOMEBUILDERS OF SOUTH FL., LLC.
CITY OF DORAL, FLORIDA

18 VILLAS

UNIT C

DATE : 01 APR 2007

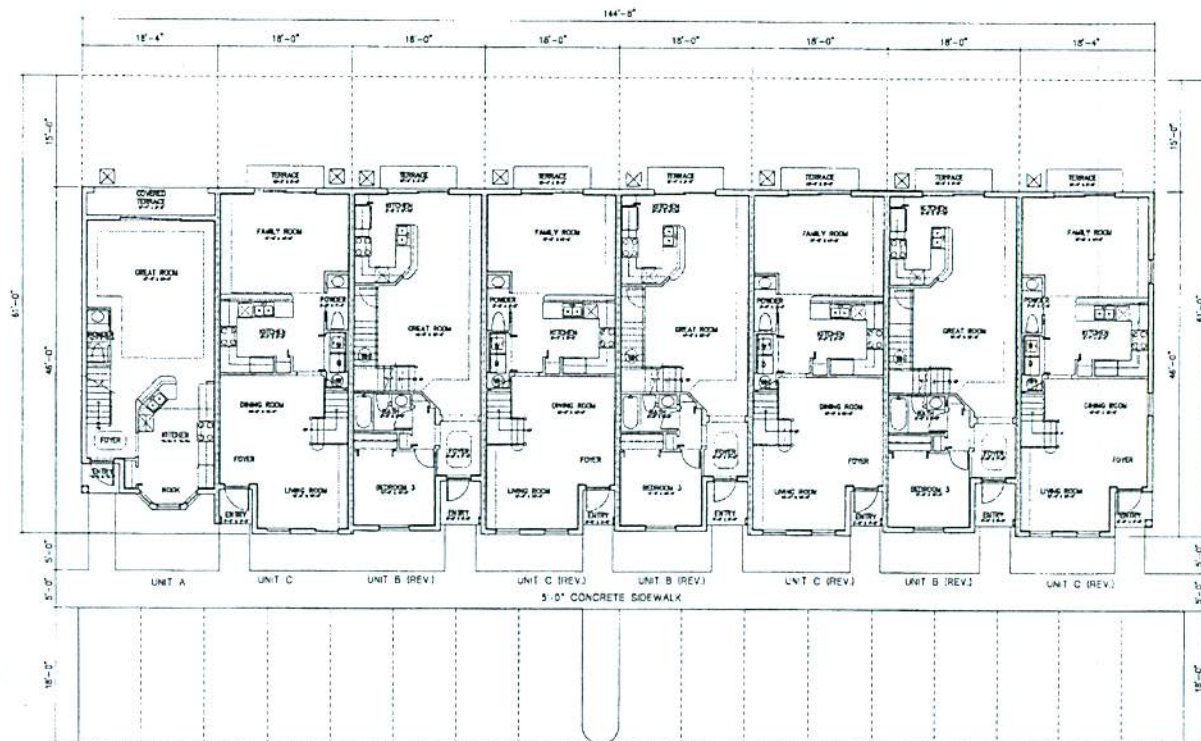
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DEAWN: 8

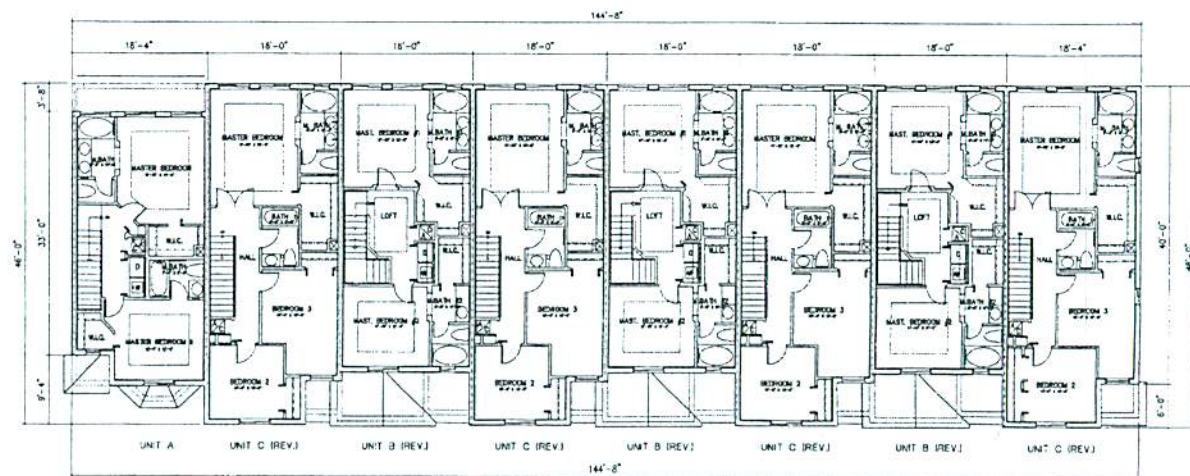
JOB NO. :

A-3

SHEET NO.



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

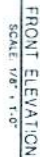
PASCUAL
PEREZ
KILIDDJIAN
& ASSOCIATES, INC.
ARCHITECTS - PLANNERS

EDUARDO PEREZ, AIA
JENNIFER KILIDDJIAN, AIA
JENNIFER PEREZ, AIA
JENNIFER KILIDDJIAN, AIA
AT THE BEACON CENTER
1300 NW 84th AVENUE
DORAL, FLORIDA - 33176
TELEPHONE: (305) 593-1303
FACSIMILE: (305) 593-1303
WWW.PKARCH.COM
REVISIONS:
12/04/2007

25 CENTURY PALMS AT DORAL - SOUTH²⁹
CENTURY HOMEBUILDERS OF SOUTH FL., LLC.
CITY OF DORAL, FLORIDA

18 VILLAS
BUILDING TYPE I
FLOOR PLANS
DATE: 03.09.2007
SCALE: 1/8" = 1'-0"
DRAWN: JG
JOB NO.:

A-4
SHEET NO.:



SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



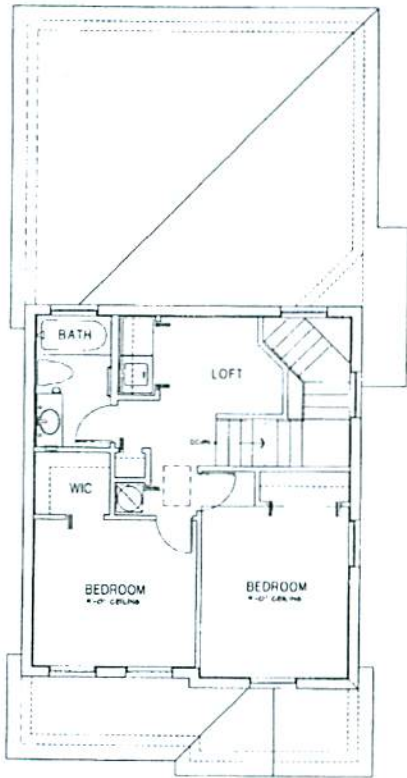
SCALE 1/8" = 1'-0"



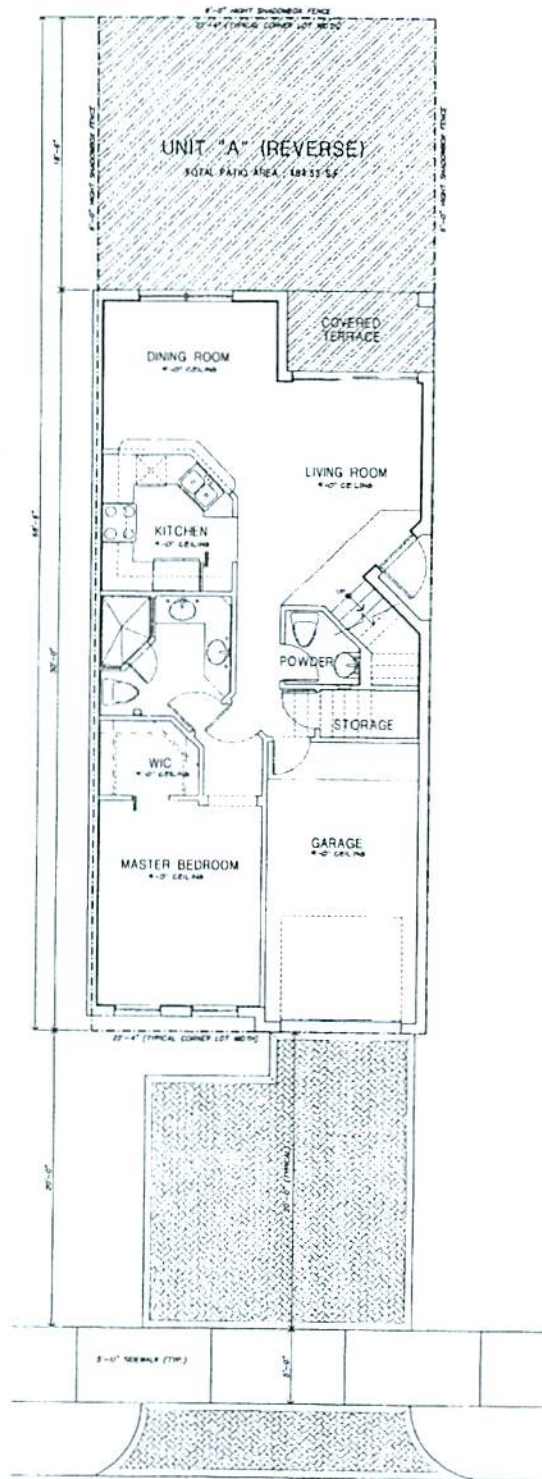
SCALE 1/8" = 1'-0"

Area Calculations

1ST FLOOR A/C SPACE	844.8 SQUARE FEET
2ND FLOOR A/C SPACE	844.8 SQUARE FEET
TOTAL A/C SPACE	1689.6 SQUARE FEET
GARAGE	240 SQUARE FEET
COVERED ENTRY	18 SQUARE FEET
COVERED TERRACE	88 SQUARE FEET
TOTAL	2035.6 SQUARE FEET



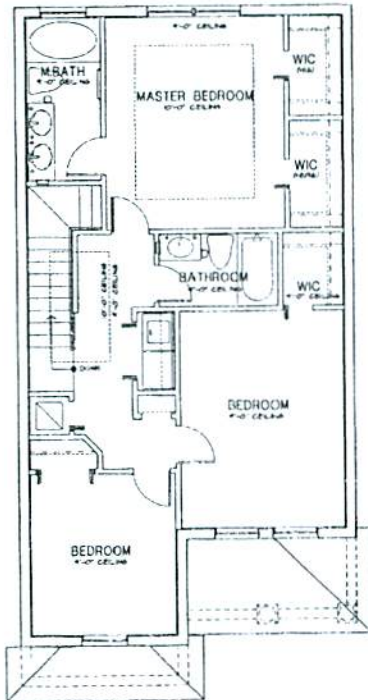
UNIT "A" - CORNER CONDITION
SECOND FLOOR PLAN
SCALE: 1/4" = 1'



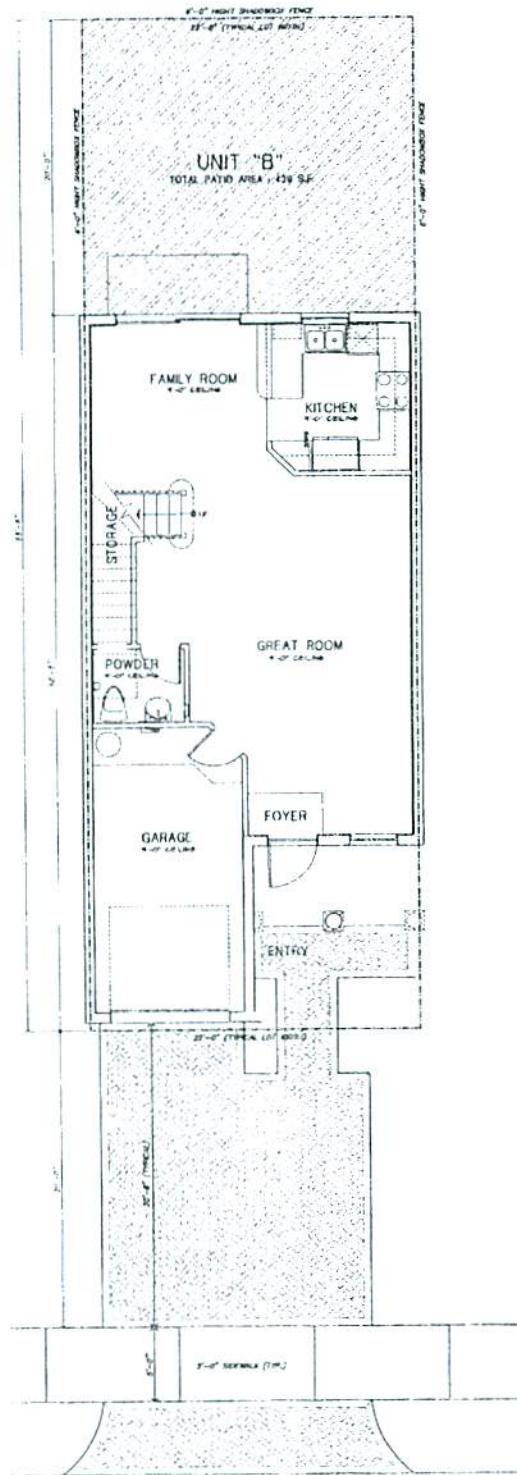
UNIT "A" - CORNER CONDITION
FIRST FLOOR PLAN
SCALE: 1/4" = 1'

Area Calculations

1ST FLOOR AND SPACE	18 SQUARE FEET
2ND FLOOR AND SPACE	208 SQUARE FEET
TOTAL A/C SPACE	226 SQUARE FEET
BATHING	3.3 SQUARE FEET
COVERED ENTRY PORCH	7 SQUARE FEET
BALCONY	18 SQUARE FEET
TOTAL	262 SQUARE FEET



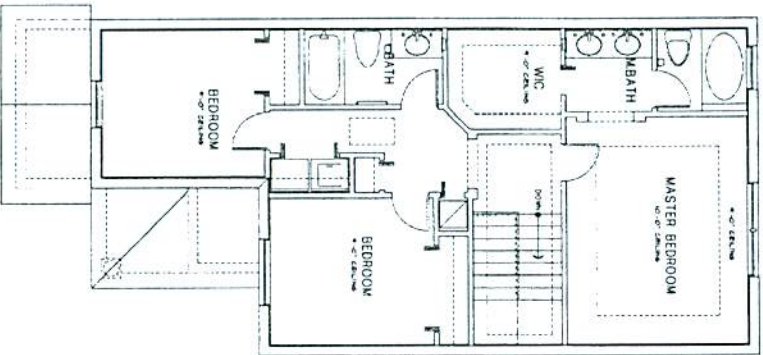
UNIT "B" - INTERIOR CONDITION
SECOND FLOOR PLAN
SCALE: 1/4" = 1'



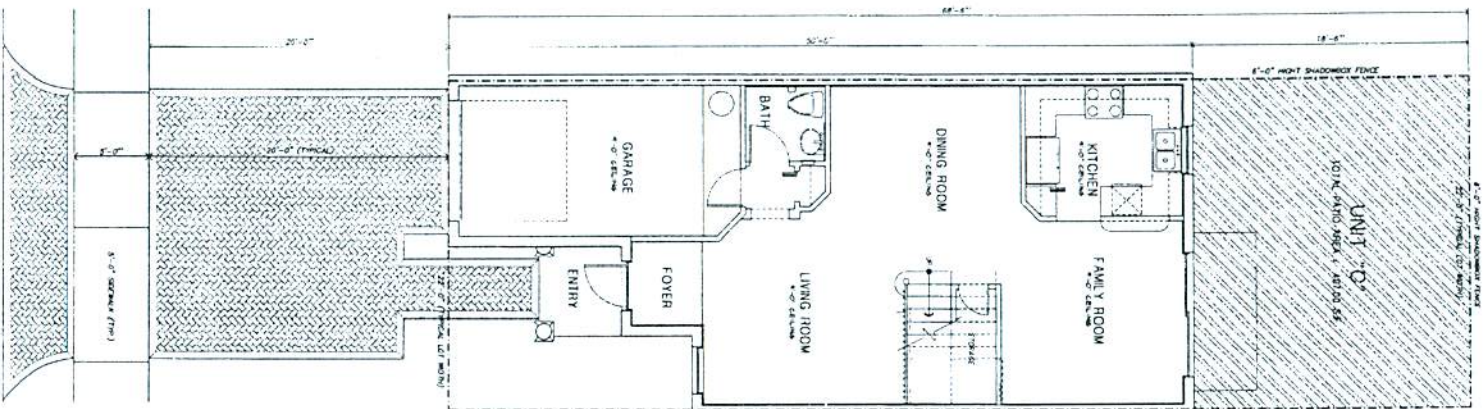
UNIT "B" - INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE: 1/4" = 1'

Area Calculations

1st Floor Area	1,014.4 sq. ft.
2nd Floor Area	1,014.4 sq. ft.
3rd Floor Area	1,014.4 sq. ft.
4th Floor Area	1,014.4 sq. ft.
5th Floor Area	1,014.4 sq. ft.
6th Floor Area	1,014.4 sq. ft.
7th Floor Area	1,014.4 sq. ft.
8th Floor Area	1,014.4 sq. ft.
9th Floor Area	1,014.4 sq. ft.
10th Floor Area	1,014.4 sq. ft.
11th Floor Area	1,014.4 sq. ft.
12th Floor Area	1,014.4 sq. ft.
13th Floor Area	1,014.4 sq. ft.
14th Floor Area	1,014.4 sq. ft.
15th Floor Area	1,014.4 sq. ft.
16th Floor Area	1,014.4 sq. ft.
17th Floor Area	1,014.4 sq. ft.
18th Floor Area	1,014.4 sq. ft.
19th Floor Area	1,014.4 sq. ft.
20th Floor Area	1,014.4 sq. ft.
21st Floor Area	1,014.4 sq. ft.
22nd Floor Area	1,014.4 sq. ft.
23rd Floor Area	1,014.4 sq. ft.
24th Floor Area	1,014.4 sq. ft.
25th Floor Area	1,014.4 sq. ft.
26th Floor Area	1,014.4 sq. ft.
27th Floor Area	1,014.4 sq. ft.
28th Floor Area	1,014.4 sq. ft.
29th Floor Area	1,014.4 sq. ft.
30th Floor Area	1,014.4 sq. ft.
31st Floor Area	1,014.4 sq. ft.
32nd Floor Area	1,014.4 sq. ft.
33rd Floor Area	1,014.4 sq. ft.
34th Floor Area	1,014.4 sq. ft.
35th Floor Area	1,014.4 sq. ft.
36th Floor Area	1,014.4 sq. ft.
37th Floor Area	1,014.4 sq. ft.
38th Floor Area	1,014.4 sq. ft.
39th Floor Area	1,014.4 sq. ft.
40th Floor Area	1,014.4 sq. ft.
41st Floor Area	1,014.4 sq. ft.
42nd Floor Area	1,014.4 sq. ft.
43rd Floor Area	1,014.4 sq. ft.
44th Floor Area	1,014.4 sq. ft.
45th Floor Area	1,014.4 sq. ft.
46th Floor Area	1,014.4 sq. ft.
47th Floor Area	1,014.4 sq. ft.
48th Floor Area	1,014.4 sq. ft.
49th Floor Area	1,014.4 sq. ft.
50th Floor Area	1,014.4 sq. ft.
51st Floor Area	1,014.4 sq. ft.
52nd Floor Area	1,014.4 sq. ft.
53rd Floor Area	1,014.4 sq. ft.
54th Floor Area	1,014.4 sq. ft.
55th Floor Area	1,014.4 sq. ft.
56th Floor Area	1,014.4 sq. ft.
57th Floor Area	1,014.4 sq. ft.
58th Floor Area	1,014.4 sq. ft.
59th Floor Area	1,014.4 sq. ft.
60th Floor Area	1,014.4 sq. ft.
61st Floor Area	1,014.4 sq. ft.
62nd Floor Area	1,014.4 sq. ft.
63rd Floor Area	1,014.4 sq. ft.
64th Floor Area	1,014.4 sq. ft.
65th Floor Area	1,014.4 sq. ft.
66th Floor Area	1,014.4 sq. ft.
67th Floor Area	1,014.4 sq. ft.
68th Floor Area	1,014.4 sq. ft.
69th Floor Area	1,014.4 sq. ft.
70th Floor Area	1,014.4 sq. ft.
71st Floor Area	1,014.4 sq. ft.
72nd Floor Area	1,014.4 sq. ft.
73rd Floor Area	1,014.4 sq. ft.
74th Floor Area	1,014.4 sq. ft.
75th Floor Area	1,014.4 sq. ft.
76th Floor Area	1,014.4 sq. ft.
77th Floor Area	1,014.4 sq. ft.
78th Floor Area	1,014.4 sq. ft.
79th Floor Area	1,014.4 sq. ft.
80th Floor Area	1,014.4 sq. ft.
81st Floor Area	1,014.4 sq. ft.
82nd Floor Area	1,014.4 sq. ft.
83rd Floor Area	1,014.4 sq. ft.
84th Floor Area	1,014.4 sq. ft.
85th Floor Area	1,014.4 sq. ft.
86th Floor Area	1,014.4 sq. ft.
87th Floor Area	1,014.4 sq. ft.
88th Floor Area	1,014.4 sq. ft.
89th Floor Area	1,014.4 sq. ft.
90th Floor Area	1,014.4 sq. ft.
91st Floor Area	1,014.4 sq. ft.
92nd Floor Area	1,014.4 sq. ft.
93rd Floor Area	1,014.4 sq. ft.
94th Floor Area	1,014.4 sq. ft.
95th Floor Area	1,014.4 sq. ft.
96th Floor Area	1,014.4 sq. ft.
97th Floor Area	1,014.4 sq. ft.
98th Floor Area	1,014.4 sq. ft.
99th Floor Area	1,014.4 sq. ft.
100th Floor Area	1,014.4 sq. ft.

