

This instrument was prepared by:

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

CFN: 20160163231 BOOK 30003 PAGE 1763
DATE:03/17/2016 01:37:07 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

(Space reserved for Clerk)

UNITY OF TITLE

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

See attached Exhibit "A"

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

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

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

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

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

[Execution Page Follows]

EXHIBIT "A"

Legal description of subject property:

Lots 1 and 2, Block 1, GRAND FLORIDIAN ESTATES, according to the Plat thereof as recorded in Plat Book 170, Page 92 of the Public Records of Miami-Dade County, Florida.

JOINER BY MORTGAGEE
TO UNITY OF TITLE

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

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

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

IN WITNESS WHEREOF, these presents have been executed this 28 day of January, 2016.

WITNESSES:

[Signature]
Josh Schiffria 1-28-16
Signature

Stonegate Bank, a Florida banking corporation

By: [Signature]
(individual and title) EVP Erin Knight

[Signature]
Printed Name

[Signature]
Signature

Address: 121 Alhambra Plaza
Suite 1515
Coral Gables, FL
33146

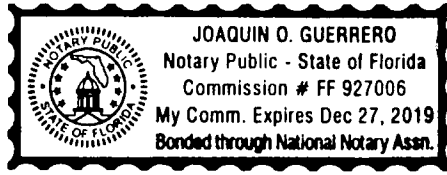
Printed Name

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 28 day of January, 2016, by Erin Knight, as E.V.P of Stonegate Bank, a Florida banking corporation, on behalf of the Bank. He is personally known to me or has produced _____ as identification.

My Commission Expires:

12/27/19



Joaquin O. Guerrero
Notary Public - State of Florida
Printed Name Joaquin O. Guerrero

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

With the understanding that this Opinion of Title is furnished as requested by the City of Doral, Florida, in compliance with its unity of title requirements, and as an inducement to issue a building permit for the construction of a single family home on the subject property, it is hereby certified that I have examined the complete Title Search Report No. 1062-3205405 issued by First American Title Insurance Company, as further updated, the following: covering the period from the beginning to February 22, 2016 at 11:59 p.m., inclusive, of the following described property:

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

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

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

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

1. RECORDED MORTGAGES:

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

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE

3. **GENERAL EXCEPTIONS:**

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

4. **SPECIAL EXCEPTIONS:**

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

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

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

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

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

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

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

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

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

Respectfully submitted this 7th day of March, 2016.

WEISBURD, EISEN & POSSENTI, P.A.

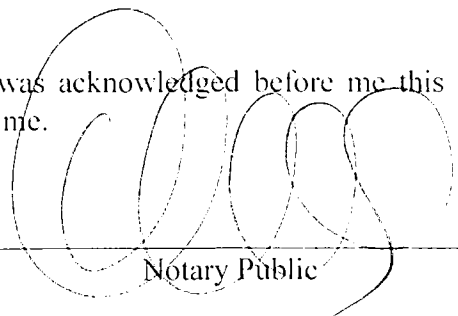
BY: 

SCOTT EISEN, ESQ.
Florida Bar No. 375152

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 7th day of March, 2015, by **Scott Eisen**, who is personally known to me.



Notary Public

Print Name
My Commission Expires:

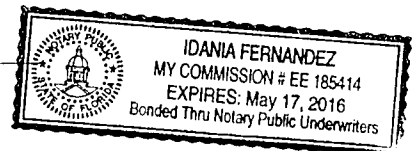


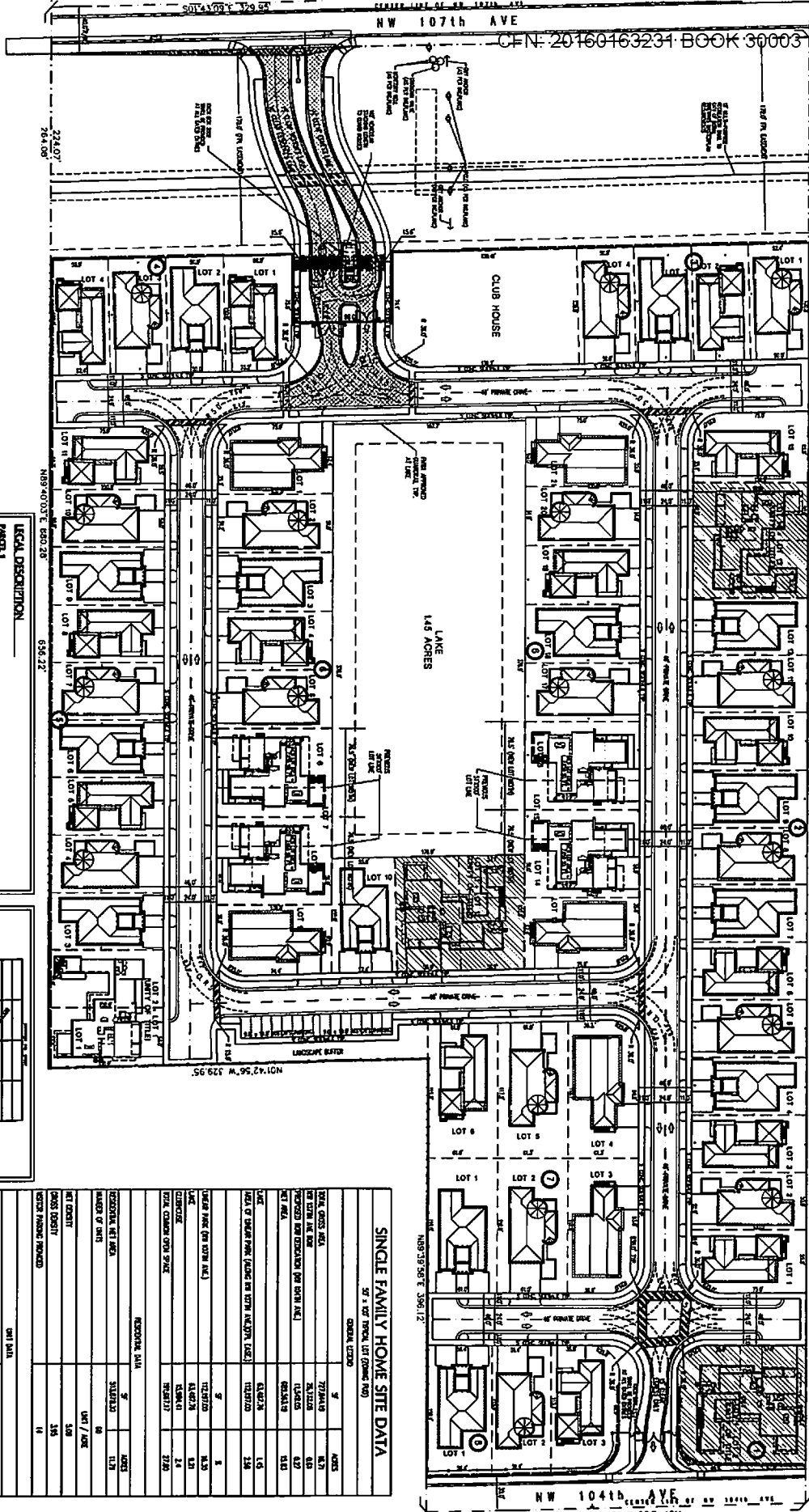
EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1, BLOCK 1, OF GRAND FLORIDIAN ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; and,

LOT 2, BLOCK 1, OF GRAND FLORIDIAN ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

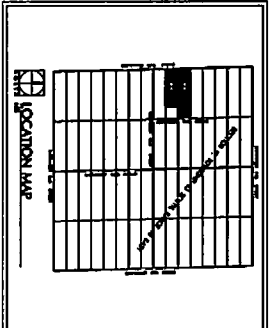
OVERALL
SITE PLAN
SCALE: 1"=50'-0"



LEGAL DESCRIPTION

PARCELS 1
TRACT 24, OF FLORIDA REAL LANDS COMPANY'S SUBDIVISION NO. 7, IN SECTION 12, TOWNSHIP 33 SOUTH RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE PORTION OF SAID TRACT 24 WHICH WAS WENT 25 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 12.

