



CFN 2017R0269386  
 DR BK 30531 Pgs 3645-3649 (5Pgs)  
 RECORDED 05/12/2017 12:09:02  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by  
and after recording return to:

Joseph G. Goldstein, Esq.  
 Holland & Knight LLP  
 701 Brickell Avenue, Suite 3300  
 Miami, Florida 33131

(Space reserved for Clerk of Court)

**RELEASE OF UNITY OF TITLE**

This Release of Unity of Title is made and entered into as of this 8<sup>th</sup> day of May,  
 2017 by the City of Doral, Florida, a municipal corporation existing under the laws of the State  
 of Florida (the "City of Doral").

**RECITALS**

**WHEREAS**, a Unity of Title dated November 7, 1986, and recorded in Official Records  
 Book 13098 at Page 1382 in the Public Records of Miami-Dade County, Florida (the "Unity of  
 Title") was entered into in favor of Miami-Dade County, Florida with respect to the real property  
 legally described in the attached Exhibit "A" (the "Property");

**WHEREAS**, the Unity of Title was entered into and recorded in connection with  
 consideration of the issuance of a permit for office buildings while a replat was in progress;

**WHEREAS**, the Property was replatted and is now entirely contained within the land  
 platted as Tract G of "Downtown Doral Dutcher Plat" as recorded in Plat Book 170, Page 70 of  
 the Public Records of Miami-Dade County, Florida;

**WHEREAS**, the Property was located within the jurisdiction of unincorporated Miami-  
 Dade County at the time the Unity of Title was executed;



**WHEREAS**, the Unity of Title provides that it may be released by the "Director of the Dade County Building and Zoning Department or the executive officer of the successor of such Department"; "provided, however, that a release will be executed when the premises are made to conform with applicable zoning regulations or the use or structure is removed from the premises and there is no further reason to maintain the Unity of Title on the Public Records" (collectively, the "Release Requirements");

**WHEREAS**, the City of Doral was incorporated on June 24, 2003, which date is subsequent to the date of the execution and recordation of the Unity of Title;

**WHEREAS**, the Property is now located within the jurisdiction of the City of Doral;

**WHEREAS**, the City of Doral Planning and Zoning Department is the successor of the Dade County Planning and Zoning Department and its Director, Julian H. Perez, AICP, CFM is its executive officer; and

**WHEREAS**, the City of Doral acknowledges that the Release Requirements have been met and as such, has agreed to release the Unity of Title in accordance with the terms thereof.

**NOW, THEREFORE**, in consideration of the foregoing and along with other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City of Doral hereby acknowledges and agrees that as of the date hereof:

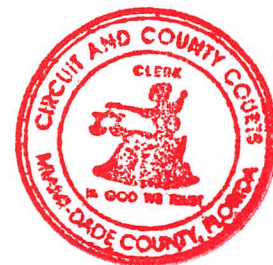
1. Recitals. The foregoing Recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Release are hereby incorporated herein by reference and deemed to be a part hereof.

2. Release. The Unity of Title recorded in Official Records Book 13898 at Page 1382 in the Public Records of Miami-Dade County, Florida is hereby released, declared to be of no further



legal force or effect, and null and void. The Clerk of the Circuit Court of Miami-Dade County, Florida, is hereby directed to note the same upon the records.

*[Execution Page Follows]*



Signed, witnessed, executed and acknowledged in Miami-Dade County, Florida, on this 8<sup>th</sup> day of May, 2017.

**Witnesses:**

[Signature]  
Signature

Michael P. Ferrera  
Print Name

[Signature]  
Signature

Javier Gonzalez  
Print Name

Approved as to legal sufficiency:

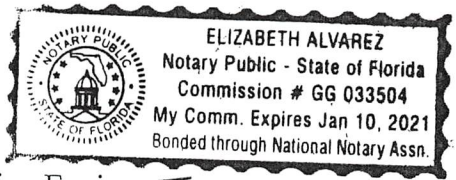
[Signature]  
City Attorney

**CITY OF DORAL, FLORIDA**

By [Signature]  
Julian H. Perez, AICP, CFM  
Director, Planning and Zoning Dept.

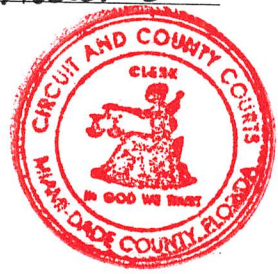
STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

I HEREBY CERTIFY that on this 8 day of May, 2017, before me personally appeared Julian H. Perez, AICP, CFM, who personally known to me as the Director of the City of Doral Planning and Zoning Department, who is described herein and who executed the foregoing instrument, and he did acknowledge to me the execution thereof for the uses and purpose mentioned and his capacity as Director of the City of Doral Planning and Zoning Department.



My Commission Expires: Jan 10, 2021

Elizabeth  
Notary Public  
Elizabeth Alvarez  
Print Name



**EXHIBIT A**

Unity of Title Parcel

A portion of Tract A and all of Tract B of "KOGER CENTER PARK", (a resubdivision of a portion of "KOGER EXECUTIVE CENTER"), according to plat thereof recorded in Plat Book 106, page 15 of the public records of Dade County, Florida, LESS AND EXCEPT that portion of said Tract A being more particularly described as follows:

BEGINNING at the northwest corner of said Tract A, said point being on the southeasterly right-of-way line of N.W. 53rd Street (Executive Center Drive) (80' R/W), all as shown on said plat; thence along the westerly boundary of said Tract A South 00° 01'26" East 421.18 feet to the southwest corner of said Tract A; thence along the southerly boundary of said Tract A South 88° 37' 50" East 55.00 feet to a point; thence North 01°22'10" East 395.00 feet to a point; thence North 39°42'19" West 61.75 feet to a point on the southeasterly right-of-way line of N.W. 53rd Street; thence along the southeasterly right-of-way line of N.W. 53rd Street with a curve to the right having a radius of 676.62 feet and a central angle of 02°42'57", an arc distance of 32.07 feet to the Point of Beginning.

STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that the foregoing is a true and correct copy of the  
original on file in this office. MAY 12 2017 AD 20  
HARVEY RUVIN, Clerk of Circuit and County Courts  
Deputy Clerk



JESSIE MERRITT #310229