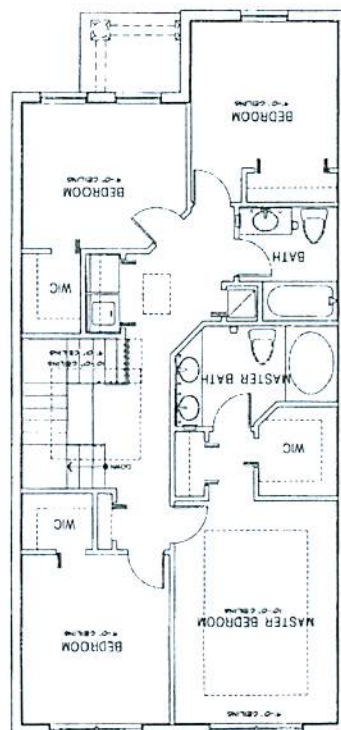


UNIT "C" - INTERIOR CONDITION
SECOND FLOOR PLAN
SCALE: 1/4" = 1'

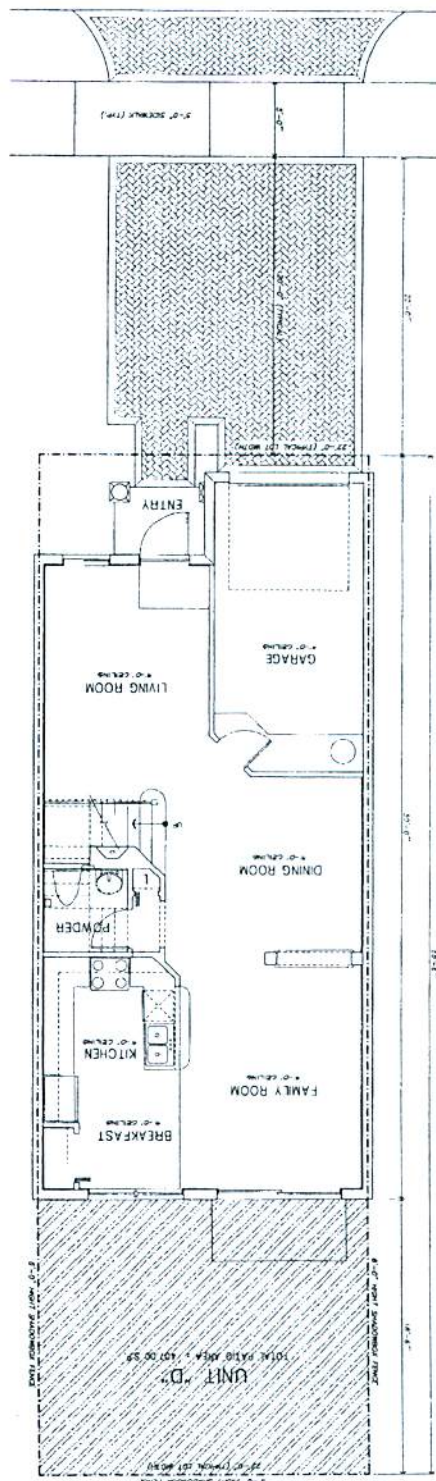


UNIT "C" - INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE: 1/4" = 1'

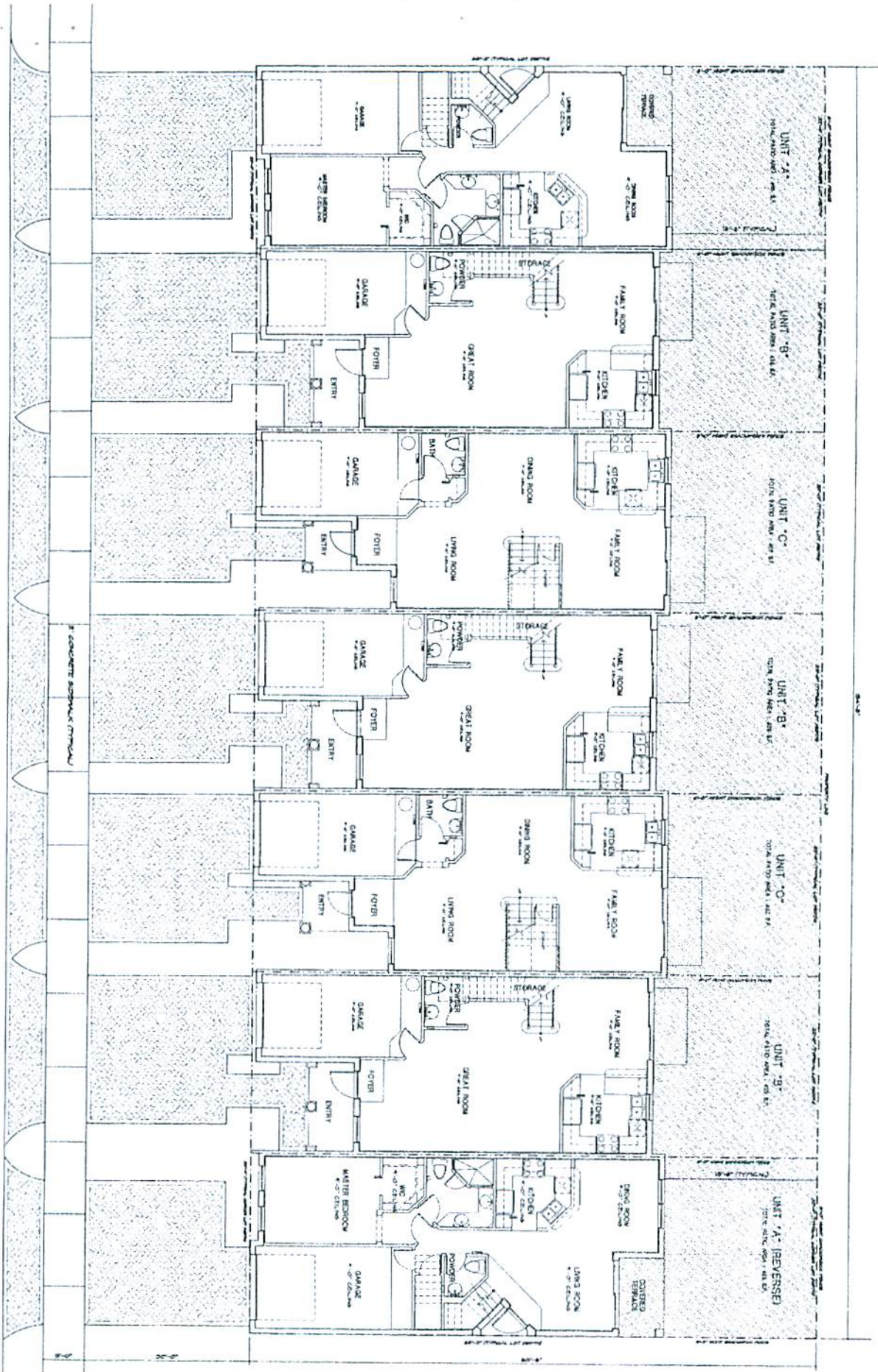
UNIT "D" - INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE: 1/4" = 1'



Area	Location	Area	Location
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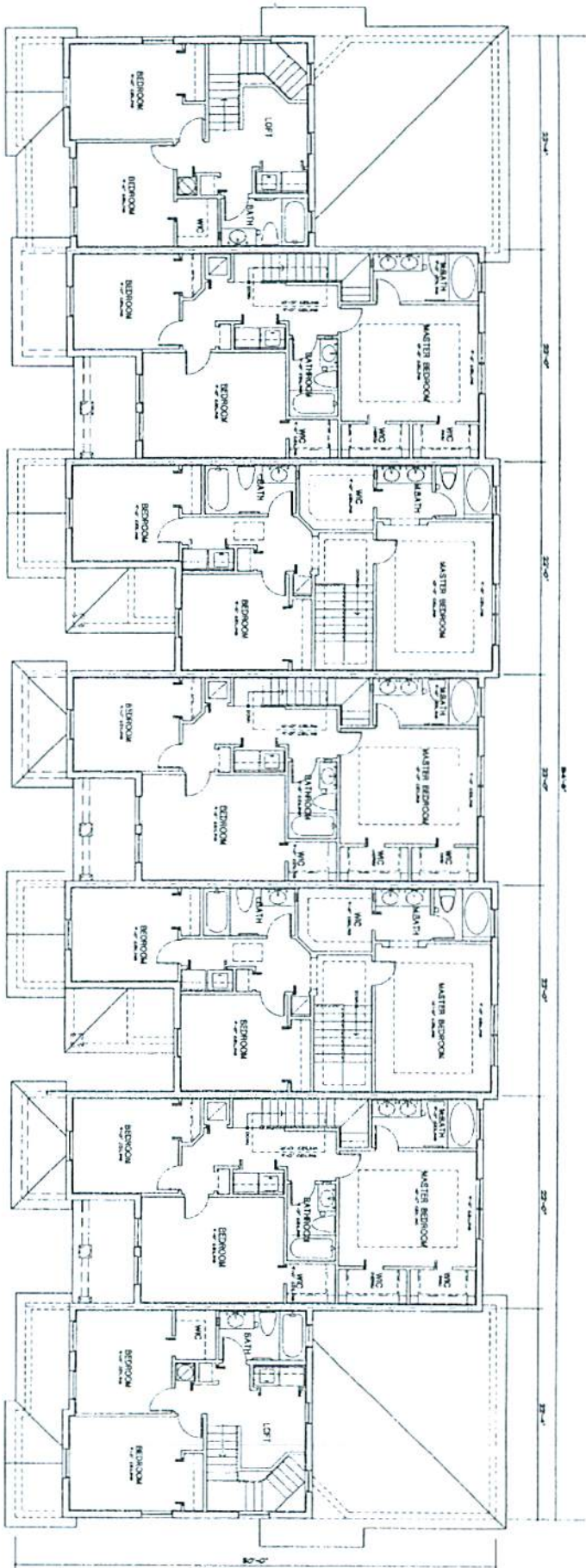


22' TOWNHOMES - TYPICAL BUILDING - FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



"CENTURY PALMS AT DORAL - SOUTH"
CENTURY HOMEBUILDERS OF SOUTH FL, LLC.
CITY OF DORAL, FLORIDA

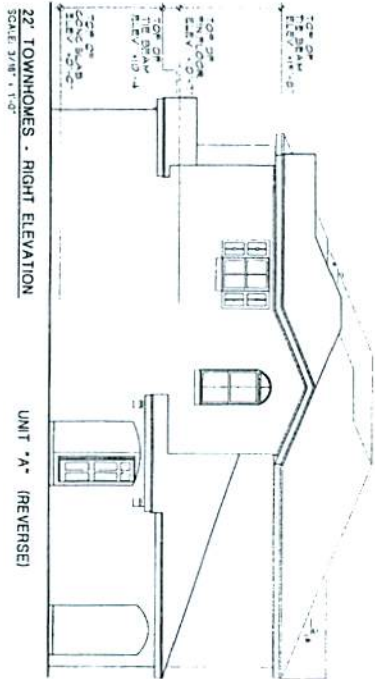
PASQUAL
PEREZ
KLUDDIAN
& ASSOCIATES
ARCHITECTS, P.A.
10000 N. W. 11TH AVENUE
SUITE 100
DORAL, FLORIDA 33126
TEL: (305) 251-1111
FAX: (305) 251-1112
WWW.PASQUALPEREZKLUDDIAN.COM



22' TOWNHOMES - TYPICAL BUILDING - SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"

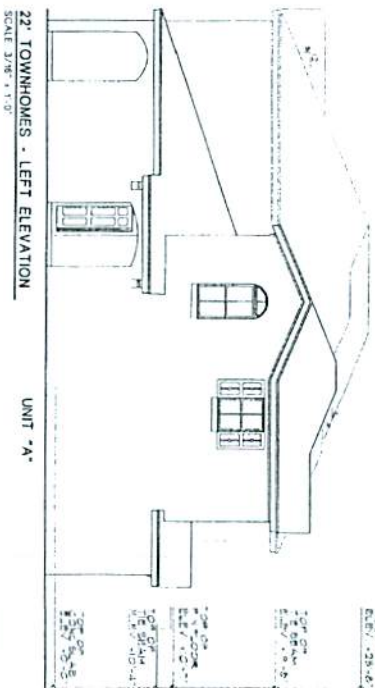
"CENTURY PALMS AT DORAL - SOUTH"
CENTURY HOMEBUILDERS OF SOUTH FL., LLC.
CITY OF DORAL, FLORIDA

PASCUAL
PEREZ
KIUDJIAN
& ASSOCIATES
ARCHITECTS - PLANNERS
PROFESSIONAL - 4030 NW
14TH AVENUE, SUITE 200
MIAMI, FLORIDA 33150
TEL: 305.556.1234
FAX: 305.556.1235
WWW.PKAD.COM



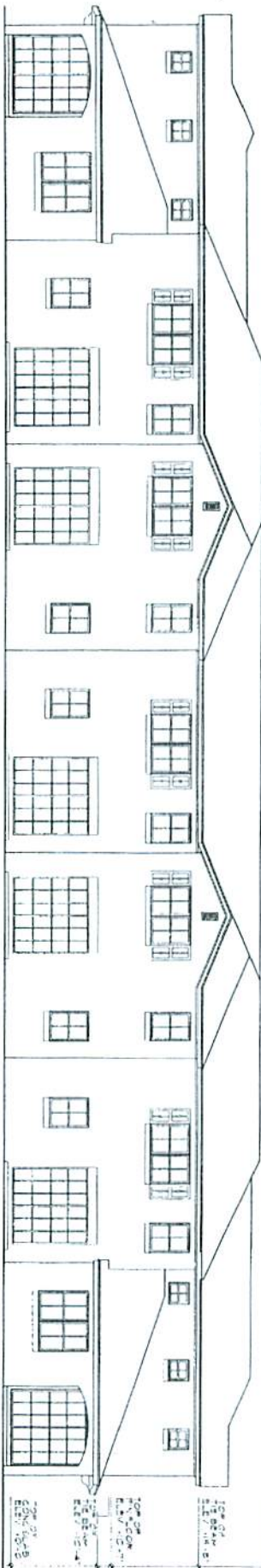
22: TOWNHOMES - RIGHT ELEVATION

UNIT "A" (REVERSE)



22: TOWNHOMES - LEFT ELEVATION

UNIT "A"



22: TOWNHOMES - REAR ELEVATION

UNIT "B"

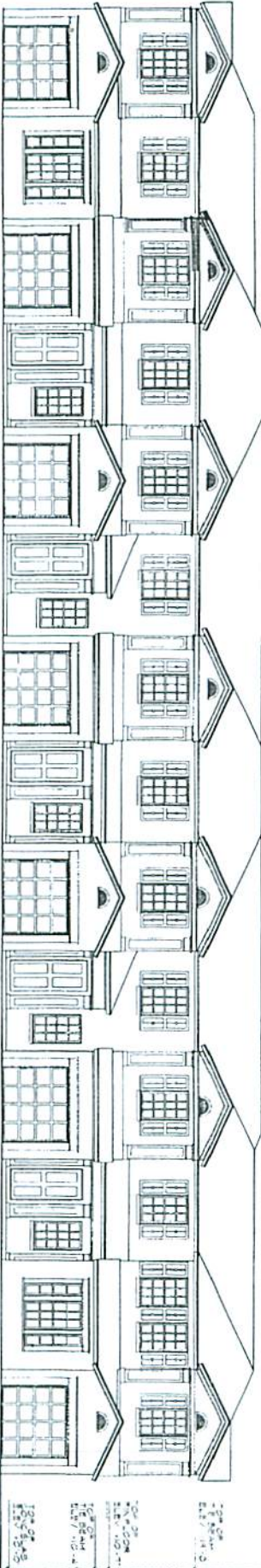
UNIT "C"

UNIT "B"

UNIT "C"

UNIT "B"

UNIT "A"



22: TOWNHOMES - FRONT ELEVATION

UNIT "B"

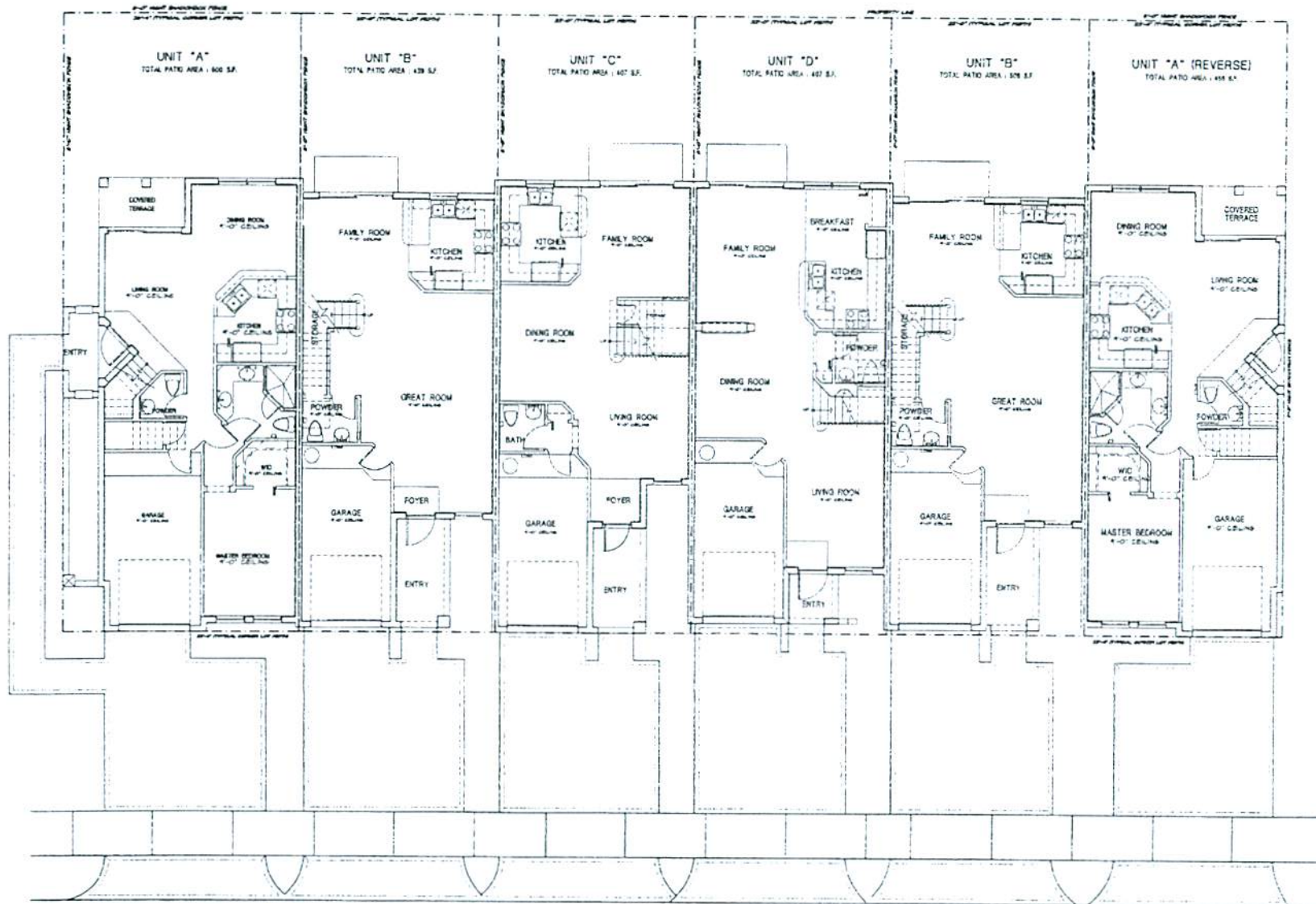
UNIT "C"

UNIT "B"

UNIT "C"

UNIT "B"

UNIT "A" (REVERSE)



22' TOWNHOMES - TYPICAL BUILDING - FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

