

This Instrument was prepared by:
Name: Tracy R. Slavens, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131

(Space reserved for Clerk)

ENTRANCE FEATURE MAINTENANCE AGREEMENT

WHEREAS, the undersigned being the owner of or having some right, title or interest in or a lien upon the following described property, lying, being and situated in the City of Doral, Miami-Dade County, Florida and legally described in the attached Exhibit A.

In order to assure the City of Doral Planning and Zoning Department that the representations made to it by the owner or their representative will be abided by; that the hereinafter mentioned entrance feature will be continually and properly maintained; and as an inducement for, and in consideration of, the issuance of the required permits to erect and construct said entrance feature, and other good and valuable considerations hereby agrees as follows:

- (1) that said entrance feature shall be erected and maintained substantially in compliance with plans entitled "Doral Commons Conceptual Site Plan" prepared by Pascual Perez Kiliddjian and landscape plans prepared by Witkin Hults Design Group, dated September 27, 2013, and Pattern Book prepared by Pascual Perez Kiliddjian, dated November 7, 2013.
- (2) that all structures shall be maintained in good condition and repair and that all landscaping shall likewise be so maintained.

As further part of this agreement, it is hereby understood and agreed that any official inspector of the City of Doral Planning and Zoning Department or its agents duly authorized, may have the privilege at any time of entering and investigating 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.

This agreement on the part of the owners shall constitute a covenant running with the land and will be recorded in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned and the heirs, successors, and assigns of the undersigned, until such time as the same is modified or released in writing by the Director of the City of Doral Planning and Zoning Department, or the executive officer of the successor of such department, or in the absence of such executive officer, by his assistant in charge in his absence.

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, in equity or both.

Severability: Invalidation of any one of these covenants by judgment of court in no wise shall affect any of the other provisions, which shall remain in full force and effect.

(Execution Page Follows)

Signed, witnessed, executed and acknowledged on this 25 day of August, 2015.

Witnesses:

**TERRA DORAL COMMONS RESIDENTIAL, LLC
a Florida limited liability company**

[Signature]
Signature

TULIO PEDRAZA
Print Name

By: [Signature]

Print Name: David Martin

Title: Manager

[Signature]
Signature

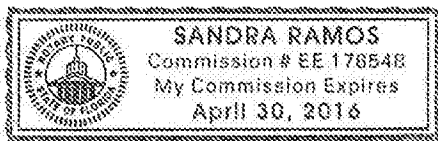
Adam Seltzer
Print Name

Address:
2665 S. Bayshore Drive, Suite 1020
Miami, FL 33133

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by David Martin as the Manager of Terra Doral Commons Residential, LLC, on behalf of the limited liability company. He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 25 day of August, 2015 in the County and State aforesaid.



[Signature]
Notary Public-State of Florida
Sandra Ramos
Print Name

My Commission Expires: 4/30/2016

Signed, witnessed, executed and acknowledged on this 25 day of August, 2015.

Witnesses:

TERRA DORAL COMMONS COMMERCIAL, LLC
a Florida limited liability company

[Signature]
Signature

By: [Signature]
Print Name: David Martin

[Signature]
Print Name

Title: Manager

[Signature]
Signature

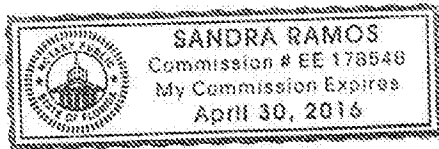
Address:
2665 S. Bayshore Drive, Suite 1020
Miami, FL 33133

[Signature]
Print Name

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by David Martin as the Manager of Terra Doral Commons Commercial, LLC, on behalf of the limited liability company. He/She is personally known to me or has produced _____ as identification.

Witness my signature and official seal this 25 day of August, 2015 in the County and State aforesaid.



[Signature]
Notary Public-State of Florida
Sandra Ramos
Print Name

My Commission Expires:

EXHIBIT ALegal Description:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE NORTH 01 DEGREES 43 MINUTES 29 SECONDS WEST, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 120.55 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 51.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE NORTH 01 DEGREES 43 MINUTES 29 SECONDS WEST ALONG A LINE 51.50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 451.08 FEET; THENCE NORTH 03 DEGREES 11 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 158.71 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 729.99 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 2585.92 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 641.69 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 88.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 400.68 FEET TO A POINT OF CURVATURE; THENCE 408.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 7863.07 FEET AND A CENTRAL ANGLE OF 02 DEGREES 58 MINUTES 24 SECONDS TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 401.37 FEET ALONG THE ARC OF SAID REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 7737.25 FEET AND A CENTRAL ANGLE OF 02 DEGREES 58 MINUTES 20 SECONDS TO POINT OF TANGENCY; THENCE NORTH 89 DEGREES 05 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 138.10 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 70.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 858.83 FEET; THENCE NORTH 77 DEGREES 56 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 51.20 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 81.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 285.84 FEET TO A POINT OF CURVATURE; THENCE 61.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE

HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 88 DEGREES 37 MINUTES 07 SECONDS TO THE POINT OF BEGINNING. LESS AND EXCEPT THEREFROM THAT PORTION OF LAND LYING WITHIN THE WEST 1316.23 FEET OF THE SAID SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA

TOGETHER WITH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 8; THENCE NORTH 01 DEGREES 43 MINUTES 57 SECONDS WEST, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 88.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 01 DEGREES 43 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 521.56 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 609.90 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 1452.64 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 535.75 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS NORTH 01 DEGREES 16 MINUTES 43 SECONDS EAST; THENCE 225.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 7957.25 FEET AND A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 18 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 77.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 785.57 FEET; THENCE NORTH 87 DEGREES 49 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 250.53 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 88.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 192.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST, AS BASIS OF BEARING ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 82.54 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 63.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 63.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 312.56 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 337.61 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS SOUTH 00 DEGREES 34 MINUTES 10 SECONDS WEST; THENCE 272.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7843.50 FEET AND A CENTRAL ANGLE OF 01 DEGREES 59 MINUTES 19 SECONDS TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 77.56 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 7957.25 FEET AND A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 31 SECONDS; THENCE NORTH 01 DEGREES 44 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 657.23 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 727.88 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 1080.49 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE SOUTH 01 DEGREES 44 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 623.12 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS NORTH 88 DEGREES 15 MINUTES 35 SECONDS EAST; THENCE 63.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 23 MINUTES 50 SECONDS TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE NORTH 01 DEGREES 43 MINUTES 57 SECONDS WEST, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 610.08 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED

PARCEL OF LAND; THENCE CONTINUE NORTH 01 DEGREES 43 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 120.13 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 730.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 24.29 FEET; THENCE NORTH 01 DEGREES 44 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 489.78 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 1219.63 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 714.24 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 609.91 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 609.90 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 738.55 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY FLORIDA.

JOINER BY MORTGAGEE TO ENTRANCE FEATURE MAINTENANCE AGREEMENT

The undersigned, Florida Community Bank, N.A., a national banking association, and mortgagee ("Mortgagee") under that certain Amended and Restated Mortgage, Security Agreement, Assignment of Leases and Rents, and Fixture Filing, and Notice of Future Advance executed as of June 29, 2015, by Terra Doral Commons Residential, LLC, and Terra Doral Commons Commercial, LLC, and recorded in Official Records Book 29674, Page 4428 in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Entrance Feature Maintenance Agreement (the "Agreement") 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 Agreement.

Mortgagee makes no warranty or any representation of any kind or nature concerning the Agreement, 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 Developer contained in the Agreement. None of the representations contained in the Agreement 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 Agreement.

IN WITNESS WHEREOF, these presents have been executed this 24th day of August, 2015.

WITNESSES:

Mark A. Lira
Signature
MARK A LIRA
Printed Name

[Signature]
Signature
CARLOS A. GALASSO
Printed Name

Florida Community Bank, N.A.,
a national banking association
By: [Signature]
Print Name: ALBERT FILS
Title: S.V.P.
2500 Weston Rd., Sult 300
Address: Weston, FL 33331

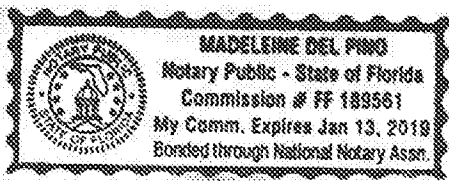
STATE OF FLORIDA)
)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 24 day of August, 2015, by Albert Fils, as SVP of Florida Community Bank, N.A., a national banking association, on behalf of the bank. He is personally known to me or has produced _____ as identification.

My Commission Expires: Jan 13, 2019

Notary Public - State of Florida

Printed Name Madeline DelPino
[Signature]



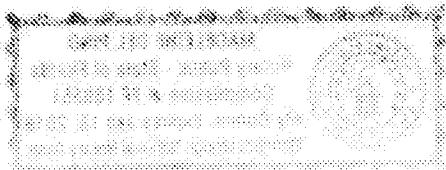
RECEIVED

City of Doral
Planning & Zoning Department

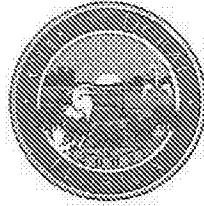
Date: 08/28/2015

Project Names: Doral Cousins Residential
Entrance Feature Maintenance Agreement

Submittal #: 1st Submitted



[Faint handwritten notes and signatures]



December 2, 2013

Planning and Zoning
Department

Tracy R. Slavens, Esq.
Holland and Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Re: Doral Commons Minor Modification to Site Plan, Pattern Book and Entry
Feature Review

Name/Date of Plan: Doral Commons Conceptual Site Plan dated 9/27/2013
produced by Pascual Perez Kiliddjian and Landscape Plans dated 9/27/2013
produced by Witkin Hults Design Group and Pattern Book dated 11/07/2013

Dear Applicant:

The staff of the Planning and Zoning Department has reviewed the submitted site plan and pattern book as a requirement condition of approval and has granted approval subject to the following conditions, which must be addressed prior to the issuance of the building permit:

Doral Commons --Site Plan - Public Works Comments

Ignacio Resillez, Plans Reviewer

(305-593-6740/ Ignacio.Resillez@cityofdoral.com)

The Conceptual Plan is approved by Public Works. However, the following comments must be addressed prior to the building permit submittal:

1. Miami-Dade County Traffic Division approval is required and needs to be provided to the City. All proposed R/W modifications/improvements on NW 74 Street, and on NW 107 Avenue shall be shown on the approved plans.
2. The Doral Trolley Route #3, currently running along NW 74 Street, will require the construction of two pull-off bus bays (with shelters) on NW 74 Street westbound to serve the proposed development. The bus bays shall be located immediately east of NW 104 Avenue, and immediately west of NW 97 Avenue. Ensure that sufficient space is provided for their installation.

Also, the following comments are advisory:

1. Traffic Calming may be required at the north end of NW 102 Avenue per warrant analysis.



2. Traffic signals may be required at $\frac{1}{4}$ section line intersections due to lack of east-west interconnectivity between $\frac{1}{4}$, $\frac{1}{2}$, and full section line roads, per warrant analysis.

This letter serves as formal notification that you may proceed with the Building Permit approval process with the City. If you have any questions or concerns please feel free to call or email me.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathan Kogon".

Nathan Kogon,
Planning and Zoning Director

Cc: Jose Olivo Jr., Public Works Director
Mercy Arce, Development Review Coordinator