



This instrument was prepared by:
Samuel Londono, Esq.
10311 NW 58TH St.
Doral, Miami-Dade County, Florida

CFN 2025R0621337
DR BK 34895 Pgs 4368-4370 (3Pgs)
RECORDED 08/13/2025 14:05:29
JULIAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

UNITY OF TITLE

WHEREAS, Divine Savior Lutheran Academy, Inc. ("Owner") is the fee simple owner of the following real property located at 10311 NW 58th St. Doral, Miami-Dade County, Florida, as captured in the following folios/parcels: 35-3017-029-0010; 35-3017-001-0392; 35-3017-001-0395; 35-3017-001-0396; 35-3017-001-0381; 35-3017-001-0382; and 35-3017-001-0383.

WHEREAS, owner recognizes and acknowledges that for the public health, welfare, safety or morals, the here-in 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 \$10.00 and for other good and valuable consideration, Owner hereby agrees to restrict the use of the subject property in the following manner:

That said 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 of 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 Department of Regulatory and Economic Resources, or his designee, or the executive 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 confirm with applicable zoning regulation 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.

Sam Londono

Samuel Londono

Sworn to and subscribed to before me on
July 17, 2025. Affiant is personal known
to me.

Notary Public

Print Name:

Commission expires:



Guillermo De Nacimiento
Witness #1 Signature

Guillermo De Nacimiento
Witness #1 Print Name

Stephanie Puglia
Witness #2 Signature

Stephanie Puglia
Witness #2 Print Name

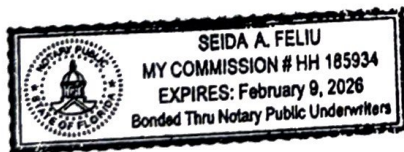
MUNICIPALITY:

THE CITY OF DORAL, FLORIDA
BY ITS AUTHORIZED REPRESENTATIVE

BY: Michelle Lopez
PRINT NAME: Michelle Lopez
TITLE: Interim Planning & Zoning Director

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of August, 2025, by Michelle Lopez in his/her capacity as Interim Planning & Zoning Director, who ☒ is personally known to me or ☐ has produced a driver's license as identification.




Seida A. Felio
Notary Public
Printed Name: Seida A. Felio
My Commission Expires: February 9, 2026

Signatures continue on following page

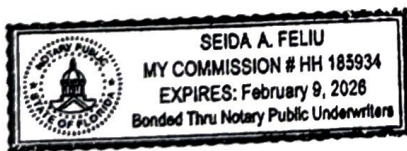



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 
Doral City Attorney

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of August, 2025, by Lorenzo Cobiella in his/her capacity as City of Doral Attorney, who ☒ is personally known to me or ☐ has produced a driver's license as identification.




Notary Public
Printed Name: Seida A. Felio
My Commission Expires: February 9, 2026

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

I hereby certify that the foregoing is a true and correct copy of the original on file in this office 8.13 AD, 20 25

JUAN FERNANDEZ-BARQUIN, Clerk of the Court and Comptroller, Miami-Dade County

Deputy Clerk 

BERNICE SLATER #207680