PASCUAL
PEREZ
KILUDDJIAN
& ASSOCIATES
ARCHITECTS - PLANNERS

REGISTRATION NO. 14-00584

10000 N. BAYVIEW DRIVE
SUITE 100
DORAL, FLORIDA 33126
TELEPHONE: (305) 944-1000
FACSIMILE: (305) 944-1000

REVISED

PLANNING

22' CENTURY PALMS AT DORAL - SOUTHTM
CENTURY HOMEBUILDERS OF SOUTH FL., LLC
CITY OF DORAL, FLORIDA

DATE: 10/1/00
PRICE: \$200.00

DATE: 10/1/00

DATE: 10/1/00

DATE: 10/1/00

DATE: 10/1/00

DATE: 10/1/00

DATE: 10/1/00

DATE: 10/1/00

DATE: 10/1/00

DATE: 10/1/00

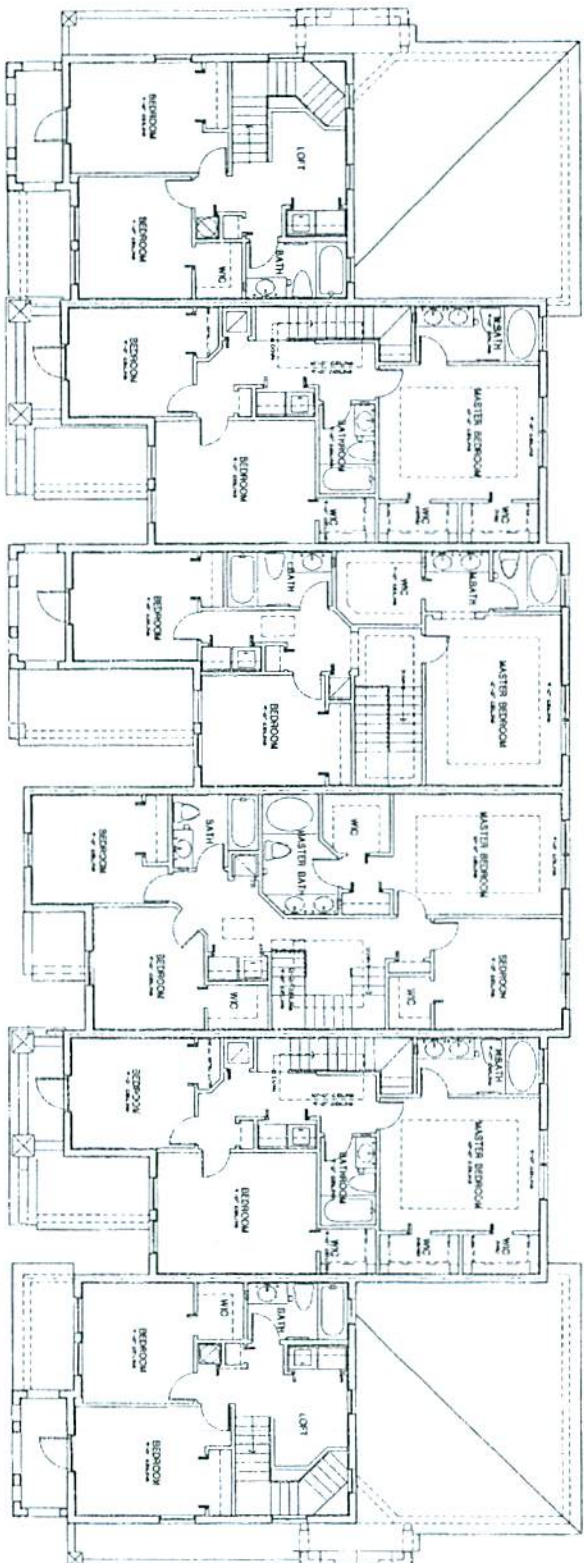
DATE: 10/1/00

DATE: 10/1/00

DATE: 10/1/00

DATE: 10/1/00

A-13



22' TOWNHOMES - TYPICAL BUILDING - SECOND FLOOR PLAN
SCALE 3/8" = 1'-0"

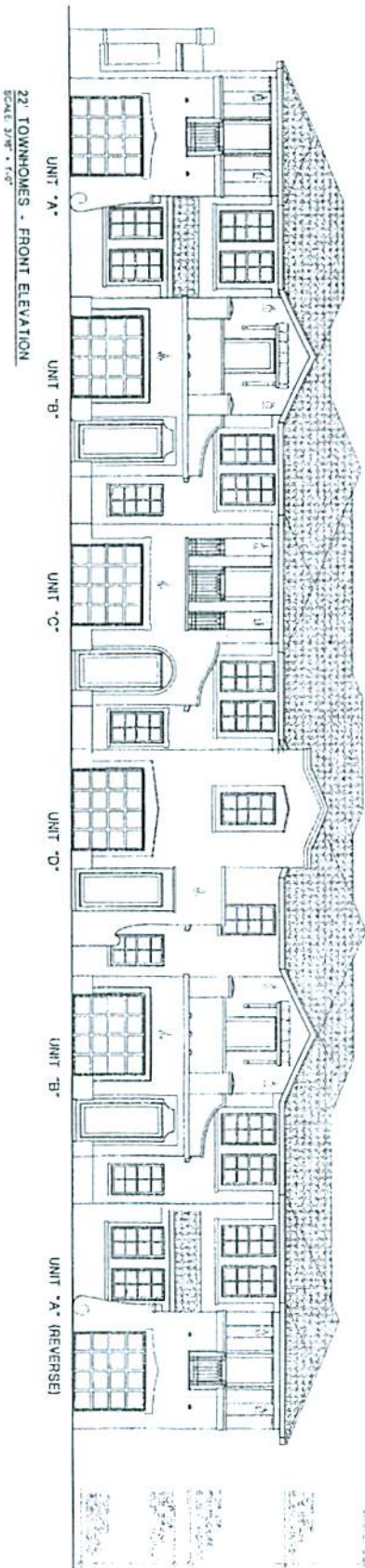
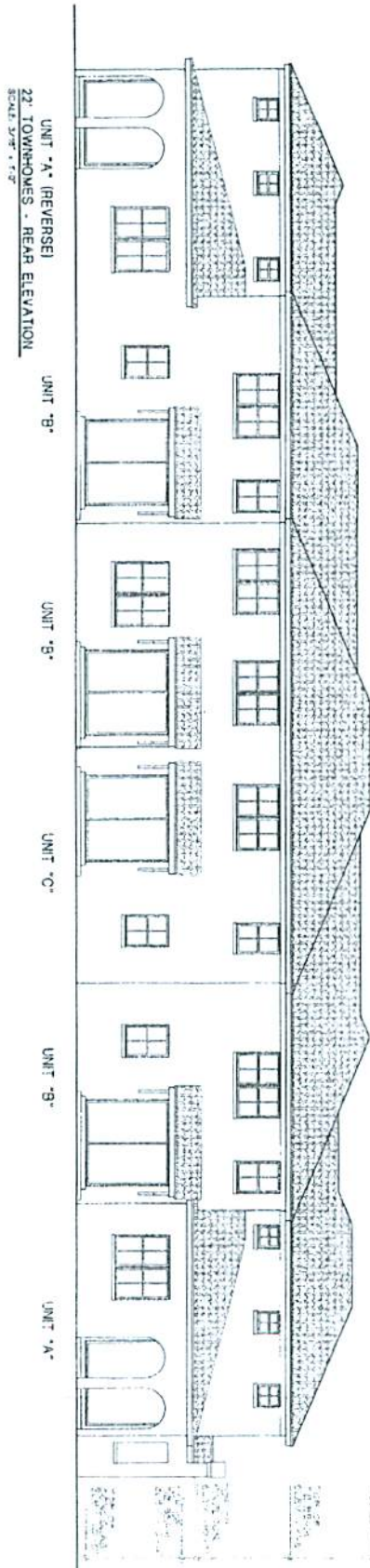
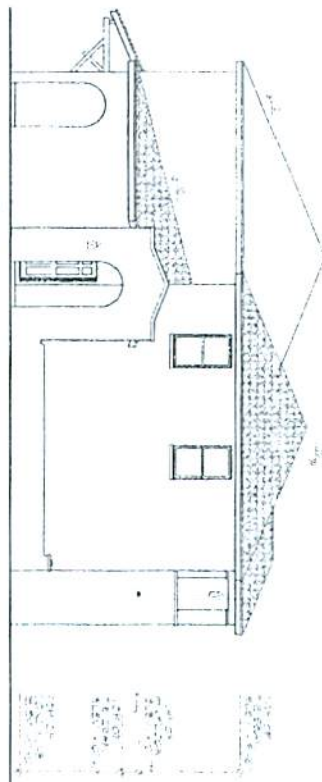
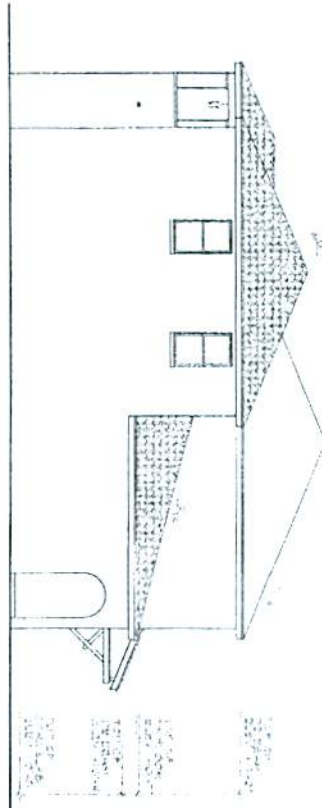
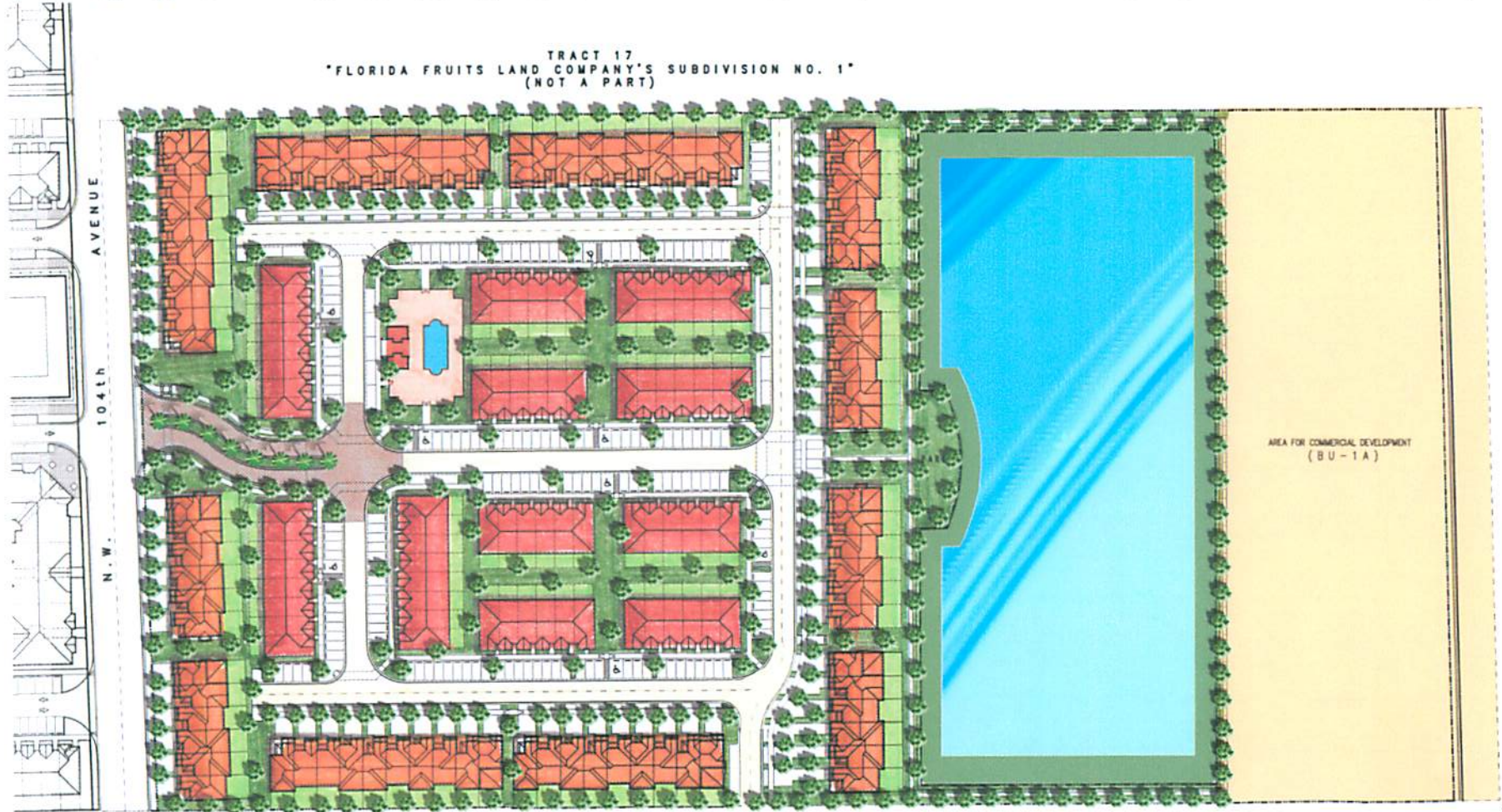


EXHIBIT “B”

CENTURY PALMS AT DORAL - NORTH

CENTURY HOME BUILDERS OF SOUTH FL., LLC

TRACT 17
"FLORIDA FRUITS LAND COMPANY'S SUBDIVISION NO. 1"
(NOT A PART)



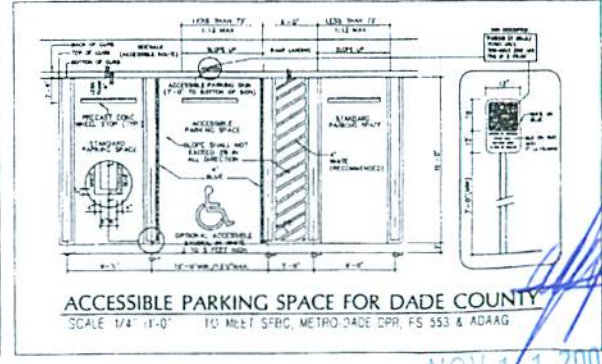
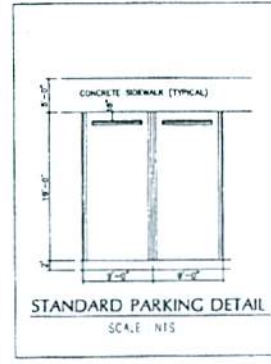
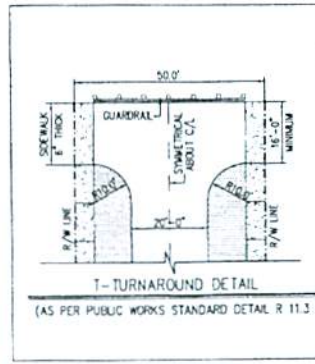
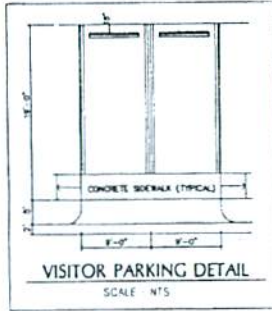
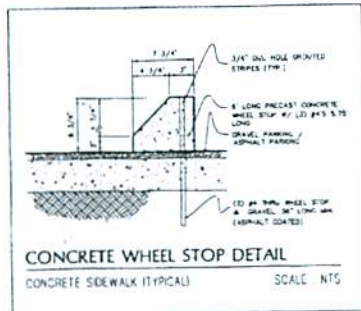
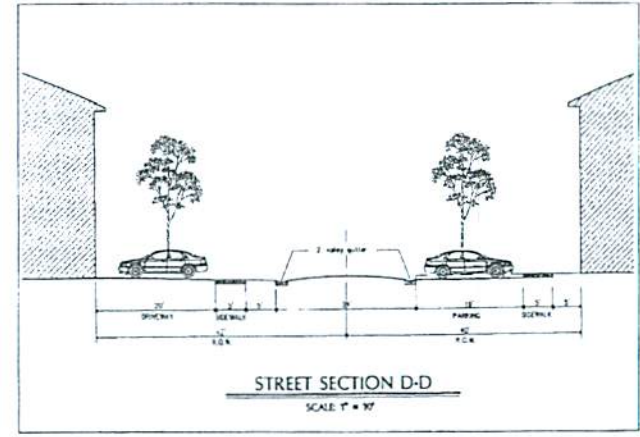
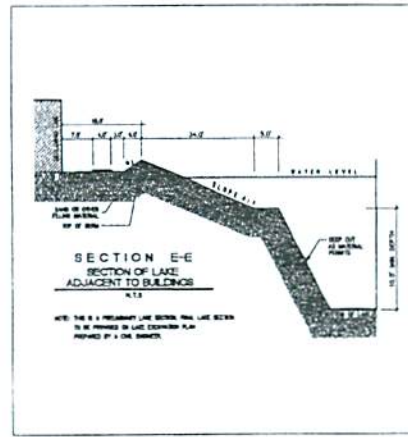
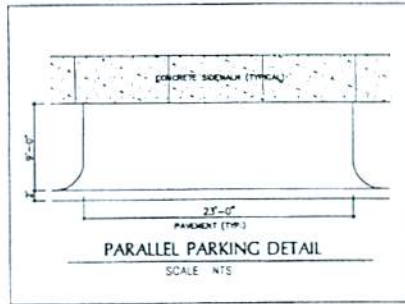
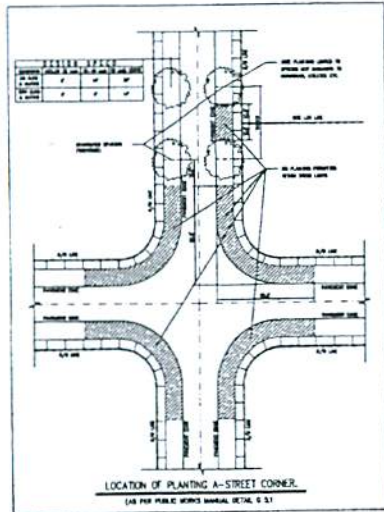
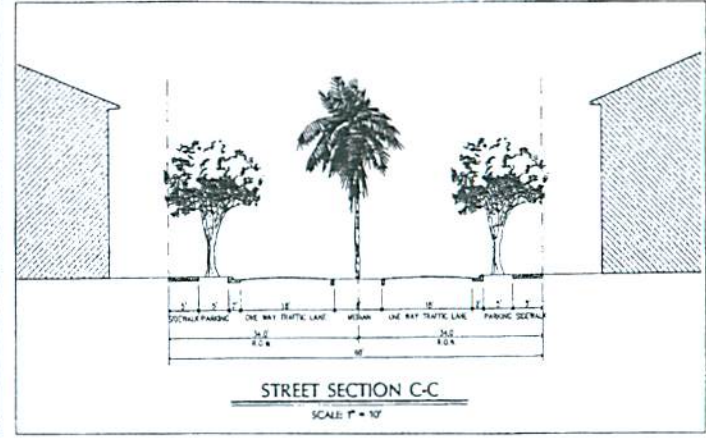
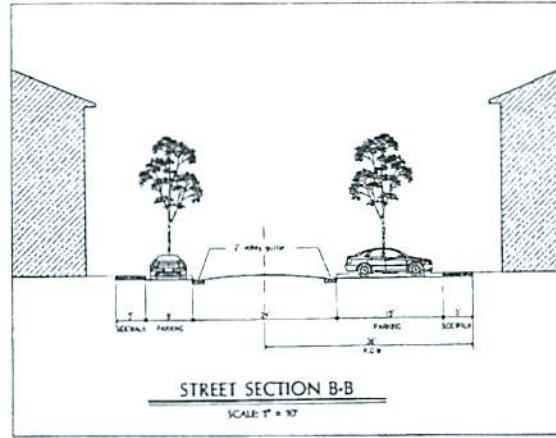
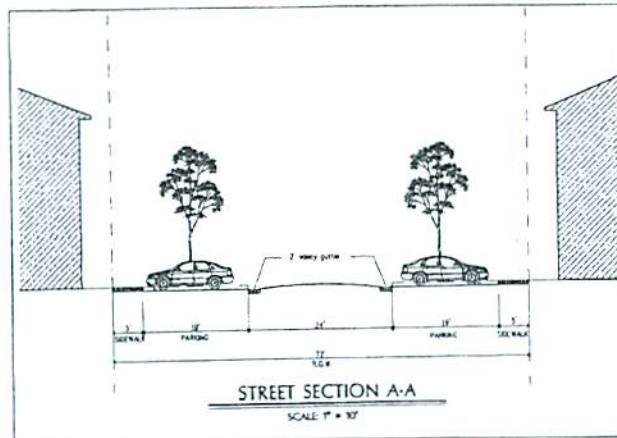
SITE PLAN



PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES
Architects - Planners

NOV 11 2007

Century Palms at Doral North
fka Century Palms II - RCVD 11/13/07
Owners: Jacqueline Property Holdings, LLC
Rezoning, Site Plan and Entry Feature
SW Corner of the NW 73rd St & NW 102 Ave
35-3017-001-0190 & 35-3017-001-0180



PASCUAL PEREZ KIUDDJIAN & ASSOCIATES, INC.
ARCHITECTS - PLANNERS

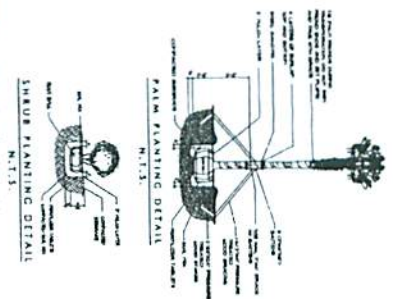
AT THE BEACON CENTER
1000 NW 84th AVENUE
DORAL, FLORIDA 33126
TEL: (305) 393-1000
FACSIMILE: (305) 393-1000
http://www.pkiarch.com

REVISIONS
1/06/2007

29
CENTURY PALMS AT DORAL - NORTH
CENTURY HOMESBUILDERS OF SOUTH FL., LLC.
CITY OF DORAL, FLORIDA

SITE PLAN - DETAILS
DATE: 11/1/2007
SCALE: 1/4" = 1'-0"
DRAWN: [Signature]
FOR: [Signature]
SHEET NO.: SP-2

NOV 1 1 2007



LANDSCAPE GENERAL NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF LANDSCAPE ARCHITECTURE" PUBLISHED BY THE LANDSCAPE ARCHITECTS ASSOCIATION OF AMERICA.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF LANDSCAPE ARCHITECTURE" PUBLISHED BY THE LANDSCAPE ARCHITECTS ASSOCIATION OF AMERICA.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF LANDSCAPE ARCHITECTURE" PUBLISHED BY THE LANDSCAPE ARCHITECTS ASSOCIATION OF AMERICA.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF LANDSCAPE ARCHITECTURE" PUBLISHED BY THE LANDSCAPE ARCHITECTS ASSOCIATION OF AMERICA.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF LANDSCAPE ARCHITECTURE" PUBLISHED BY THE LANDSCAPE ARCHITECTS ASSOCIATION OF AMERICA.