PARCELS 2
TRACT 25, OF FLORIDA REAL LANDS COMPANY'S SUBDIVISION NO. 7, IN SECTION 12, TOWNSHIP 33 SOUTH RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE PORTION OF SAID TRACT 25 WHICH WAS WENT 25 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 12.



SINGLE FAMILY HOME SITE DATA
OF 7 LOT TRACT, LOT 1 (FORMER PAD)

GENERAL NOTES		RECREATION CENTER	
TOTAL GROSS AREA	1,150	TOTAL AREA	1,150
AREA OF LOT 1	1,150	AREA OF LOT 1	1,150
AREA OF LOT 2	1,150	AREA OF LOT 2	1,150
AREA OF LOT 3	1,150	AREA OF LOT 3	1,150
AREA OF LOT 4	1,150	AREA OF LOT 4	1,150
AREA OF LOT 5	1,150	AREA OF LOT 5	1,150
AREA OF LOT 6	1,150	AREA OF LOT 6	1,150
AREA OF LOT 7	1,150	AREA OF LOT 7	1,150
AREA OF LOT 8	1,150	AREA OF LOT 8	1,150
AREA OF LOT 9	1,150	AREA OF LOT 9	1,150
AREA OF LOT 10	1,150	AREA OF LOT 10	1,150
AREA OF LOT 11	1,150	AREA OF LOT 11	1,150
AREA OF LOT 12	1,150	AREA OF LOT 12	1,150
AREA OF LOT 13	1,150	AREA OF LOT 13	1,150
AREA OF LOT 14	1,150	AREA OF LOT 14	1,150
AREA OF LOT 15	1,150	AREA OF LOT 15	1,150
AREA OF LOT 16	1,150	AREA OF LOT 16	1,150
AREA OF LOT 17	1,150	AREA OF LOT 17	1,150
AREA OF LOT 18	1,150	AREA OF LOT 18	1,150
AREA OF LOT 19	1,150	AREA OF LOT 19	1,150
AREA OF LOT 20	1,150	AREA OF LOT 20	1,150
AREA OF LOT 21	1,150	AREA OF LOT 21	1,150
AREA OF LOT 22	1,150	AREA OF LOT 22	1,150
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AREA OF LOT 25	1,150	AREA OF LOT 25	1,150
AREA OF LOT 26	1,150	AREA OF LOT 26	1,150
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AREA OF LOT 31	1,150	AREA OF LOT 31	1,150
AREA OF LOT 32	1,150	AREA OF LOT 32	1,150
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AREA OF LOT 34	1,150	AREA OF LOT 34	1,150
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AREA OF LOT 36	1,150	AREA OF LOT 36	1,150
AREA OF LOT 37	1,150	AREA OF LOT 37	1,150
AREA OF LOT 38	1,150	AREA OF LOT 38	1,150
AREA OF LOT 39	1,150	AREA OF LOT 39	1,150
AREA OF LOT 40	1,150	AREA OF LOT 40	1,150
AREA OF LOT 41	1,150	AREA OF LOT 41	1,150
AREA OF LOT 42	1,150	AREA OF LOT 42	1,150
AREA OF LOT 43	1,150	AREA OF LOT 43	1,150
AREA OF LOT 44	1,150	AREA OF LOT 44	1,150
AREA OF LOT 45	1,150	AREA OF LOT 45	1,150
AREA OF LOT 46	1,150	AREA OF LOT 46	1,150
AREA OF LOT 47	1,150	AREA OF LOT 47	1,150
AREA OF LOT 48	1,150	AREA OF LOT 48	1,150
