

This instrument prepared by,  
Record and return to:  
Vila, Padron & Diaz, P.A.  
201 Alhambra Circle, Suite 702  
Coral Gables, FL 33134  
Tel: (305)461-4888

## UNITY OF TITLE

KNOWN BY ALL MEN BY THESE PRESENTS: Whereas, the undersigned SERAFIN GARCIA, as President of SEMA, INC., a Florida corporation, the Owner of the following described property situated in Miami-Dade County, FL:

Lot 2, 3, 4 and 5 in Block 1, of MARBRO SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 113, at Page 11, of the Public Records of Miami-Dade County, Florida.

Lot 2 Previously know as prior to termination of the condominium

All of SONAL WAREHOUSES, a Condominium, according to the Declaration of Condominium, recorded in O.R. Book 17279, Page 3704, Public Records of Miami-Dade County, Florida

(above legal descriptions hereinafter collectively referred to as the "Property").

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

NOW, THEREFORE, for good and valuable consideration, the undersigned hereby agrees to restrict the use of the subject property in the following manner:

1. 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 or parcel of land.
2. Owner further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land and may 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 Miami-Dade County Department of Planning, Development and Regulation or his or her designee, or the executive officer of the successor of such Department, or in the absence of such director or executive officer, by his or her assistant in charge of the office in his or her absence.

3. FURTHER, the undersigned declare that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the Property and shall constitute a covenant running with the land and shall be binding upon the undersigned, their successors and assigns and may only be released when the Property is made to conform with applicable zoning regulations or the use or structure is removed from the premises and there is not further reason to maintain the Unity of Title in the Public Records.

IN WITNESS THEREOF, the undersigned has caused her hand and seal to be affixed hereto on this 30<sup>th</sup> day of June, 2016, at Miami-Dade County, Florida.

Witnessed by:

[Signature]  
Witness Signature  
ANTOLIN DEL CULADO  
Print Name of Witness

[Signature]  
Witness Signature  
KATHERINE BARRON  
Print Name of Witness

OWNER  
Sema, Inc., a Florida corporation

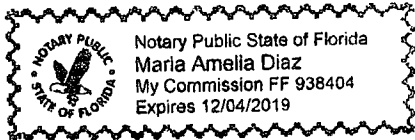
[Signature]  
By: Serafin Garcia as President

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

The foregoing instrument was acknowledged before me this \_\_\_ day of June, 2016, by Serafin Garcia, as President of Sema, Inc., a Florida corporation, who is personally known to me or has produced a Florida Driver's License as identification.

[Signature]  
Signature of Notary Public – State of Florida  
Printed Name: MARIA AMELIA DIAZ

Notary Seal:





VILA, PADRON & DIAZ, P.A.  
LAW OFFICE

Rene Diaz  
Carlos E. Padron  
Kara D. Phinney  
Oscar J. Vila

## OPINION OF TITLE

TO: MIAMI-DADE COUNTY or CITY OF DORAL, a political subdivision of the State of Florida.

With the understanding that this Opinion of Title is furnished to Miami-Dade County or City of Doral, as inducement for acceptance of a Declaration of Use/Unity of Title/Declaration of Restrictions/Development Agreement or in compliance with Chapter 28, and as an inducement for acceptance of a proposed final subdivision plat covering the real property, hereinafter described, it is hereby certified that I have examined a complete "Abstract of Title" covering the period from the beginning to the 25<sup>th</sup> day of May, 2016, at the hour of 11:00 p.m., inclusive, of the following described property:

Lot 2, 3, 4 and 5, in Block 1, of MARBRO SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 113, at Page 11, of the Public Records of Miami-Dade County, Florida.

### Previously known as

All of SONAL WAREHOUSES, a Condominium, according to the Declaration of Condominium, recorded in O.R. Book 17279, Page 3704, Public Records of Miami-Dade County, Florida.

Basing my opinion solely on the above referenced title information, we are of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in:

**SEMA, INC., a Florida corporation** (hereinafter referred to as the "Company")

\*Serafin Garcia, as President, has the authority to sign on behalf of the Company

Said property is subject to the following encumbrances, liens, and other exceptions:

### A. RECORDED MORTGAGES

None

### B. GENERAL EXCEPTIONS:

1. 2016 real estate taxes which are not yet due and payable.
2. Rights of persons other than the above owners who are in possession.
3. Easement or claims of easements not shown by the Public Records, boundary lines disputes, overlaps, encroachments and any facts or matters not of record that would be disclosed upon an accurate survey.
4. Any unrecorded labor, mechanic's or materials' liens.
5. Zoning and other restrictions imposed by governmental authority.

**C. SPECIAL EXCEPTIONS:**

1. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of MARBRO SUBDIVISION, as recorded in Plat Book 113, Page 11, Public Records of Miami-Dade County, Florida.
2. Terms, provisions, covenants, liens, conditions and options contained and rights and easements established by the Declaration of Condominium of Sonal Warehouses, a Condominium, and all exhibits attached thereto and recorded 7-19-96 in O.R. Book 17279, Page 3704 as affected by that certain Plan of Termination as recorded in O.R. Book 29949, Page 2173
3. Agreement for the construction of Water Facilities recorded in Official Records Book 10449, Page 319, Public Records of Miami-Dade County, Florida, which creates an easement and provides for fees and connection charges and approval of purchaser on a limited basis.
4. Agreement for the construction of Sanitary Sewage Facilities recorded in Official Records Book 10449, Page 343, Public Records of Miami-Dade County, Florida, which creates an easement and provides for fees and connection charges and approval of purchaser on a limited basis.
5. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded in O.R. Book 11338, Page 1269, Public Records of Miami-Dade County, Florida.
6. Plan of Termination of Sonal Warehouses, a Condominium, as recorded in O.R. Book 29949, Page 2173, Public Records of Miami-Dade County, Florida.
7. Reservation in favor of The Trustees of the Internal Improvement fund of the State of Florida contained in deed recorded in Deed Book 176, Page 339, as to 3/4 interest in phosphate, mineral, and metal rights, 1/2 interest in all petroleum rights, of the Public Records of Miami-Dade County, Florida.

Therefore it is my opinion that the following parties must join in the platting or agreement of the above described real property in order to grant Miami-Dade County and City of Doral, a good and proper title to the dedicated areas shown on the Plat of the aforementioned property.

Sema, Inc.,                                      Fee Simple owner  
a Florida corporation

\*Serafin Garcia, as President, has the authority to sign on behalf of the Company

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

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 11 day of August 2016.

OSCAR J. VILA, ESQ.  
Florida Bar no. 89976  
Vila, Padron & Diaz, P.A.  
201 Alhambra Circle, Suite 702, Coral Gables, FL 33134  
(305)461-4888

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 11 day of August, 2016, by OSCAR J. VILA. He is personally known to me or has produced Florida Driver's License as identification, and did take an oath.

My Commission Expires:

Notary Public, State of Florida