TREE SCHEDULE

SYMBOL	PLANT NAME	SIZE	QUANTITY	REMARKS
1	FLORIDA PALM	12" DBH	10	
2	FLORIDA PALM	12" DBH	10	
3	FLORIDA PALM	12" DBH	10	
4	FLORIDA PALM	12" DBH	10	
5	FLORIDA PALM	12" DBH	10	

SHRUB SCHEDULE

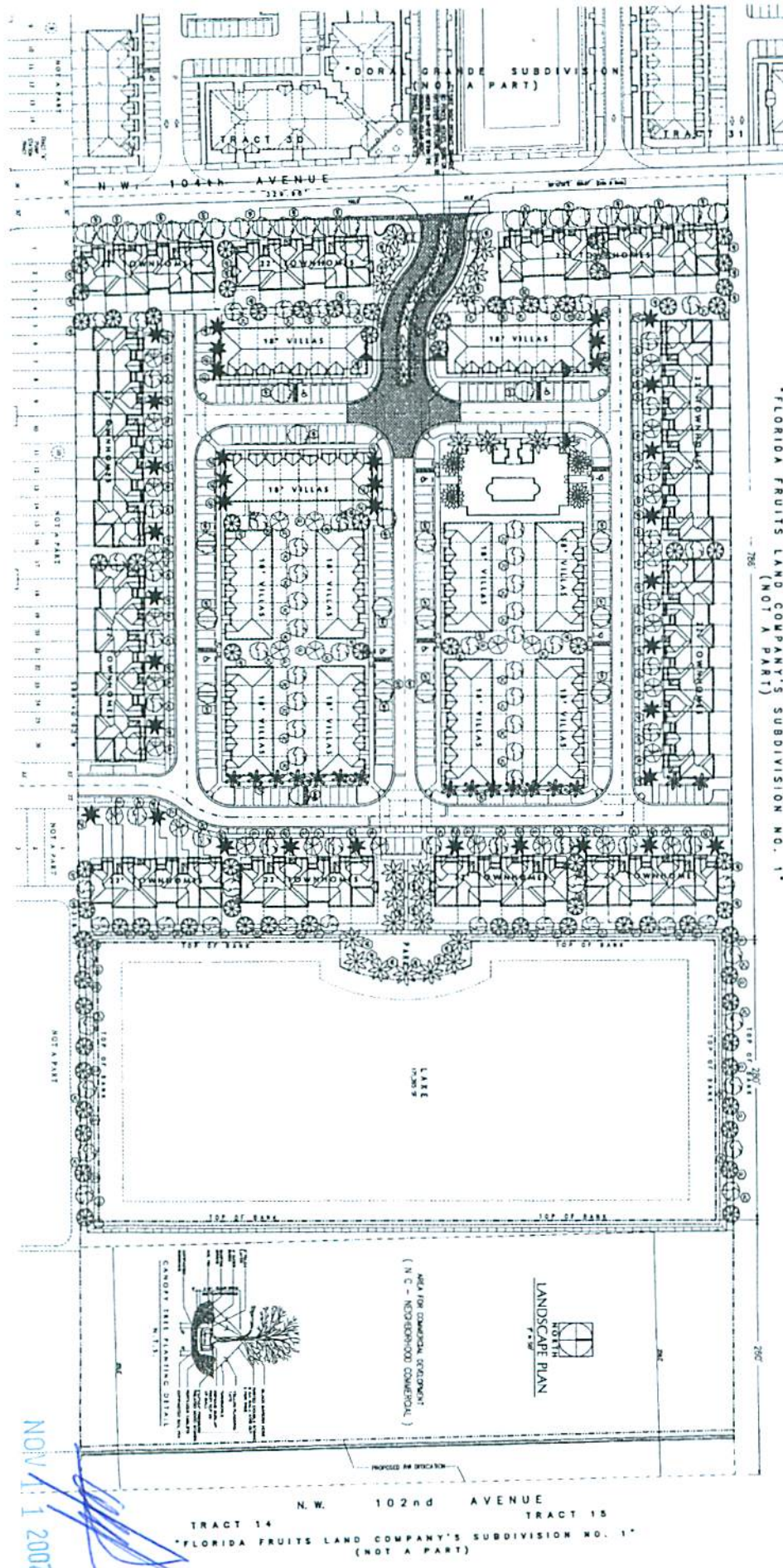
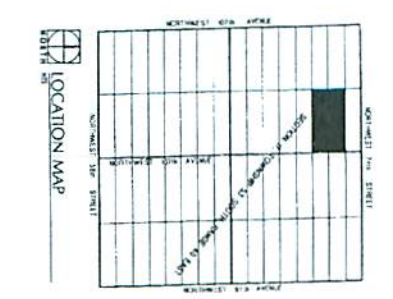
SYMBOL	PLANT NAME	SIZE	QUANTITY	REMARKS
6	FLORIDA PALM	12" DBH	10	
7	FLORIDA PALM	12" DBH	10	
8	FLORIDA PALM	12" DBH	10	
9	FLORIDA PALM	12" DBH	10	
10	FLORIDA PALM	12" DBH	10	

GROUND COVERS

SYMBOL	PLANT NAME	SIZE	QUANTITY	REMARKS
11	FLORIDA PALM	12" DBH	10	
12	FLORIDA PALM	12" DBH	10	
13	FLORIDA PALM	12" DBH	10	
14	FLORIDA PALM	12" DBH	10	
15	FLORIDA PALM	12" DBH	10	

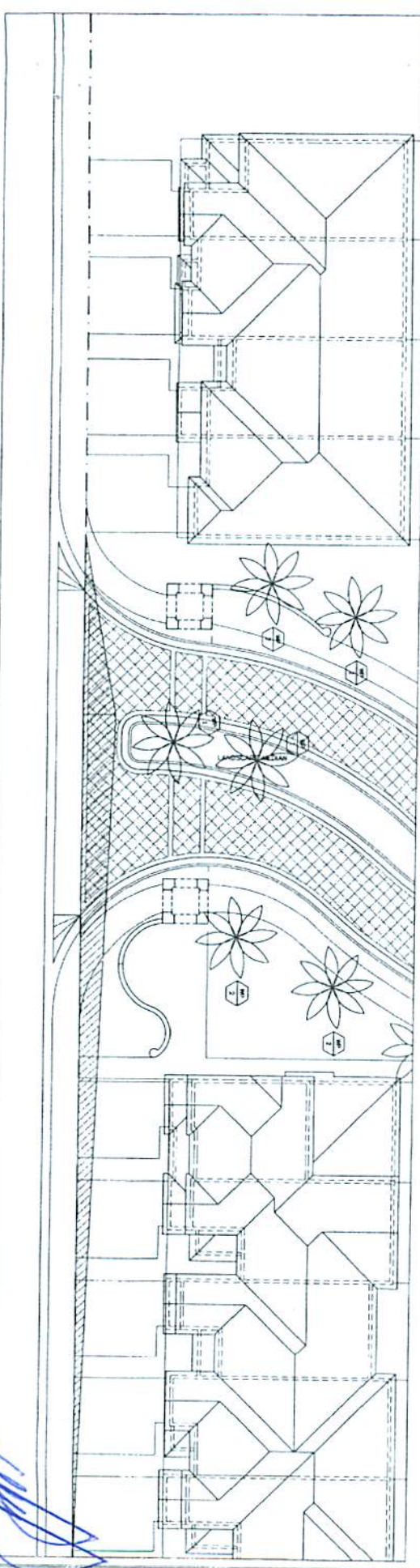
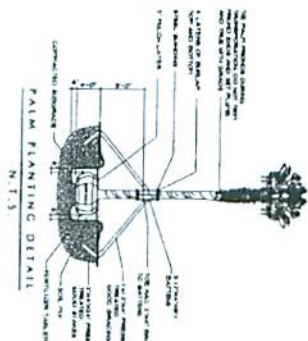
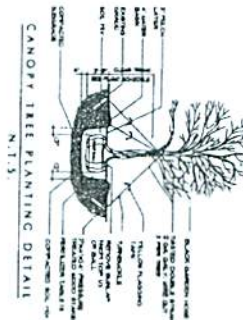
LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
1	FLORIDA PALM
2	FLORIDA PALM
3	FLORIDA PALM
4	FLORIDA PALM
5	FLORIDA PALM
6	FLORIDA PALM
7	FLORIDA PALM
8	FLORIDA PALM
9	FLORIDA PALM
10	FLORIDA PALM
11	FLORIDA PALM
12	FLORIDA PALM
13	FLORIDA PALM
14	FLORIDA PALM
15	FLORIDA PALM



TREE SCHEDULE

ITEM NO.	QUANTITY	PLANT NAME	PLANT SIZE	PLANT TYPE	PLANT SPECIES	PLANT HEIGHT	PLANT WIDTH	PLANT DEPTH	PLANT WEIGHT	PLANT COST
1	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
2	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
3	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
4	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
5	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
6	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
7	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
8	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
9	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
10	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
11	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
12	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
13	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
14	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
15	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
16	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
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19	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
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21	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
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25	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
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29	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
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44	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
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51	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
52	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
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54	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
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56	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
57	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
58	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
59	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
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61	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
62	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
63	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
64	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
65	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
66	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
67	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
68	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
69	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
70	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
71	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
72	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
73	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
74	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
75	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
76	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
77	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
78	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
79	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
80	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
81	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
82	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
83	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
84	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
85	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
86	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
87	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
88	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
89	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
90	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
91	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
92	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
93	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
94	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
95	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
96	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
97	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
98	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
99	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'
100	1	10' PALM	10'	10'	10'	10'	10'	10'	10'	10'

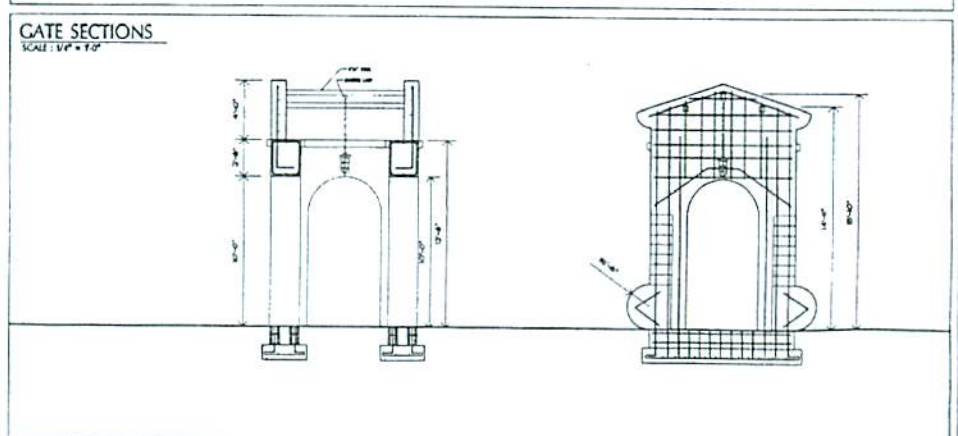
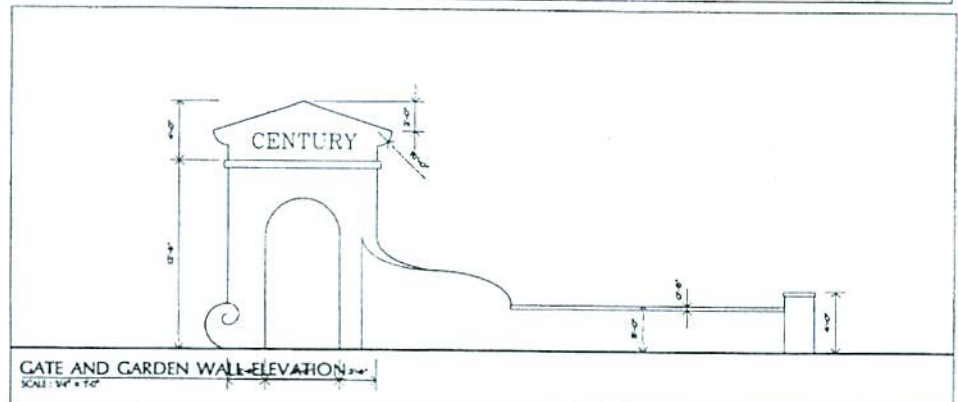
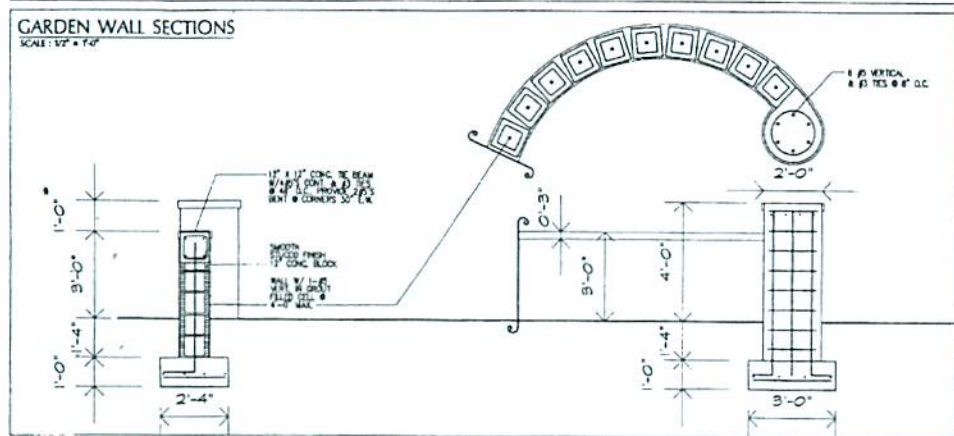
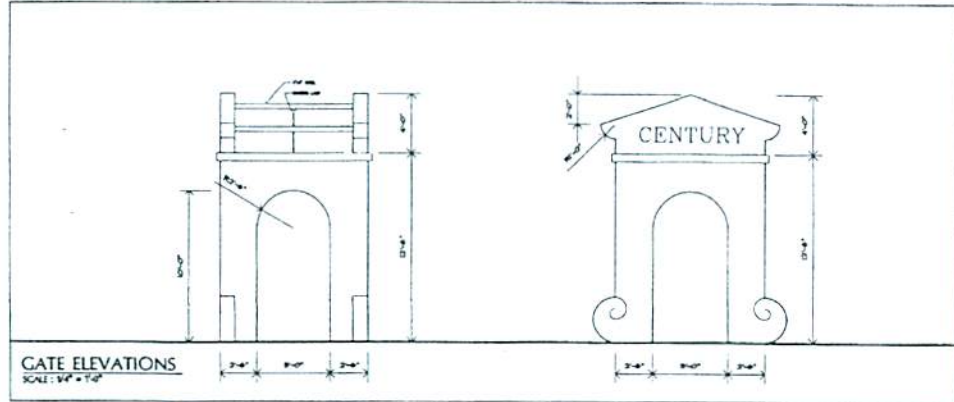
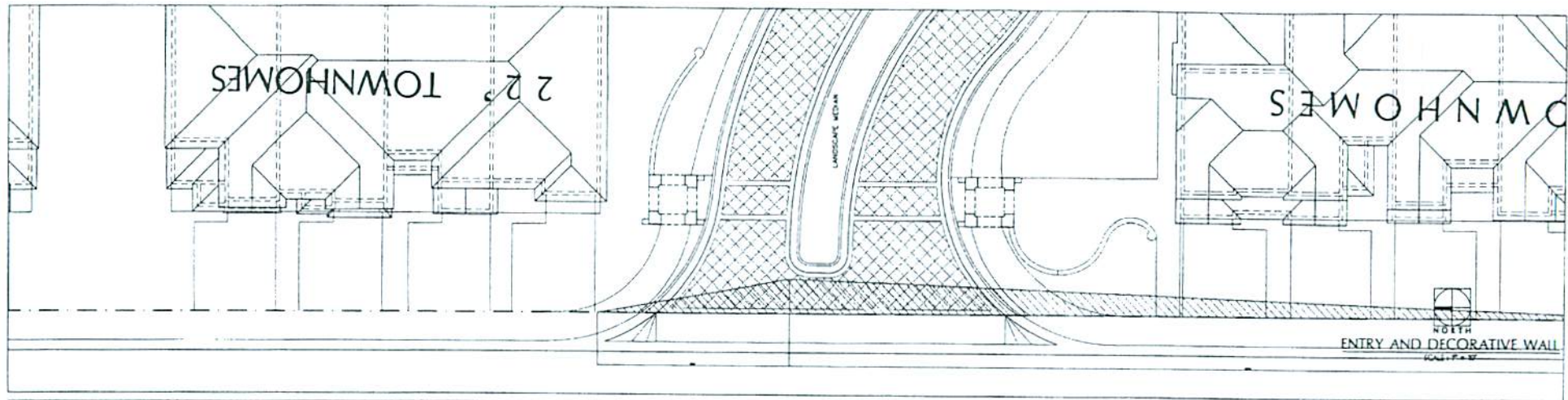


ENTRY AND DECORATIVE WALL
SCALE: 1" = 8'

NOV 1 2007
L-2

PASQUAL PEREZ & ASSOCIATES, INC.
KILIDJIAN ARCHITECTS, P.A.
AT THE BICKEN CENTER
300 NW 88th AVENUE
DORAL, FLORIDA 33126
TEL: (305) 300-0000
FAX: (305) 300-0001
WWW.PASQUALPEREZ.COM

CENTURY PALMS AT DORAL - NORTH
CENTURY HOMEBUILDERS OF SOUTH FL., LLC
CITY OF DORAL, FLORIDA



PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, INC.
ARCHITECTS-PLANNERS

EDUARDO PEREZ, AIA
SERGIO PEREZ, AIA
JAMES P. KILIDDJIAN, AIA
JENNIFER MCGEE, AIA
AT THE BRACON CENTER
3300 NW 88th AVENUE, SUITE 100
DORAL, FLORIDA 33166
TELEPHONE: (305) 940-1840
FACSIMILE: (305) 940-1840
WWW.PKARCH.COM
REVISIONS:
11.08.2007