AREA OF LOT 49	1,150	AREA OF LOT 49	1,150
AREA OF LOT 50	1,150	AREA OF LOT 50	1,150
AREA OF LOT 51	1,150	AREA OF LOT 51	1,150
AREA OF LOT 52	1,150	AREA OF LOT 52	1,150
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AREA OF LOT 54	1,150	AREA OF LOT 54	1,150
AREA OF LOT 55	1,150	AREA OF LOT 55	1,150
AREA OF LOT 56	1,150	AREA OF LOT 56	1,150
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AREA OF LOT 58	1,150	AREA OF LOT 58	1,150
AREA OF LOT 59	1,150	AREA OF LOT 59	1,150
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AREA OF LOT 66	1,150	AREA OF LOT 66	1,150
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AREA OF LOT 68	1,150	AREA OF LOT 68	1,150
AREA OF LOT 69	1,150	AREA OF LOT 69	1,150
AREA OF LOT 70	1,150	AREA OF LOT 70	1,150
AREA OF LOT 71	1,150	AREA OF LOT 71	1,150
AREA OF LOT 72	1,150	AREA OF LOT 72	1,150
AREA OF LOT 73	1,150	AREA OF LOT 73	1,150
AREA OF LOT 74	1,150	AREA OF LOT 74	1,150
AREA OF LOT 75	1,150	AREA OF LOT 75	1,150
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AREA OF LOT 79	1,150	AREA OF LOT 79	1,150
AREA OF LOT 80	1,150	AREA OF LOT 80	1,150
AREA OF LOT 81	1,150	AREA OF LOT 81	1,150
AREA OF LOT 82	1,150	AREA OF LOT 82	1,150
AREA OF LOT 83	1,150	AREA OF LOT 83	1,150
AREA OF LOT 84	1,150	AREA OF LOT 84	1,150
AREA OF LOT 85	1,150	AREA OF LOT 85	1,150
AREA OF LOT 86	1,150	AREA OF LOT 86	1,150
AREA OF LOT 87	1,150	AREA OF LOT 87	1,150
AREA OF LOT 88	1,150	AREA OF LOT 88	1,150
AREA OF LOT 89	1,150	AREA OF LOT 89	1,150
AREA OF LOT 90	1,150	AREA OF LOT 90	1,150
AREA OF LOT 91	1,150	AREA OF LOT 91	1,150
AREA OF LOT 92	1,150	AREA OF LOT 92	1,150
AREA OF LOT 93	1,150	AREA OF LOT 93	1,150
AREA OF LOT 94	1,150	AREA OF LOT 94	1,150
AREA OF LOT 95	1,150	AREA OF LOT 95	1,150
AREA OF LOT 96	1,150	AREA OF LOT 96	1,150
AREA OF LOT 97	1,150	AREA OF LOT 97	1,150
AREA OF LOT 98	1,150	AREA OF LOT 98	1,150
AREA OF LOT 99	1,150	AREA OF LOT 99	1,150
AREA OF LOT 100	1,150	AREA OF LOT 100	1,150

SITE PLAN

DATE: 10/15/2014
DRAWN BY: J. PEREZ
CHECKED BY: J. PEREZ
SCALE: AS SHOWN
SHEET NO.: SP-1

THE MANSIONS AT DORAL
BY GRAND FLORIDIAN AT DORAL, LLC
CITY OF DORAL, FLORIDA

PASCUAL PEREZ KIUIDDIAN
REGISTERED PROFESSIONAL ARCHITECT
NO. 12000
10000 N.W. 107th Avenue, Suite 100
Doral, FL 33126
Tel: 305.470.1234
Fax: 305.470.1235
www.pascalperezkiuiddian.com