

**This instrument was prepared by:**

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

**(Space reserved for  
Clerk)**

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**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]**

Signed, witnessed, executed and acknowledged on this 25 day of JANUARY, 2016.

WITNESSES:

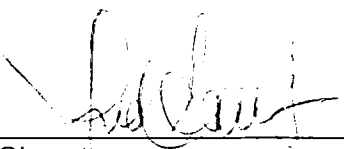
**Grand Floridian at Doral, LLC**  
a Florida limited liability company

  
\_\_\_\_\_  
Signature

BY:   
\_\_\_\_\_  
Name: JUAN C. IBAR

Yemis Melvin  
\_\_\_\_\_  
Printed Name

Title: MANAGER OF GRAND FLORIDIAN LP, LLC  
its manager

  
\_\_\_\_\_  
Signature

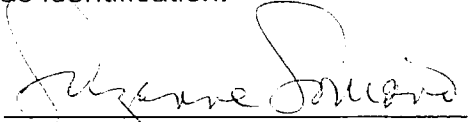
Address: 7774 NW 46 St  
Doral, FL 33166

Fred Sanchez  
\_\_\_\_\_  
Printed Name

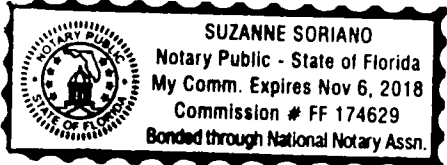
STATE OF FLORIDA                      )  
  ) SS  
COUNTY OF MIAMI-DADE            )

The foregoing instrument was acknowledged before me this 25 day of JANUARY, 2016, by JUAN C. IBAR, on behalf of Grand Floridian at Doral, a Florida limited liability company, who executed the foregoing on behalf of the company for the purposes stated herein. He is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission Expires:

  
\_\_\_\_\_  
Notary Public - State of Florida

SUZANNE SORIANO  
\_\_\_\_\_  
Printed Name



**EXHIBIT "A"**

**Legal description of subject property:**

**Lots 11 and 12, Block 6, 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.**

**JOINDER 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]  
Signature  
Jose Schiffers 1-28-16  
Printed Name

[Signature]  
Signature  
Guy Gifford  
Printed Name

**Stonegate Bank, a Florida banking corporation**

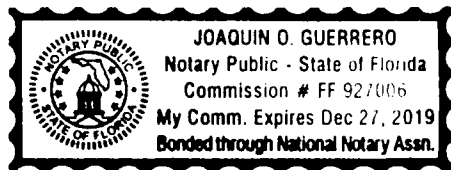
By: [Signature] EVP  
(individual and title) Erin Knight

Address: 121 Alhambra Plaza Ste 1515  
Orlando, FL 32834

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 28 day of January, 2016, by Erin Knight, as EVP 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



[Signature]  
Notary Public - State of Florida  
Printed Name Jocelyn Overton

**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 2nd day of March, 2016.

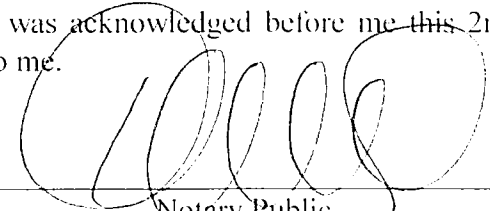
**WEISBURD, EISEN & POSSENTI, P.A.**

BY:   
\_\_\_\_\_  
**SCOTT EISEN, ESQ.**  
**Florida Bar No. 375152**

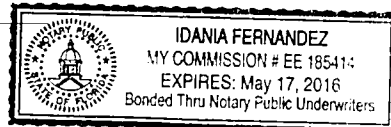
Address:  
2751 Executive Park Drive, Suite 104  
Weston, FL 33331

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2nd day of March, 2015, by **Scott Eisen**, who is personally known to me.

  
\_\_\_\_\_  
Notary Public

Print Name  
My Commission Expires:





**EXHIBIT "A"**

**LEGAL DESCRIPTION**

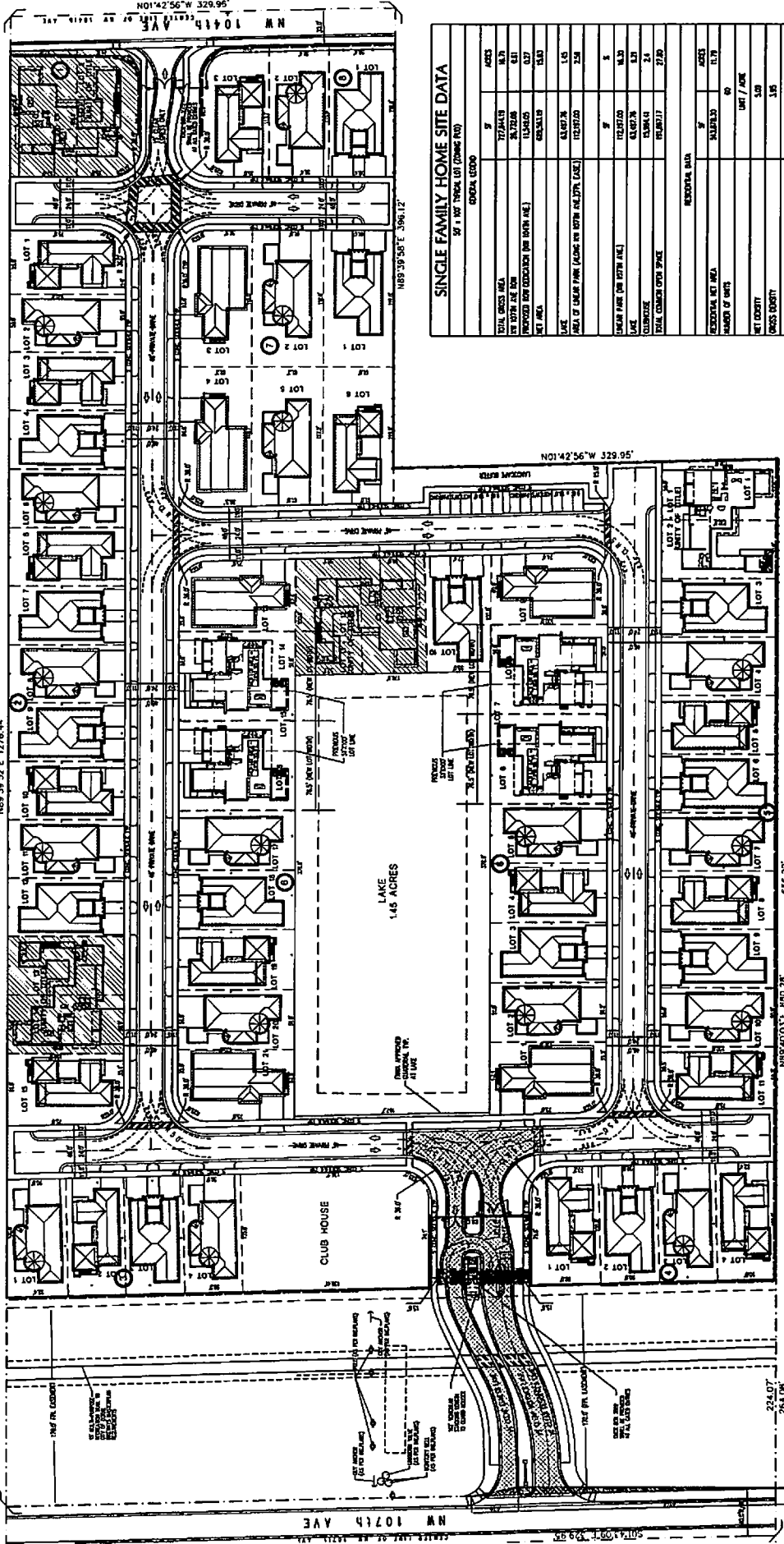
**LOT 11, BLOCK 6, OF GRAND FLORIDIAN ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; and,**

**LOT 12, BLOCK 6, 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.**

**PASCUAL PEREZ KILIDDIAN**  
 ARCHITECTS  
 10000 W. 15th Ave., Suite 100  
 Doral, FL 33126  
 (305) 851-1111  
 www.pascalperzekiliddian.com

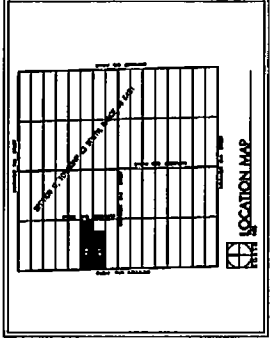
**THE MANSIONS AT DORAL**  
 BY GRAND FLORIDIAN AT DORAL, LLC  
 CITY OF DORAL, FLORIDA

**SP-1**  
 SHEET NO. 1



**SINGLE FAMILY HOME SITE DATA**

DESCRIPTION	QUANTITY	UNIT / AREA
TOTAL GROSS AREA	177,419	SQ FT
NET GROSS AREA	114,645	SQ FT
NET AREA	62,823	SQ FT
AREA OF LINEAR PARK (ACROSS FROM LOT 1)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 2)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 3)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 4)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 5)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 6)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 7)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 8)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 9)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 10)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 11)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 12)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 13)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 14)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 15)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 16)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 17)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 18)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 19)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 20)	1.5	ACRES
AREA OF LINEAR PARK (ACROSS FROM LOT 21)	1.5	ACRES



**LEGAL DESCRIPTION**

PARCEL 1  
 TRACT 26 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 7, IN SECTION 22, TOWNSHIP 33 SOUTH, RANGE 48 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE PORTION OF SAID TRACT 26 LYING WITHIN THE WEST 25 FEET THEREOF AND LESS THAT PORTION OF SAID TRACT 26 LYING WITHIN THE WEST 25 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 22.

PARCEL 2  
 TRACT 27 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 7, IN SECTION 22, TOWNSHIP 33 SOUTH, RANGE 48 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE PORTION OF SAID TRACT 27 LYING WITHIN THE WEST 25 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 22.