32 CENTURY PALMS AT DORAL - NORTH
CENTURY HOMEBUILDERS OF SOUTH FL, LLC
CITY OF DORAL, FLORIDA

ENTRY & DECORATIVE WALL

SITE PLAN & ELEVATIONS

DATE: 03.13.2007

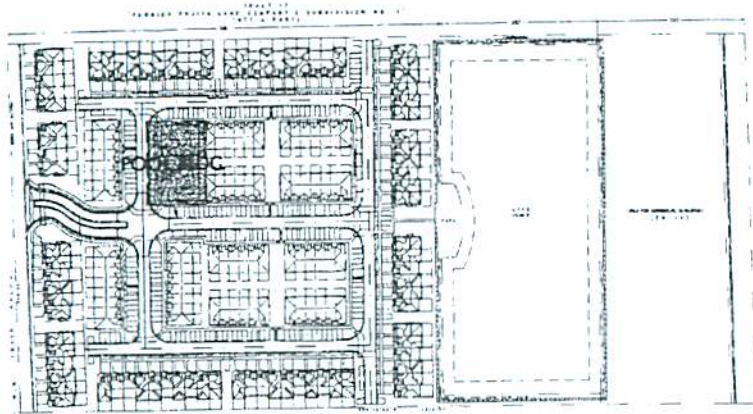
SCALE: INCH

DRAWN: 83

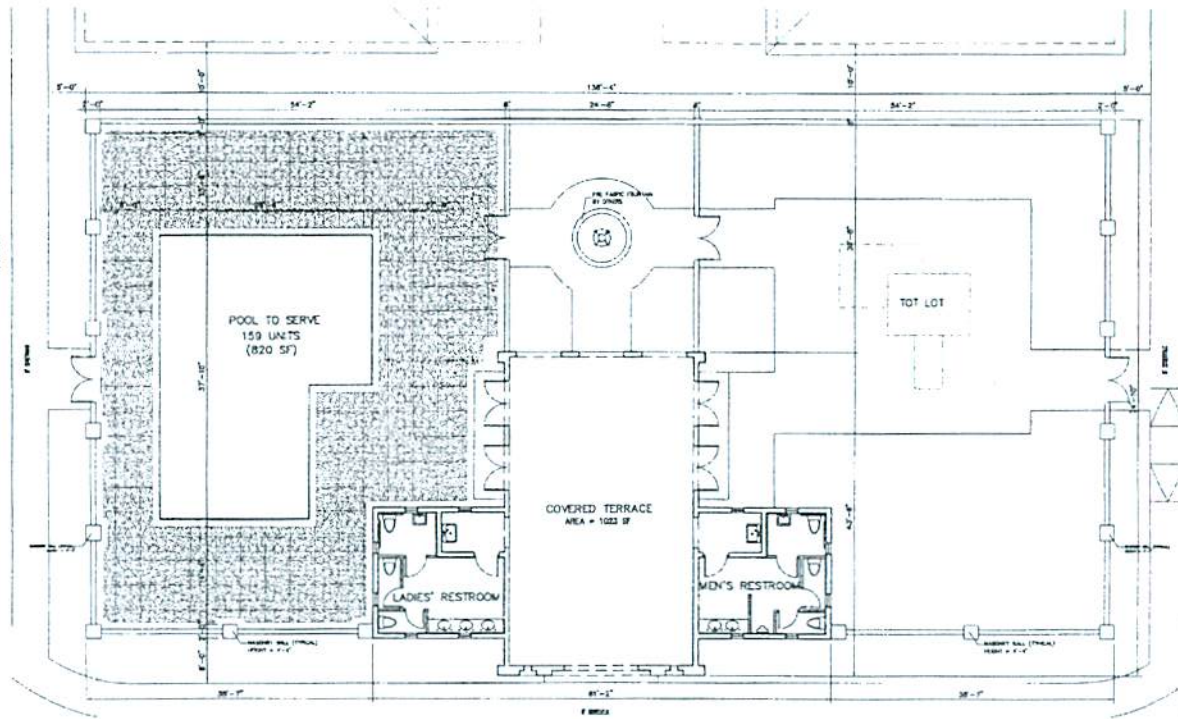
FOR NO.:

SA-1

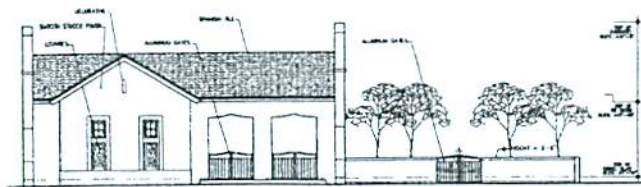
SHEET NO.:



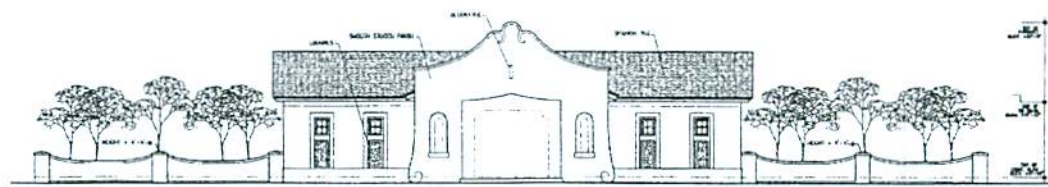
KEY MAP
N.T.S.



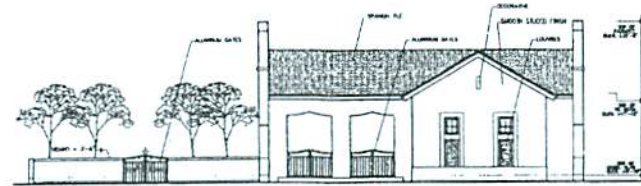
FLOOR PLAN
SCALE: 1/8" = 1'



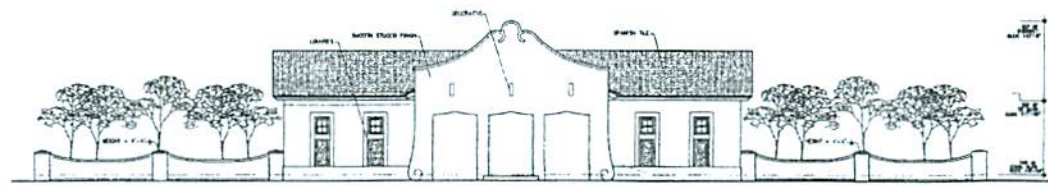
RIGHT SIDE ELEVATION - FLOOR PLAN
SCALE: 1/8" = 1'



FRONT ELEVATION - FLOOR PLAN
SCALE: 1/8" = 1'



LEFT SIDE ELEVATION - FLOOR PLAN
SCALE: 1/8" = 1'



REAR ELEVATION - FLOOR PLAN
SCALE: 1/8" = 1'

PASCUAL
PEREZ
KILUDDJIAN
& ASSOCIATES
ARCHITECTS-PLANNERS

REGISTRATION NO.: 18,000
VILLAGE AT BLUEN CENTER
8333 NORTHWEST 12 STREET
SUITE NO. 104
MIAMI, FLORIDA 33150
TELEPHONE: (305) 990-1341
FACSIMILE: (305) 990-1341
REVISED:
DATE:

35 CENTURY PALMS AT DORAL - NORTH
CENTURY HOMEBUILDERS OF SOUTH FL, LLC
CITY OF DORAL, FLORIDA

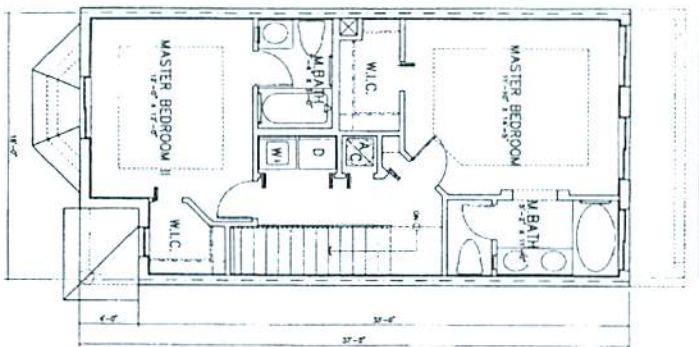
POOL BUILDING
DATE: 03/09/09
SCALE: AS SHOWN
DRAWN: SP
JOB NO.: NA

SA-2

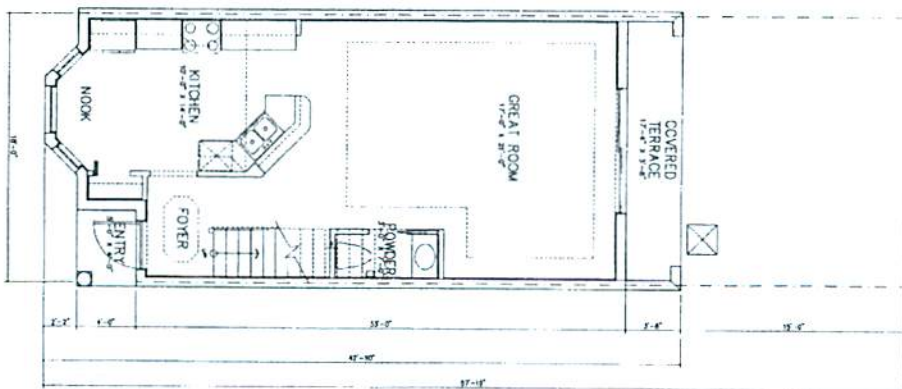
SHEET NO. 1

AREA CALCULATIONS

1ST FLOOR	660.24 SQUARE FEET
2ND FLOOR	800.86 SQUARE FEET
TOTAL A/C	1261.10 SQUARE FEET
ENTRY	200.87 SQUARE FEET
TOTAL	1261.77 SQUARE FEET



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILUDJIAN & ASSOCIATES, INC.
ARCHITECTS - PLANNERS
1701 N.W. 11TH AVENUE, SUITE 200
MIAMI, FL 33136
TEL: (305) 371-1100
FAX: (305) 371-1101
WWW.PASCUALPEREZKILUDJIAN.COM

"CENTURY PALMS AT DORAL - NORTH"
CENTURY HOMEBUILDERS OF SOUTH FL, LLC.
CITY OF DORAL, FLORIDA

W. WALLS

UNIT A

DATE:

BY:

NO.

REV.

DATE:

BY:

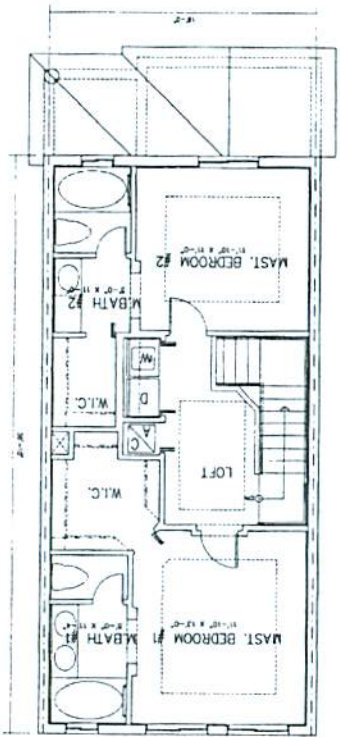
NO.

REV.

A-1

SHEET NO.

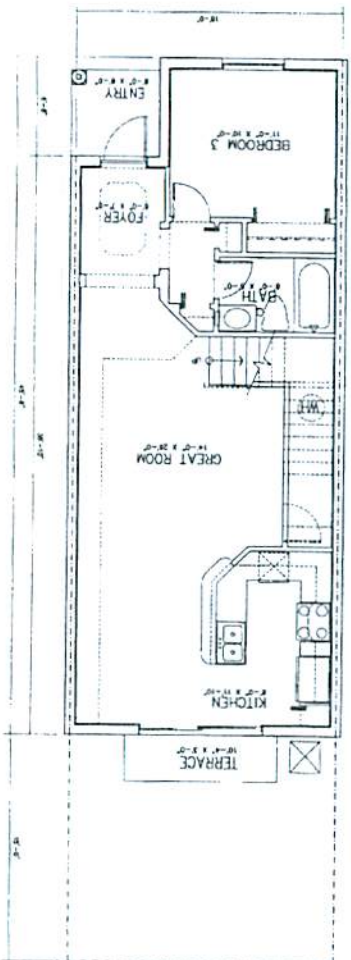
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



AREA CALCULATIONS:

2ND FLOOR	780.11 SQUARE FEET
TOTAL A/C AREA	1425.83 SQUARE FEET
ENTRY	35.87 SQUARE FEET
TOTAL AREA	1461.80 SQUARE FEET

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



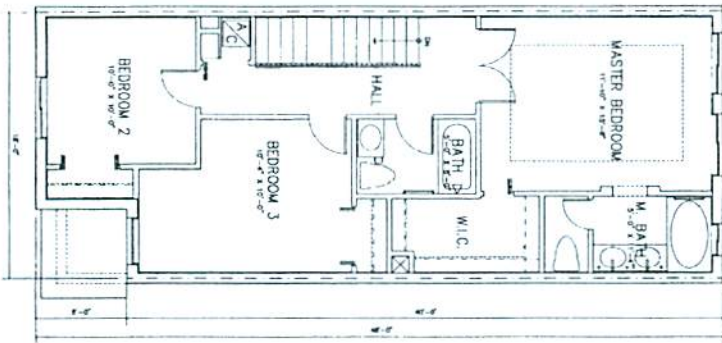
79 CENTURY PALMS AT DORAL - NORTH
CENTURY HOMEBUILDERS OF SOUTH FL., LLC
CITY OF DORAL, FLORIDA

PASCUAL PEREZ
KIUDJIAN & ASSOCIATES, INC.
ARCHITECTS - PLANNERS
DESIGN TEAM
OWNER: PASCUAL PEREZ
1000 NW 86th AVENUE
DORAL, FLORIDA 33122
TEL: (305) 591-1111
FAX: (305) 591-1111
REVISED: 11/11/2011
REVISIONS:
11/11/2011

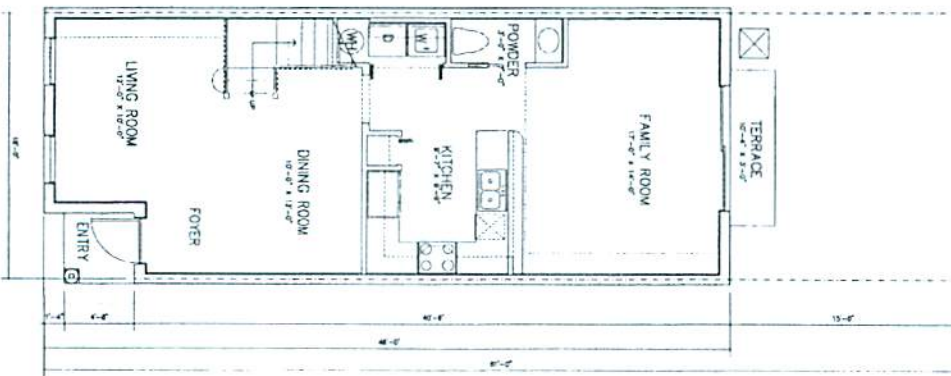
UNIT 8
DATE: 11/11/2011
SCALE: 1/4" = 1'-0"
SHEET NO.: A-2

AREA CALCULATIONS:

1ST FLOOR	800.00 SQUARE FEET
2ND FLOOR	784.15 SQUARE FEET
TOTAL A/C AREA	1584.15 SQUARE FEET
ENTRY	23.25 SQUARE FEET
TOTAL	1289.50 SQUARE FEET



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

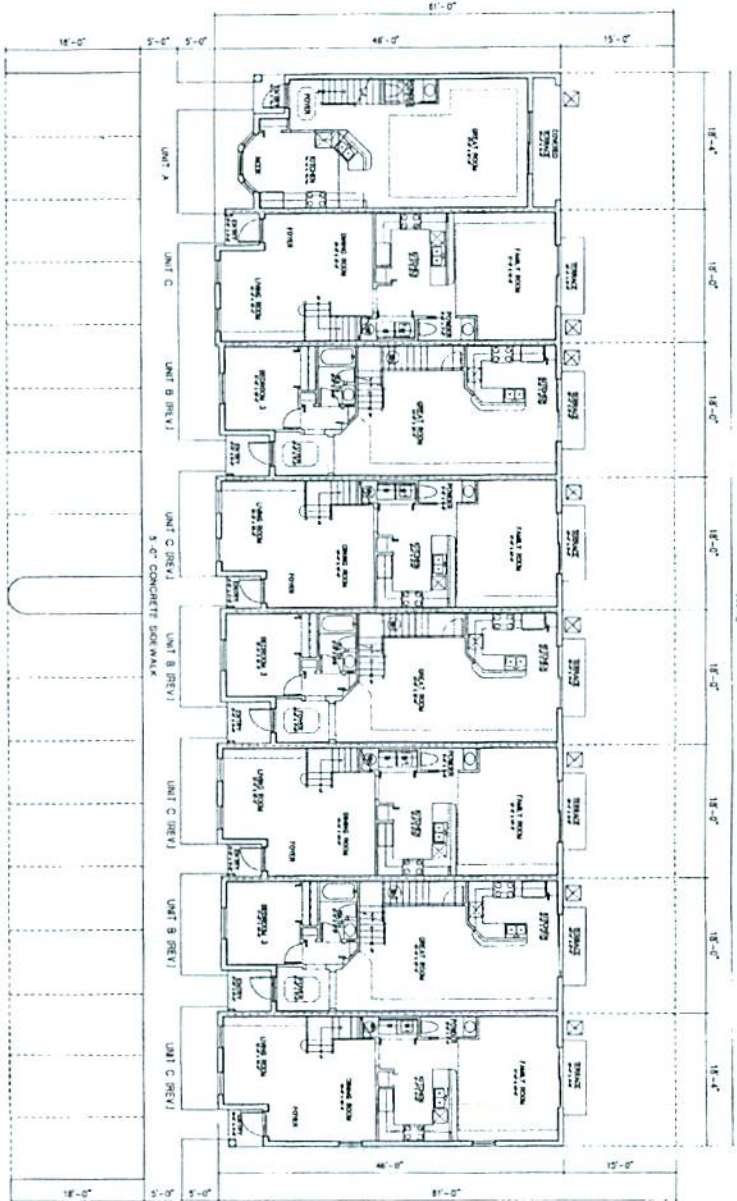


FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

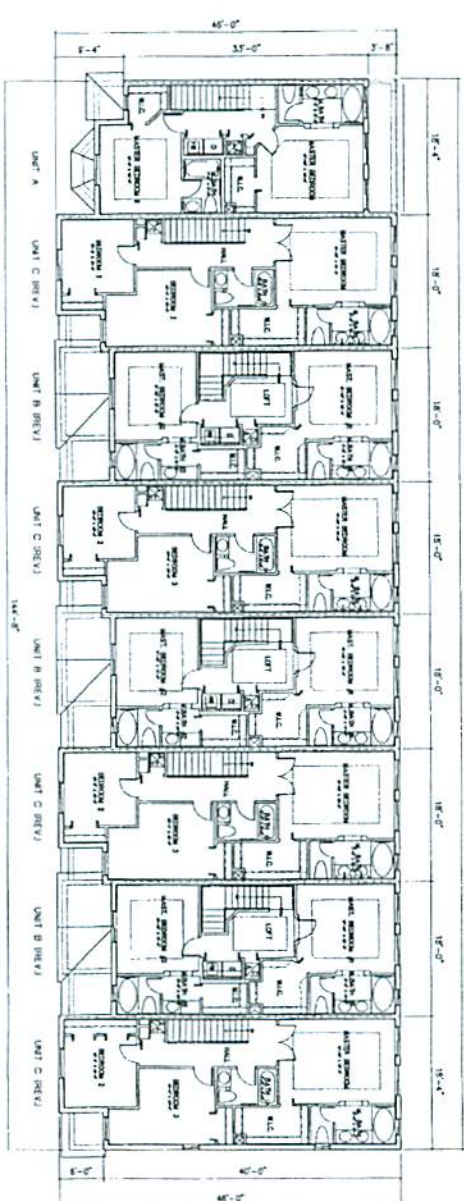
PASCUAL
PEREZ
KILDIJIAN
A ASSOCIATES, INC.
ARCHITECT FIRM
300 NW 44th Avenue
Doral, Florida 33126
Tel: (305) 555-1111
Fax: (305) 555-1112
http://www.pascual.com
REVISED: 10/1/07

"CENTURY PALMS AT DORAL - NORTH"
CENTURY HOMEBUILDERS OF SOUTH FL., LLC
CITY OF DORAL, FLORIDA

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



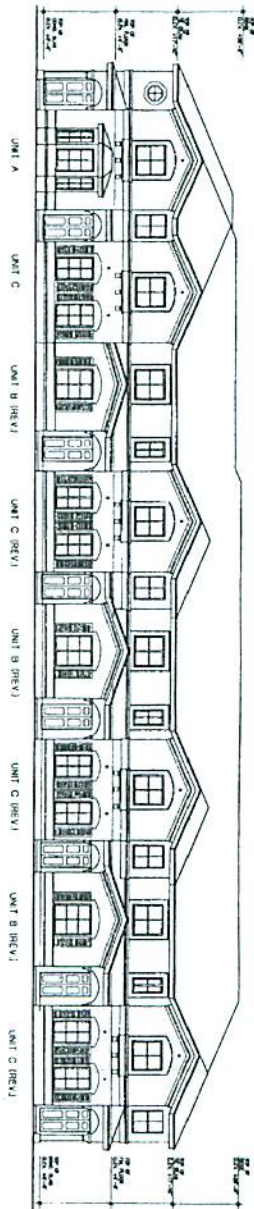
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



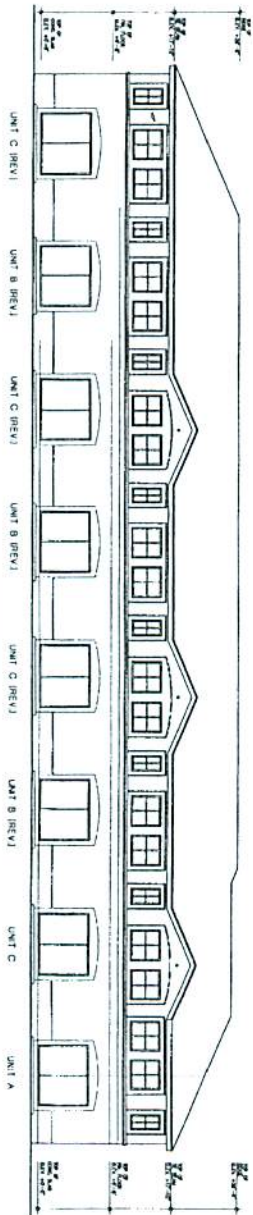
PASCUAL
PREZ
KUDDIAN
ARCHITECTS, P.A.
1000 N.W. 107th Ave., Suite 100
Miami, FL 33157
Phone: (305) 555-1000
Fax: (305) 555-1001
Website: www.pascualprez.com

"CENTURY PALMS AT DORAL - NORTH"
CENTURY HOMEBUILDERS OF SOUTH FL, LLC
CITY OF DORAL, FLORIDA

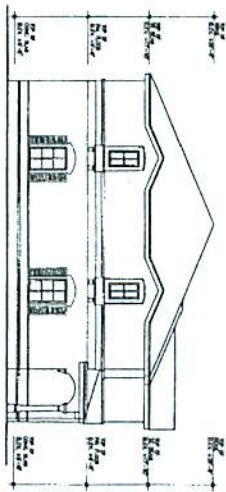
A-4
SHEET NO. 1



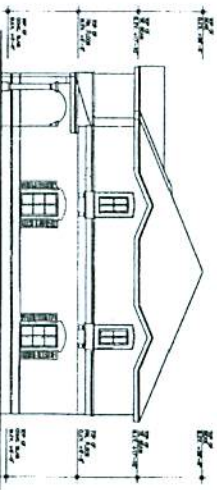
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PASCUAL PEREZ
KILDOJIAN
& ASSOCIATES, INC.
ARCHITECTS - PLANNERS
10000 N.W. 12TH AVE.
SUITE 200
DORAL, FL 33126
TEL: (305) 944-1111
FAX: (305) 944-1112
WWW.PASCUALPEREZ.COM
REVISIONS:
1/10/2010

CENTURY PALMS AT DORAL - NORTH
CENTURY HOMEBUILDERS OF SOUTH FL., LLC
CITY OF DORAL, FLORIDA

10' VENTS

DATE: 01.10.2010

SCALE: 1/8" = 1'-0"

DESIGNER: J.D.

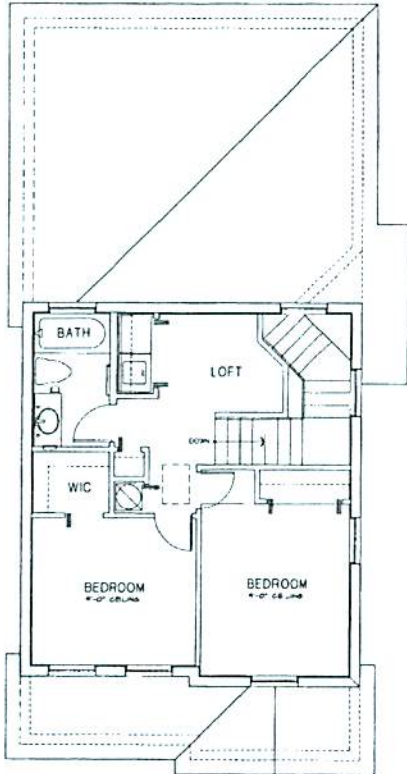
DATE: 01.10.2010

A-5

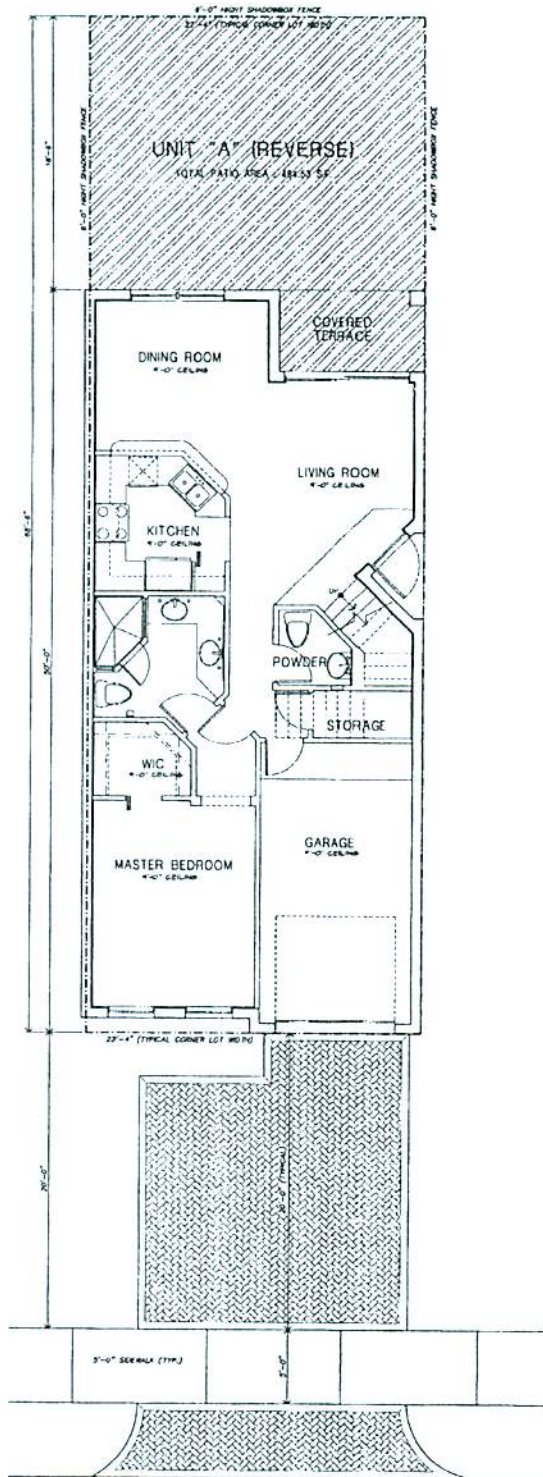
SHEET NO.

Area Calculations

1ST FLOOR AVE SPACE	840.8 SQUARE FEET
2ND FLOOR AVE SPACE	808.4 SQUARE FEET
TOTAL AVE SPACE	1649.2 SQUARE FEET
GARAGE	210 SQUARE FEET
COVERED ENTRY	18 SQUARE FEET
COVERED TERRACE	38 SQUARE FEET
TOTAL	1913.4 SQUARE FEET



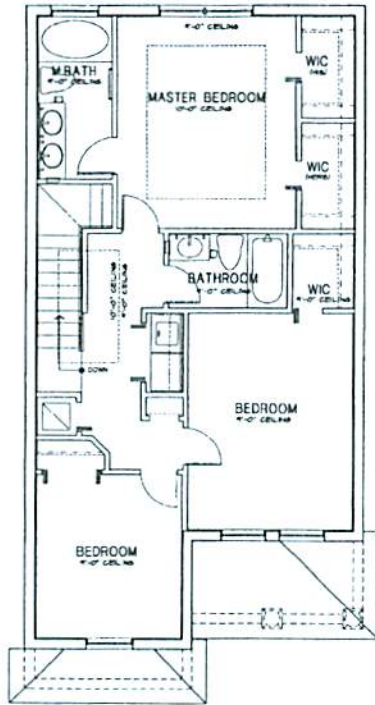
UNIT "A" - CORNER CONDITION
SECOND FLOOR PLAN
SCALE: 1/4" = 1'



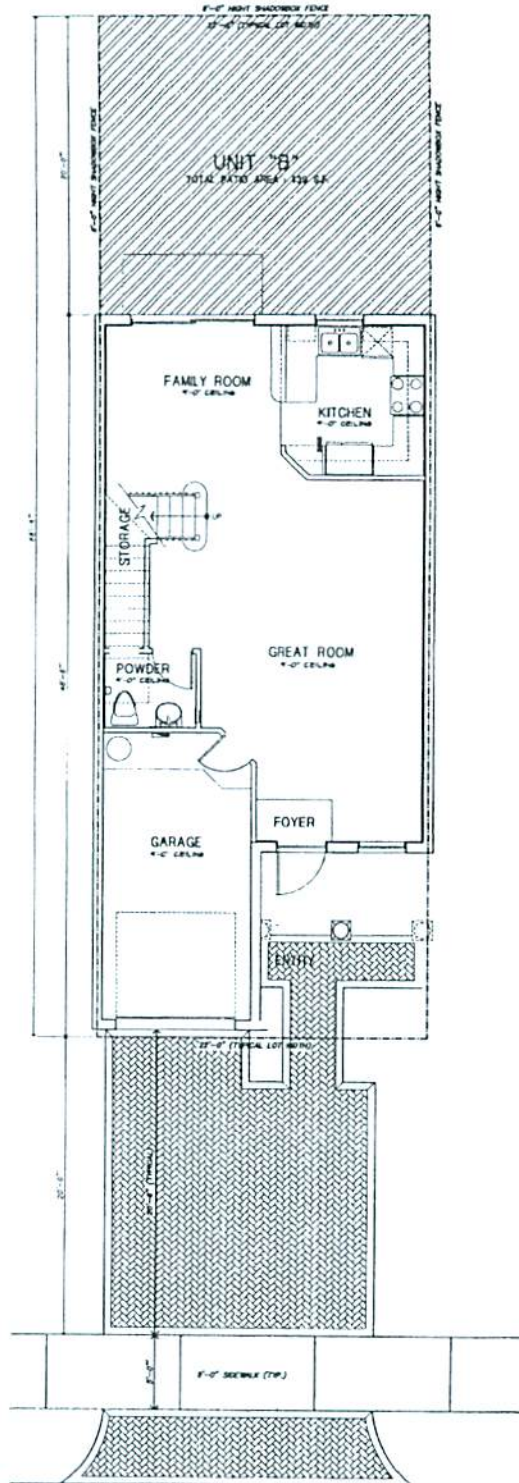
UNIT "A" - CORNER CONDITION
FIRST FLOOR PLAN
SCALE: 1/4" = 1'

Area Calculations

1ST FLOOR AVE. SPACE	785 SQUARE FEET
2ND FLOOR AVE. SPACE	850 SQUARE FEET
TOTAL AVE. SPACE	1635 SQUARE FEET
PAVING	210 SQUARE FEET
COVERED ENTRY (PORCH)	15 SQUARE FEET
BALCONY	38 SQUARE FEET
TOTAL	1998 SQUARE FEET



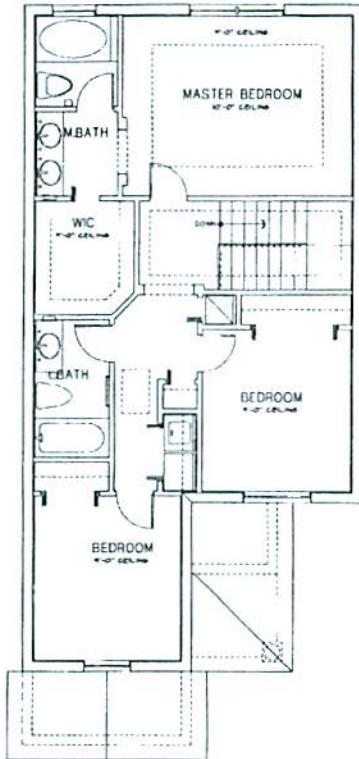
UNIT "B" - INTERIOR CONDITION
SECOND FLOOR PLAN
SCALE : 1/4" = 1'



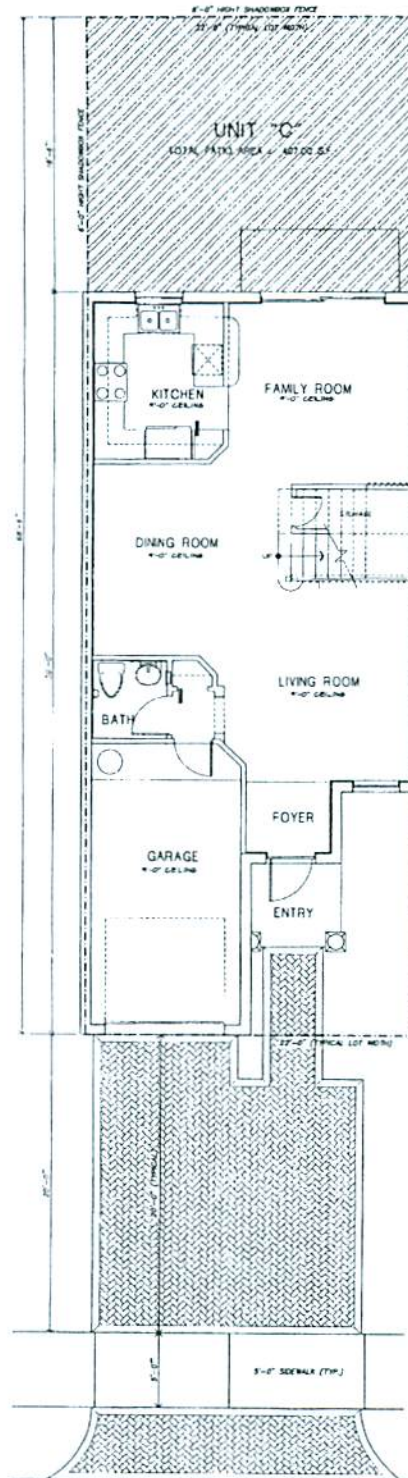
UNIT "B" - INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE : 1/4" = 1'

Area Calculations

1ST FLOOR A.C. SPACE	281.0 SQUARE FEET
2ND FLOOR A.C. SPACE	280.7 SQUARE FEET
TOTAL A.C. SPACE	561.7 SQUARE FEET
BARABARE	214.8 SQUARE FEET
COVERED ENTRY	88.8 SQUARE FEET
TOTAL	845.3 SQUARE FEET

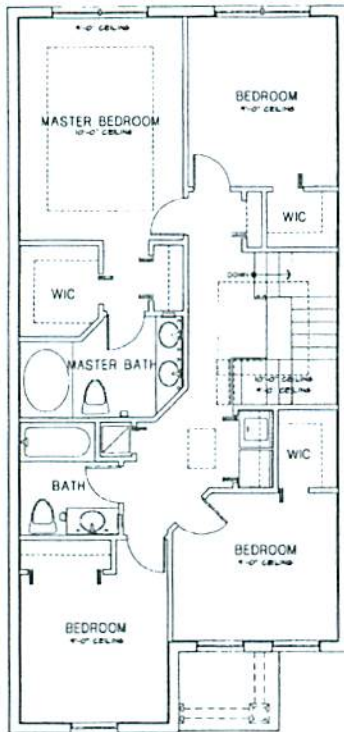


UNIT "C" - INTERIOR CONDITION
SECOND FLOOR PLAN
SCALE: 1/4" = 1'

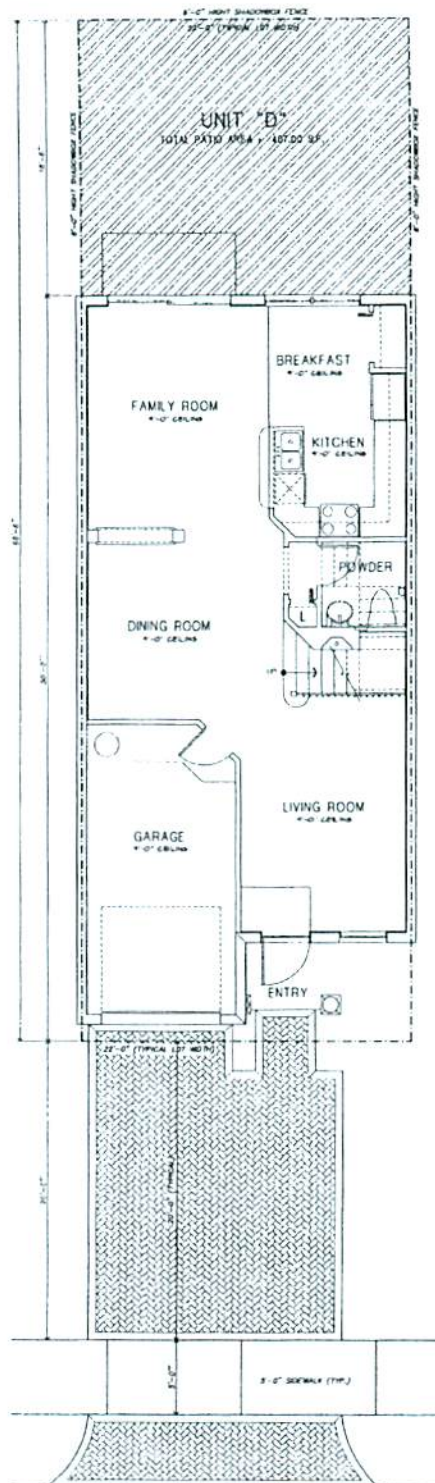


UNIT "C" - INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE: 1/4" = 1'

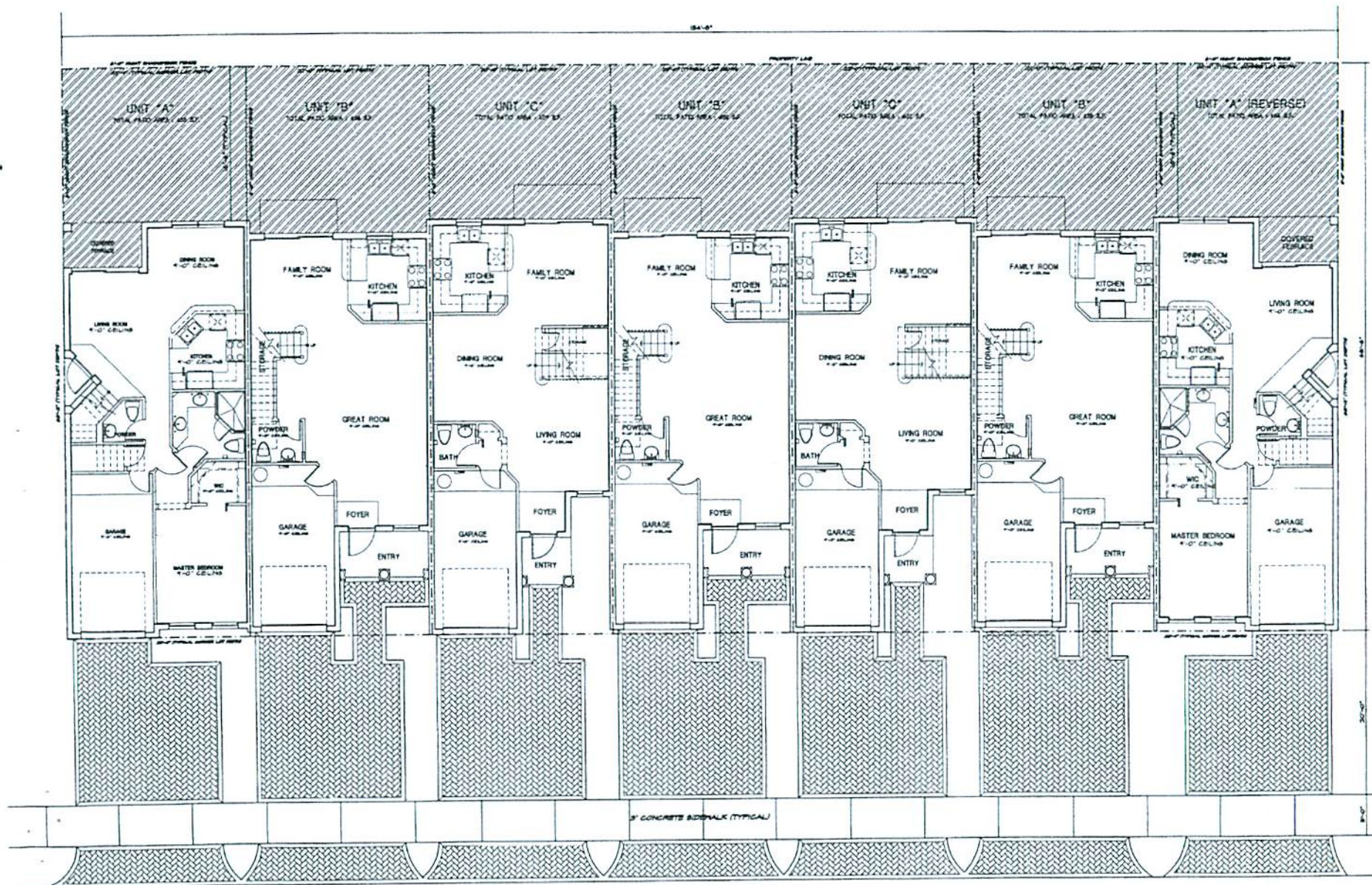
1ST FLOOR A/E SPACE	825.3 SQUARE FEET
2ND FLOOR A/E SPACE	467.2 SQUARE FEET
TOTAL A/E SPACE	1292.5 SQUARE FEET
GARAGE	215.4 SQUARE FEET
COVERED ENTRY	33 SQUARE FEET
TOTAL	1541.2 SQUARE FEET



UNIT "D" - INTERIOR CONDITION
SECOND FLOOR PLAN
SCALE: 1/4" = 1'



UNIT "D" - INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE: 1/4" = 1'



22' TOWNHOMES - TYPICAL BUILDING - FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

PASCUAL
PEREZ
KILUDJIAN
& ASSOCIATES
ARCHITECTS - PLANNERS

REGISTRATION NO. 148 087504
VILLAGE AT BEACON CENTER
8222 NORTHWEST 12 STREET
SUITE 101
MIAMI, FLORIDA 33157
TELEPHONE: (305) 551-1241
FACSIMILE: (305) 551-1241
KEYSCHEM
1.04.2007

22' TOWNHOMES AT DORAL - NORTH
CENTURY HOMEBUILDERS OF SOUTH FL., LLC.
CITY OF DORAL, FLORIDA

22' TOWNHOMES
TYPICAL BUILDING

FIRST FLOOR PLAN
DATE: 03/29/2007
SCALE: AS SHOWN
DRAWN: JMM
CHK NO.: NA

A-10

SHEET NO. 1

PASCUAL
PEREZ
KILODJIAN
& ASSOCIATES
ARCHITECTS - PLANNERS

REGISTRATION NO. 148-001004

VILLAGE AT BLAZON CENTER
8233 NORTHWEST 12 STREET
SUITE NO. 104
MIAMI, FLORIDA 33156
TELEPHONE: (305) 593-0433
FACSIMILE: (305) 593-0465

REVISIONS
11/09/2007

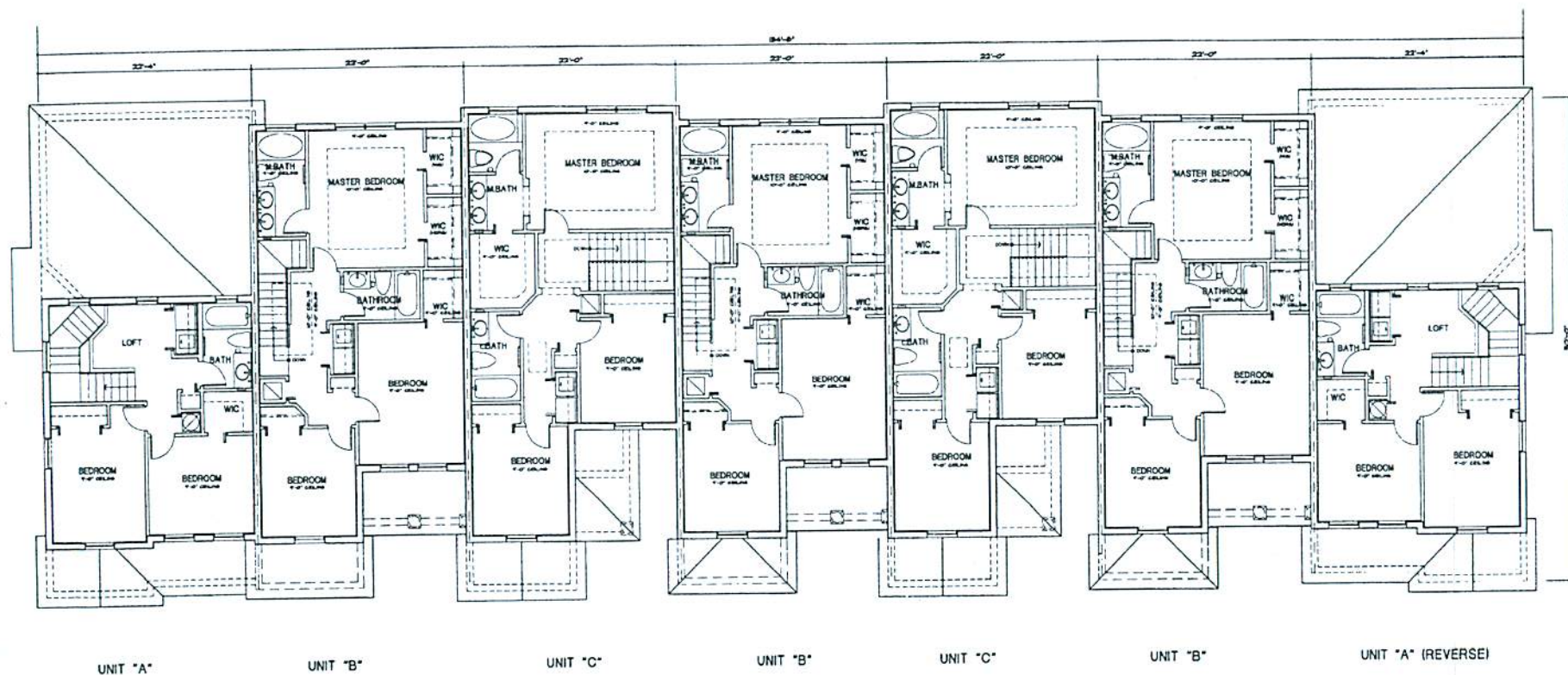
22' CENTURY PALMS AT DORAL - NORTH
CENTURY HOMEBUILDERS OF SOUTH FL, LLC
CITY OF DORAL, FLORIDA

22' TOWNHOMES
TYPICAL BUILDING

SECOND FLOOR PLAN
DATE: 03/08/2007
SCALE: AS SHOWN
DRAWN: JMM
JOB NO.: NA

A-11

SHEET NO. 1

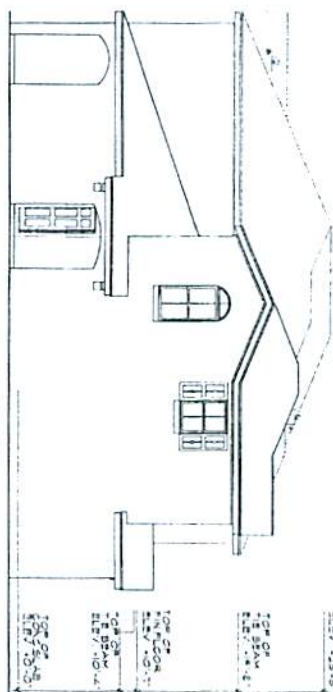


22' TOWNHOMES - TYPICAL BUILDING - SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



22' TOWNHOMES - RIGHT ELEVATION

UNIT 'A' (REVERSE)



22' TOWNHOMES - LEFT ELEVATION

UNIT 'A'



22' TOWNHOMES - REAR ELEVATION

UNIT 'A' (REVERSE)

UNIT 'B'

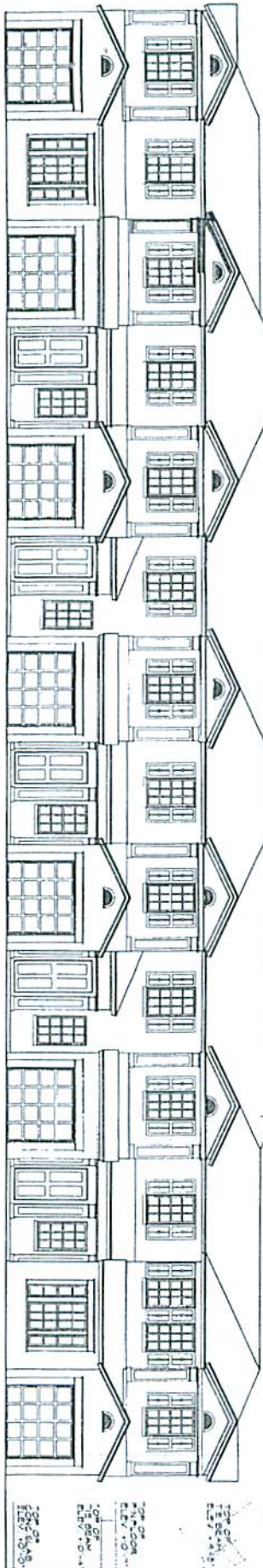
UNIT 'C'

UNIT 'B'

UNIT 'C'

UNIT 'B'

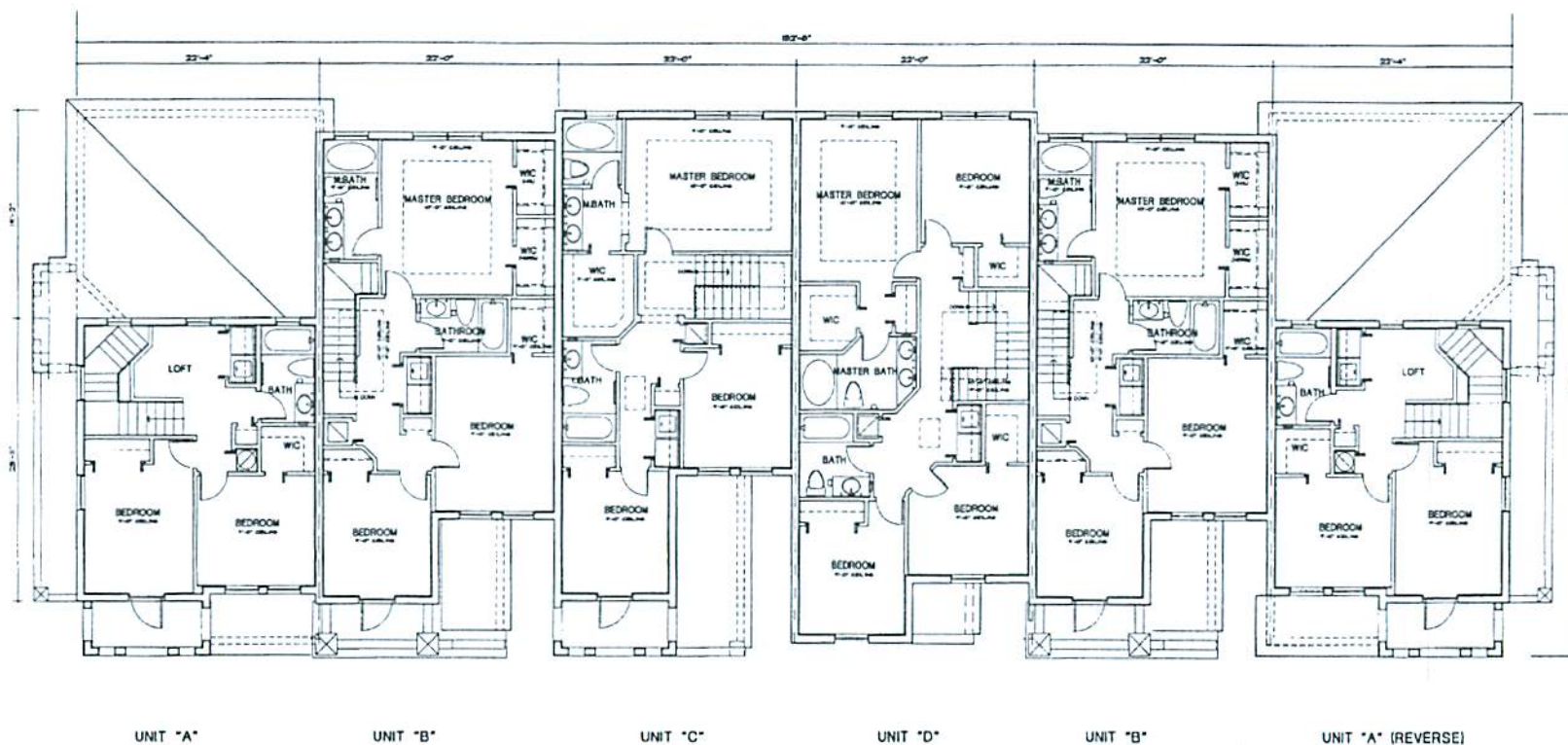
UNIT 'A'



22' TOWNHOMES - FRONT ELEVATION

SCALE 3/8" = 1'-0"





22' TOWNHOMES - TYPICAL BUILDING - SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

PASCUAL
PEREZ
KILIDDJIAN
& ASSOCIATES
ARCHITECTS - PLANNERS

REGISTRATION NO. 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

VILLAGE AT MANOR CENTER
ALSO NORTHWEST TO STREET
SUITE NO. 104
MIAMI, FLORIDA 33136
TELEPHONE: (305) 983-1343
FACSIMILE: (305) 983-6444

DESIGNED:
TUNJUNG

22' CENTURY PALMS AT DORAL - NORTH
CENTURY HOMEBUILDERS OF SOUTH FL., LLC.
CITY OF DORAL, FLORIDA

22' TOWNHOMES
TYPICAL BUILDING 11

SECOND FLOOR PLAN

DATE: 02/03/99

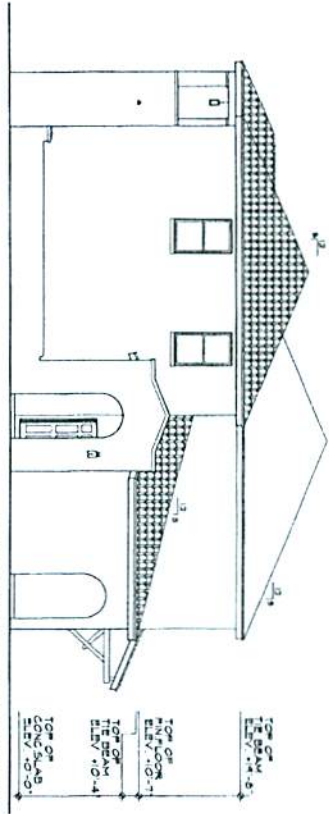
SCALE: AS SHOWN

DRAWN: PAM

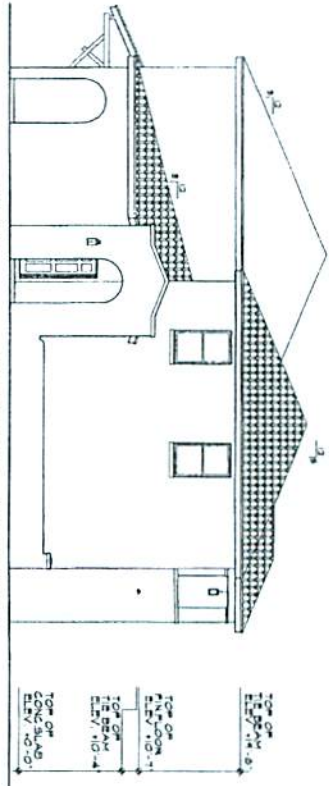
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A-14

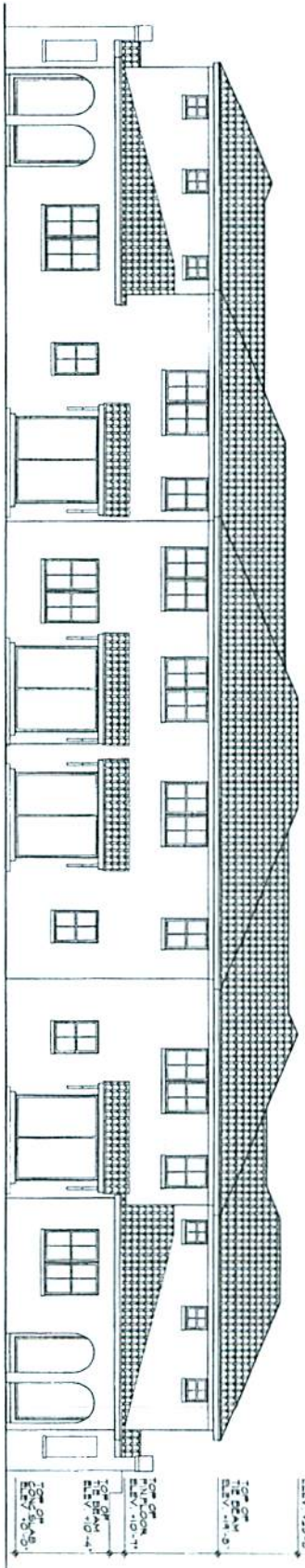
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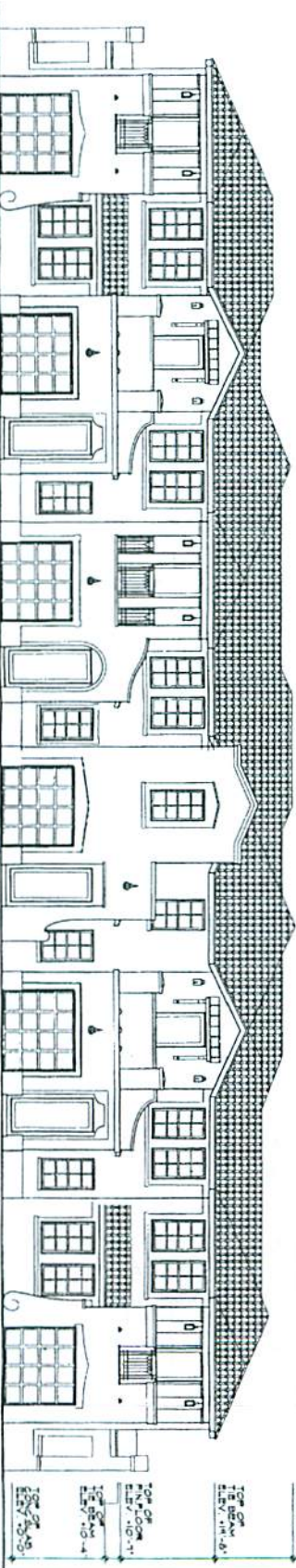
UNIT "A" (REVERSE)
22. TOWNHOMES - RIGHT ELEVATION
SCALE 3/8" = 1'-0"



UNIT "A"
22. TOWNHOMES - LEFT ELEVATION
SCALE 3/8" = 1'-0"



UNIT "A" (REVERSE)
22. TOWNHOMES - REAR ELEVATION
SCALE 3/8" = 1'-0"



UNIT "A"
22. TOWNHOMES - FRONT ELEVATION
SCALE 3/8" = 1'-0"

PASCUAL PEREZ & ASSOCIATES
ARCHITECTS - PLANNERS
REGISTERED NO. 14,800
1000 N. W. 10TH AVE., SUITE 100
MIAMI, FLORIDA 33136
TEL: (305) 571-1111
FAX: (305) 571-1111

"CENTURY PALMS AT DORAL - NORTH"
CENTURY HOMEBUILDERS OF SOUTH FL., LLC.
CITY OF DORAL, FLORIDA

22 TOWNHOMES
TYPICAL REAR ELEV. 11
ELEVATION
UNIT: 22-100
SCALE: AS SHOWN
DATE: 10/11/01
BY: JPM
FOR NO. 11

RECEIVED

Date: 11/13/07
**Planning & Zoning
Department**



CFN 2008R0291498
DR Bk 26316 Pgs 0689 - 6947 (6pgs)
RECORDED 04/09/2008 14:38:10
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
Ben Fernandez, Esq.
Bercow & Radell, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner hold the fee simple title to the land in City of Doral, Florida, described in Exhibit "A", attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion attached as Exhibit "B", and

IN ORDER TO ASSURE the *City of Doral* that the representations made by the owner during consideration of Public Hearing No. 2007-21 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

1. The Property shall be developed substantially in accordance with the plans previously submitted, prepared by Pascual, Perez, Kiliddjian & Associates, entitled "Century Palms at Doral II," dated the 11th day of November 2007 ("Plan"), Plan being on file with the City of Doral Department of Community Development, and by reference made a part of this agreement.
2. The development shall be limited to no more than 159 residential dwelling units.
3. The Owner shall donate \$100,000.00 ("Donation") to the City of Doral to be used exclusively to fund the capital needs of a City of Doral-sponsored charter school or other similar educational purpose as determined by the City. The Donation shall be made prior to the issuance of the first Certificate of Occupancy for a residential building. The

Donation shall serve to fully mitigate the future educational facility needs generated by the proposed development, over and above impact fees.

4. The Owner shall contribute 25% of the costs associated with the construction of a traffic circle at N.W. 104 Avenue.
5. The Owner, its successors and assigns, shall provide each prospective purchaser or lessee of a residential unit or non-residential space (collectively, the "Occupants") within the Property a written notification, acknowledgment, waiver, and release (the "Notice") recognizing that the Property is located in proximity to the Miami-Dade County Resource Recovery Facility and the Miami-Dade County Ash Landfill. The Notice shall advise the Occupants, their successors, assigns and other future occupants that they may be affected by odors, noise and/or require each Occupant to sign and execute a release of all claims pertaining thereto. Such Notice shall be in the form attached as Exhibit "C" to this Declaration.

The Owner, its successors and assigns, shall cause every Occupant to execute the Notice in writing, which shall either be included in the sale and purchase contract or the lease agreement for each unit, shop or other property or shall be by separate instrument prior to the execution of any such contract. The Owner shall record every executed Notice in the Public Records of Miami-Dade County. The Owner's failure to obtain and record such Notice shall, in addition to other remedies, constitute affirmative grounds for setting aside the transaction contemplated in any such contract or lease. Further, prior to the approval of a final plat for the Property, the Owner shall record an instrument in the Public Records of Miami-Dade County, which instrument shall run with the title to the Property and be binding on the Owner, its successors and assigns, and shall be in the form attached as Exhibit "C" to this Declaration.

6. The duration of this agreement shall not exceed ten (10) Years from the date of its execution. This Agreement may be extended for an additional five (5) year term by mutual consent of the Developer and the City subject to a public hearing. Development of Century Palms at Doral II shall commence with two (2) years from the date of execution of this Agreement and maybe completed within fifteen (15) years from the date of execution. Failure to comply with the scheduled set out above shall cause this

Agreement to lapse unless the schedule is modified by mutual agreement of the Developer and the City.

7. This Agreement shall become effective upon its recording in the public records of Miami Dade County, Florida.

A. City Inspection.

As further part of this Declaration, it is hereby understood and agreed that any official inspector of the City of Doral Department of Community Development, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land.

This Declaration on the part of the Owner shall constitute 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 undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

C. Term.

This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by the City of Doral.

D. Modification, Amendment, Release.

This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the City of Doral Council, or other procedure permitted under the City of Doral Code, whichever by law has jurisdiction over such matters, after public hearing, if required.

Should this Declaration of Restrictions be so modified, amended or released, the Director

of the City of Doral Department of Community Development, 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, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

E. Enforcement.

Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum 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 or in equity or both.

F. Authorization for City of Doral to Withhold Permits and Inspections.

In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the City of Doral is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

G. Election of Remedies.

All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance.

Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the City of Doral or Miami-Dade County, and inspections made and approval of occupancy given the City of Doral and/or Miami-Dade County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability.

Invalidation of any one of these covenants, by judgment of Court in no way shall not affect any of the other provisions which shall remain in full force and effect.

J. Recording.

This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost to the Owner following the adoption by the City of Doral Council of a resolution approving the Application.

[SIGNATURE PAGE(S) TO FOLLOW]

(Space reserved for Clerk)

ACKNOWLEDGEMENT
LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 16th day of November, 2007.

IN WITNESS WHEREOF, Jacqueline Property Holdings, LLC has caused these presents to be signed in its name by its proper officials.

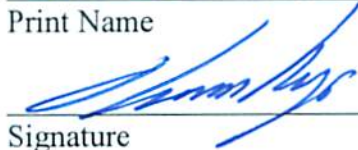
Witnesses:



Signature

CESAR LLANOS

Print Name



Signature

Florence Laygre

Print Name

Jacqueline Property Holdings, LLC,

A Limited Liability Company

Address:

2201 NW 87th Av.

6th Floor

Doral, FL 33172

By

(Managing Member)

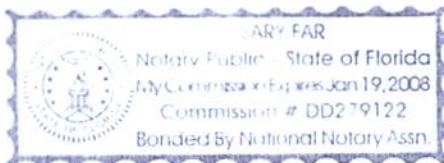
Print Name: SERGIO PINO

[*Note: All others require attachment of original corporate resolution of authorization]

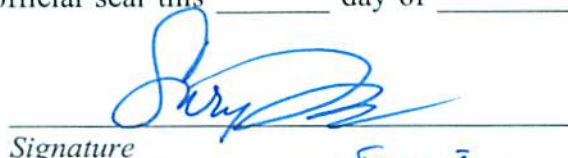
STATE OF Florida)

COUNTY OF Miami-Dade SS)

The foregoing instrument was acknowledged before me by Sergio Pino the managing member of Jacqueline Property Holdings, LLC, on behalf of the LLC. He/She is ☒ personally known to me or has produced ☐ _____, as identification. Witness my signature and official seal this _____ day of _____, 2007, in the County and State aforesaid.



My Commission Expires: 01/19/08



Signature

Notary Public-State of

Florida

Sany Far

Print Name



CFN 2008R0291500
OR Bk 26316 Pgs 0698 - 703; (6pgs)
RECORDED 04/09/2008 14:38:10
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
Ben Fernandez, Esq.
Bercow & Radell, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner hold the fee simple title to the land in City of Doral, Florida, described in Exhibit "A", attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion attached as Exhibit "B", and

IN ORDER TO ASSURE the *City of Doral* that the representations made by the owner during consideration of Public Hearing No. 2007-21 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

1. The Property shall be developed substantially in accordance with the plans previously submitted, prepared by Pascual, Perez, Kiliddjian & Associates, entitled "Century Palms at Doral - South," dated the 11th day of November 2007 ("Plan"), Plan being on file with the City of Doral Department of Community Development, and by reference made a part of this agreement.
2. The development shall be limited to no more than 160 residential dwelling units.
3. The Owner shall donate \$100,000.00 ("Donation") to the City of Doral to be used exclusively to fund the capital needs of a City of Doral-sponsored charter school or other similar educational purpose as determined by the City. The Donation shall be made prior to the issuance of the first Certificate of Occupancy for a residential building. The

Donation shall serve to fully mitigate the future educational facility needs generated by the proposed development, over and above impact fees.

4. At the City's option, the Owner shall be responsible for the construction of a T-Turnaround within the present terminus of the dedicated N.W. 104th Avenue right-of-way abutting the Property, or a 100 foot diameter residential cul-de-sac with the radius alignment shifted west into the City-owned portion of Tract 26, located west of the subject property, across N.W. 104th Avenue. No additional right-of-way dedication shall be required of the Owner beyond the typical dedication to the half-center line of the abutting rights-of-way, nor shall any plan modification in relation to the development of the cul-de-sac require a reduction in number of approved units.
5. The Owner shall contribute 25% of the costs associated with the construction of a traffic circle at N.W. 104 Avenue.
6. The Owner, its successors and assigns, shall provide each prospective purchaser or lessee of a residential unit or non-residential space (collectively, the "Occupants") within the Property a written notification, acknowledgment, waiver, and release (the "Notice") recognizing that the Property is located in proximity to the Miami-Dade County Resource Recovery Facility and the Miami-Dade County Ash Landfill. The Notice shall advise the Occupants, their successors, assigns and other future occupants that they may be affected by odors, noise and/or require each Occupant to sign and execute a release of all claims pertaining thereto. Such Notice shall be in the form attached as Exhibit "C" to this Declaration.

The Owner, its successors and assigns, shall cause every Occupant to execute the Notice in writing, which shall either be included in the sale and purchase contract or the lease agreement for each unit, shop or other property or shall be by separate instrument prior to the execution of any such contract. The Owner shall record every executed Notice in the Public Records of Miami-Dade County. The Owner's failure to obtain and record such Notice shall, in addition to other remedies, constitute affirmative grounds for setting aside the transaction contemplated in any such contract or lease. Further, prior to the approval of a final plat for the Property, the Owner shall record an instrument in the Public Records of Miami-Dade County, which instrument shall run with the title to the Property

and be binding on the Owner, its successors and assigns, and shall be in the form attached as Exhibit "C" to this Declaration.

7. The duration of this agreement shall not exceed ten (10) Years from the date of its execution. This Agreement may be extended for an additional five (5) year term by mutual consent of the Developer and the City subject to a public hearing. Development of Century Palms at Doral shall commence with two (2) years from the date of execution of this Agreement and maybe completed within fifteen (15) years from the date of execution. Failure to comply with the scheduled set out above shall cause this Agreement to lapse unless the schedule is modified by mutual agreement of the Developer and the City.
8. This Agreement shall become effective upon its recording in the public records of Miami Dade County, Florida.

A. City Inspection.

As further part of this Declaration, it is hereby understood and agreed that any official inspector of the City of Doral Department of Community Development, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land.

This Declaration on the part of the Owner shall constitute 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 undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

C. Term.

This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released

by the City of Doral.

D. Modification, Amendment, Release.

This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the City of Doral Council, or other procedure permitted under the City of Doral Code, whichever by law has jurisdiction over such matters, after public hearing, if required.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the City of Doral Department of Community Development, 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, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

E. Enforcement.

Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum 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 or in equity or both.

F. Authorization for City of Doral to Withhold Permits and Inspections.

In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the City of Doral is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

G. Election of Remedies.

All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance.

Where construction has occurred on the Property or any portion thereof, pursuant to a

lawful permit issued by the City of Doral or Miami-Dade County, and inspections made and approval of occupancy given the City of Doral and/or Miami-Dade County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability.

Invalidation of any one of these covenants, by judgment of Court in no way shall not affect any of the other provisions which shall remain in full force and effect.

J. Recording.

This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost to the Owner following the adoption by the City of Doral Council of a resolution approving the Application.

[SIGNATURE PAGE(S) TO FOLLOW]

(Space reserved for Clerk)

ACKNOWLEDGEMENT
LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 15th day of November, 2007.

IN WITNESS WHEREOF, Jacqueline Property Holdings, LLC has caused these presents to be signed in its name by its proper officials.

Witnesses:

[Signature]
Signature

CECILE LISO
Print Name

[Signature]
Signature

Flurence Lays
Print Name

Jacqueline Property Holdings, LLC,
A Limited Liability Company

Address: 2301 NW 187th Avenue
6th Floor
Doral, FL 33172

By [Signature]
(Managing Member)

Print Name: SERGIO PINO
[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF Florida)
COUNTY OF Miami-Dade SS)

The foregoing instrument was acknowledged before me by Sergio Pino the managing member of Jacqueline Property Holdings, LLC, on behalf of the LLC. He/She is ☒ personally known to me or has produced ☐ as identification. Witness my signature and official seal this 15 day of November, 2007, in the County and State aforesaid.



My Commission Expires: 01/19/08

[Signature]
Signature
Notary Public-State of Florida
Sary Far
Print Name



CFN 2008R0291501
 OR Bk 26316 Pgs 0704 - 706; (3pgs)
 RECORDED 04/09/2008 14:38:10
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

JOINDER BY MORTGAGEE

The undersigned BANCO POPULAR NORTH AMERICA, a New York Banking Corporation, and Mortgagee under a certain mortgage from JACQUELINE PROPERTY HOLDINGS, L.L.C., a Florida Limited Liability Company, to BANCO POPULAR NORTH AMERICA, dated April 24, 2006, and recorded on April 26, 2006, in Official Records Book 24462, at Pages 0988-1016, in the Public Records of Miami-Dade County, Florida, in the original principal amount of Seventeen Million Four Hundred Seventy Five Thousand and 00/100 Dollars (\$17,475,00.00), covering all/or a portion of the property described in the foregoing agreement, does hereby acknowledge that the terms of this Declaration of Restrictions are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 26 day of November, 2007.

Witnesses:

Signature

Print Name

Signature

Print Name

BANCO POPULAR NORTH AMERICA,
A New York Banking Corporation
 7900 Miami Lakes Drive West
 Miami Lakes, FL 33016

By:

Authorized Representative

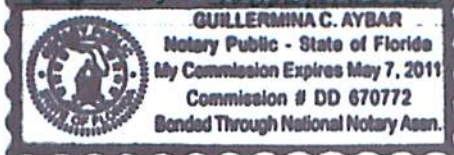
SONIA OLARTE
 SR. Vice President

STATE OF Florida)

SS)

COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by SONIA OLARTE
SR. Vice President of BANCO POPULAR NORTH AMERICA, a New York Banking Corporation on behalf of the corporation. He/She is ☒ personally known to me or has produced ☐ as identification. Witness my signature and official seal this 26 day of November, 2007, in the County and State aforesaid.



Signature

Notary Public-State of

Print Name

My Commission Expires: May 5, 2011

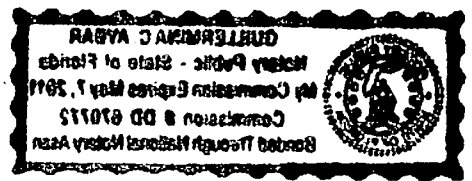


Exhibit A

Legal Description

Tract 22 and 23, of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", according to the plat thereof as recorded in Plat Book 2, Page 17 of the public records of Miami-Dade County, Florida, lying in Section 17, township 53 South, Range 40 East.

EXHIBIT C

**NOTIFICATION OF PROXIMITY OF SOLID WASTE FACILITY,
ACKNOWLEDGMENT, WAIVER AND RELEASE**

The purchasers (their heirs, successors, assigns), lessees, occupants and residents (hereinafter jointly and severally, the "Covenantors") are hereby advised and hereby acknowledge, agree and covenant as follows:

The subject property is located in proximity to the Miami-Dade County Resource Recovery Facility and the Miami-Dade County Ash Landfill, both of which are used in connection with the County's solid waste management and disposal activities, and operate 24 hours per day, 7 days a weeks. As a result, occupants of the property may be affected by odors, noise, or dust emanating from the Ash Landfill and Resource Recovery Facility (the "Facility") and truck traffic entering and exiting the Facility during daytime and nighttime hours.

The Covenantors agree that they do not object to the presence of the Resource Recovery Facility or the Ash Landfill, or their respective operations. The Covenantors agree that they waive and shall not raise any objection to the continued operation of the Facility. Further, the Covenantors waive and release Miami-Dade County from any and all liability for any past, present or future claims, and hereby agree not to file any claim or action against Miami-Dade County or the operator of the Facility, pertaining to or arising out of the current operations of the Facility. This waiver and release includes, but is not limited to, both non-constitutional and constitutional claims and actions (including, but not limited to, inverse condemnation, takings and nuisance), of any kind or other constitutional or non-constitutional claims of any kind or nature whatsoever. In the event that any paragraph or portion of this notice is determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, it shall affect no other provision of this Notification, Acknowledgment, Waiver and Release ("Notice"), and the remainder of this Notice shall be valid and enforceable in accordance with its terms.



CFN 2008R0291499
 DR Bk 26316 Pgs 0695 - 6977 (3pgs)
 RECORDED 04/09/2008 14:38:10
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

JOINDER BY MORTGAGEE

The undersigned BANCO POPULAR NORTH AMERICA, a New York Banking Corporation, and Mortgagee under a certain mortgage from JACQUELINE PROPERTY HOLDINGS, L.L.C., a Florida Limited Liability Company, to BANCO POPULAR NORTH AMERICA, dated April 24, 2006, and recorded on April 26, 2006, in Official Records Book 24462, at Pages 0988-1016, in the Public Records of Miami-Dade County, Florida, in the original principal amount of Seventeen Million Four Hundred Seventy Five Thousand and 00/100 Dollars (\$17,475,00.00), covering all/or a portion of the property described in the foregoing agreement, does hereby acknowledge that the terms of this Declaration of Restrictions are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 26 day of November, 2007.

Witnesses:

[Signature]
 Signature

Carlos Segura
 Print Name

[Signature]
 Signature

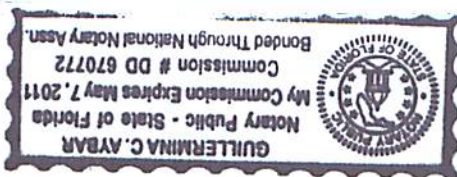
Vanessa D. Deroncinet
 Print Name

BANCO POPULAR NORTH AMERICA,
 A New York Banking Corporation
 7900 Miami Lakes Drive West
 Miami Lakes, FL 33016

By: [Signature]
 Authorized Representative
SONIA OLARTE
Sr. Vice President

STATE OF Florida)
) SS)
 COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by Sonia Olarte
Sr. Vice President, of BANCO POPULAR NORTH AMERICA, a New York Banking Corporation on behalf of the corporation. He/She is ☒ personally known to me or has produced ☐ _____, as identification. Witness my signature and official seal this 26 day of November, 2007, in the County and State aforesaid.



My Commission Expires: May 7, 2011

[Signature]
 Signature
 Notary Public-State of Florida
Guillermo Aybar
 Print Name

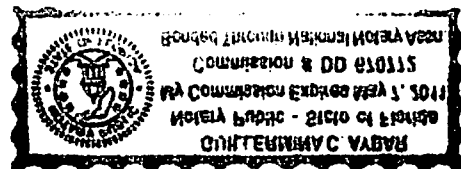


Exhibit A

Legal Description

Tract 18 and 19, less the East 35 feet thereof, of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", according to the plat thereof as recorded in Plat Book 2, Page 17 of the public records of Miami-Dade County, Florida, lying in Section 17, township 53 South, Range 40 East.

EXHIBIT C

**NOTIFICATION OF PROXIMITY OF SOLID WASTE FACILITY,
ACKNOWLEDGMENT, WAIVER AND RELEASE**

The purchasers (their heirs, successors, assigns), lessees, occupants and residents (hereinafter jointly and severally, the "Covenantors") are hereby advised and hereby acknowledge, agree and covenant as follows:

The subject property is located in proximity to the Miami-Dade County Resource Recovery Facility and the Miami-Dade County Ash Landfill, both of which are used in connection with the County's solid waste management and disposal activities, and operate 24 hours per day, 7 days a weeks. As a result, occupants of the property may be affected by odors, noise, or dust emanating from the Ash Landfill and Resource Recovery Facility (the "Facility") and truck traffic entering and exiting the Facility during daytime and nighttime hours.

The Covenantors agree that they do not object to the presence of the Resource Recovery Facility or the Ash Landfill, or their respective operations. The Covenantors agree that they waive and shall not raise any objection to the continued operation of the Facility. Further, the Covenantors waive and release Miami-Dade County from any and all liability for any past, present or future claims, and hereby agree not to file any claim or action against Miami-Dade County or the operator of the Facility, pertaining to or arising out of the current operations of the Facility. This waiver and release includes, but is not limited to, both non-constitutional and constitutional claims and actions (including, but not limited to, inverse condemnation, takings and nuisance), of any kind or other constitutional or non-constitutional claims of any kind or nature whatsoever. In the event that any paragraph or portion of this notice is determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, it shall affect no other provision of this Notification, Acknowledgment, Waiver and Release ("Notice"), and the remainder of this Notice shall be valid and enforceable in accordance with its terms.

OPINION OF TITLE

TO: CITY OF DORAL

With the understanding that the Opinion of Title is furnished to the City of Doral (the "City"), as an inducement for execution of an agreement covering the real property, hereinafter described, it is hereby certified that I have examined First American Title Insurance Company's Title Policy No. FA-35-1435936 dated April 26, 2006 (the "Effective Date") and First American Title Insurance Company Update to Title as updated through November 14, 2007, inclusive, of the following described real property:

Tracts 18 and 19 less the East 35 feet thereof, of FLORIDA FRUITS LAND COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying in Section 17, Township 53 South, Range 40 East.

AND

Tracts 22 and 23, of FLORIDA FRUITS LAND COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida, lying in Section 17, Township 53 South, Range 40 East.

We are basing our opinion on said title policy and update covering said opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Jacqueline Property Holdings, LLC, a Florida limited liability company

The following parties have the authority to execute any and all documents as follows:

Sergio Pino as the managing member of Jacqueline Property Holdings, LLC a Florida limited liability company

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

1. Recorded Mortgages:

Mortgage Deed and Security Agreement entered into by Jacqueline Property Holdings, LLC, a Florida limited liability company and Banco Popular, N.A., dated April 24, 2006 and recorded on April 26, 2007 in Official Records Book 24462 at Page 988 thru 1016, in the Public Records of Miami-Dade County, Florida.

2. Recorded Construction Liens, Contract Liens and Judgments:

None.

3. General Exceptions:

1. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
2. Any rights, interests, or claims affecting the land which a correct survey would disclose and which are not shown by the public records.
3. Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Effective Date, not shown by the public records.
4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Effective Date, and any adverse claim to all or part of the land that is, at Effective Date, or was previously, under water.
5. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Effective Date.
6. Any mineral or mineral rights leased, granted or retained by prior owners.
7. Taxes and Assessments for the year 2007 and subsequent years, which are not yet due and payable.

4. Special Exceptions:

1. Dedication and Improvement Agreement as set forth in instrument recorded in Book 16136, Page 2753.
2. Covenant running with the Land recorded in Book 20883, Page 3757.
3. Reservations of 1/2 of oil, gas and minerals and canal rights within 130 feet of the center line of my canal, as set forth in Deed Number 7030 dated December 22, 1950

for the Board of Commissioners of the Everglades Drainage District, recorded on January 8, 1951, in Deed Book 3383, Page 507 of the Public Records of Miami-Dade County, Florida, which do not include forfeiture provisions or rights reverted. As released by Release of Reservation No. 18271 by South Florida Management District On Lands Deeded By Board of Commissioners of Everglades Drainage District recorded on November 16, 2006 in Official Records Book 25100 Page 3739 and in Official Records Book 25100 Page 3742.

4. Improvement Agreement as set forth in instrument recorded in Book 16081, Page 3979.
5. Covenant running with the Land in favor of Miami-Dade County recorded in Book 19559, Page 3414.
6. Covenant running with the land favor of Miami-Dade County recorded in Book 20883, Page 3759.
7. 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.
8. UCC-1 Financing Statement in favor of Banco Popular N.A., dated April 24, 2006 and recorded on April 26, 2006 in Official Records Book 24462, Page 1035, of the Public Records of Miami-Dade County, Florida.
9. Assignment of Leases, Rents and Other Property dated April 24, 2006 and recorded on in April 26, 2006 in Official Records Book 4462, Page 1018, of the Public Records of Miami-Dade County, Florida.

All of the recording references are to the Public Records of Miami-Dade County, Florida unless otherwise noted.

None of the exceptions listed above will restrict the use of the Property in order for Miami-Dade County to record the approved Plat in the Public Records of Miami-Dade County.

I Hereby Certify, that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following party 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>
Banco Popular, N.A.	Mortgage	1

2263101

Company Certifying

First American Title Insurance Company
Title Policy No. FA-35-1435936

First American Title Insurance Company
Updates

Period Covered

Effective Date April 26, 2006 at
11:32:53 a.m.


April 26, 2006 at 11:32:53 a.m.
through November 14, 2007 at 11:59
p.m.

This opinion is intended only for the benefit of City of Doral and can only be relied on by the City for the purpose of accepting the Declaration of Restrictions attached hereto as Exhibit "A" and by no other person and for any other purpose. This Opinion is given as of the Effective Date as updated and we assume no obligations as to any facts, circumstance or instruments that may hereafter be placed in the public records or come to our attention or any changes in the law that may hereafter occur.

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 on November 30, 2007.

Broad and Cassel

By:  P.A.
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