

This instrument was prepared by, and after recording return to:

Name: Joseph G. Goldstein, Esq.  
Address: Holland & Knight  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131

(Space reserved for Clerk of Court)

**RELEASE OF UNITY OF TITLE**

This Release of Unity of Title is made and entered into as of this 14<sup>th</sup> day of March, 2014 by the City of Doral, Florida, a municipal corporation existing under the laws of the State of Florida (the "City of Doral").

**RECITALS**

**WHEREAS**, a Unity of Title dated August 1, 1973, and recorded in Official Records Book 8403 at Page 1868 in the Public Records of Miami-Dade County, Florida (the "Unity of Title") was entered into in favor of Miami-Dade County, Florida with respect to the real property legally described in the attached Exhibit "A" (the "Property");

**WHEREAS**, the Unity of Title was entered into and recorded in connection with a previously issued permit for the construction of an office building on the Property;

**WHEREAS**, said office building has since been demolished and the Unity of Title is therefore no longer applicable to the Property;

**WHEREAS**, the Property was located within the jurisdiction of unincorporated Miami-Dade County at the time the Unity of Title was executed;

**WHEREAS**, the Unity of Title provides that it may be released by the "Director of the Dade County Building and Zoning Department or the executive officer of the successor of such Department" 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" (collectively, the "Release Requirements");

**WHEREAS**, the City of Doral was incorporated on June 24, 2003, which date is subsequent to the date of the execution and recordation of the Unity of Title;

**WHEREAS**, the Property is now located within the jurisdiction of the City of Doral;

**WHEREAS**, the City of Doral Planning and Zoning Department is the successor of the Dade County Building and Zoning Department and its Director, Julian H. Perez, is its executive officer; and

**WHEREAS**, the City of Doral acknowledges that the Release Requirements have been met and, as such, has agreed to release the Unity of Title in accordance with the terms thereof.

**AGREEMENT**

**NOW, THEREFORE**, in consideration of the foregoing and along with other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City of Doral hereby acknowledges and agrees that as of the date hereof:

1. Recitals. The foregoing Recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Release are hereby incorporated herein by reference and deemed to be a part hereof.
2. Release. The Unity of Title recorded in Official Records Book 8403 at Page 1868 in the Public Records of Miami-Dade County, Florida is hereby released, declared to be of no further legal force or effect, and null and void. The Clerk of the Circuit Court of Miami-Dade County, Florida, is hereby directed to note the same upon the records.

[Execution Page Follows]

Signed, witnessed, executed and acknowledged in Miami-Dade County, Florida, on this -  
14 day of MARCH, 2014.

Witnesses:

[Signature]  
Signature  
JOSE OLIVO  
Print Name

CITY OF DORAL, FLORIDA

[Signature]  
By Julian H. Perez, Director of the City  
of Doral Planning and Zoning  
Department

[Signature]  
Signature

[Signature]  
Print Name

Approved as to legal sufficiency:

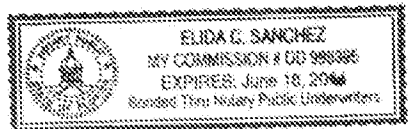
[Signature]  
City Attorney

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

I HEREBY CERTIFY that on this 14 day of March, 2014, before me personally appeared Julian H. Perez, personally known to me as the Director of the City of Doral Planning and Zoning Department, who is described herein and who executed the foregoing instrument, and he did acknowledge to me the execution thereof for the uses and purpose mentioned and his capacity as Director of the City of Doral Planning and Zoning Department.

[Signature]  
Notary Public  
Elida Sanchez  
Print Name

My Commission Expires:



This instrument was prepared by, and after recording return to:

Name: Joseph G. Goldstein, Esq.  
 Address: Holland & Knight  
 701 Brickell Avenue, Suite 3300  
 Miami, Florida 33131

(Space reserved for Clerk of Court)

**RELEASE OF COVENANT OF  
 CONSTRUCTION WITHIN RIGHT OF WAY**

This Release of Covenant of Construction Within Right Of Way is made and entered into as of this 14<sup>th</sup> day of March, 2014 by the City of Doral, Florida, a municipal corporation existing under the laws of the State of Florida (the "City of Doral").

**RECITALS**

**WHEREAS**, a Covenant of Construction Within Right Of Way dated May 7, 1981, and recorded in Official Records Book 11096 at Page 1193 in the Public Records of Miami-Dade County, Florida (the "Covenant") was entered into in favor of Miami-Dade County, Florida with respect to the real property legally described in the attached Exhibit "A" (the "Property");

**WHEREAS**, the Covenant was entered into and recorded in connection with the installation of communication cables within the public right of way of NW 52 Street just east of NW 87 Avenue (the "Cables");

**WHEREAS**, the Cables are no longer installed as specified in the Covenant;

**WHEREAS**, the Property was located within the jurisdiction of unincorporated Miami-Dade County at the time the Covenant was executed;

**WHEREAS**, the Covenant provides that it may be "cancelled by an affidavit filed in the Public Records of Dade County, Florida, by the Director of the Public Works Department" or "his fully authorized representative" (collectively, the "Release Requirements");

**WHEREAS**, the City of Doral was incorporated on June 24, 2003, which date is subsequent to the date of the execution and recordation of the Covenant;

**WHEREAS**, the Property is now located within the jurisdiction of the City of Doral;

**WHEREAS**, the City of Doral Public Works Department is the successor of the Dade County Public Works Department and its Director, Jose Olivo, is its executive officer;

**WHEREAS**, this Release constitutes the requisite affidavit as set forth by the Release Requirements; and

**WHEREAS**, the City of Doral acknowledges that the Release Requirements have been met and, as such, has agreed to release the Covenant in accordance with the terms thereof.

#### **AGREEMENT**

**NOW, THEREFORE**, in consideration of the foregoing and along with other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City of Doral hereby acknowledges and agrees that as of the date hereof:

1. Recitals. The foregoing Recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Release are hereby incorporated herein by reference and deemed to be a part hereof.
2. Release. The Covenant recorded in Official Records Book 11096 at Page 1193 in the Public Records of Miami-Dade County, Florida is hereby released, declared to be of no further legal force or effect, and null and void. The Clerk of the Circuit Court of Miami-Dade County, Florida, is hereby directed to note the same upon the records.

[Execution Page Follows]

Signed, witnessed, executed and acknowledged in Miami-Dade County, Florida, on this 14 day of MARCH, 2014.

Witnesses:

[Signature]  
Signature

Julian H. Perez  
Print Name

CITY OF DORAL, FLORIDA

By: [Signature]  
Jose Olivo, Director of the City  
of Doral Public Works  
Department

[Signature]  
Signature

Carroll Alvarez  
Print Name

Approved as to legal sufficiency:

[Signature]  
City Attorney

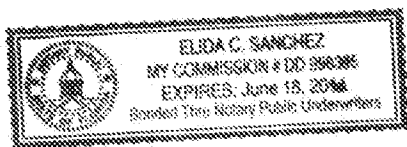
STATE OF FLORIDA )

COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY that on this 14<sup>th</sup> day of March, 2014, before me personally appeared Jose Olivo, personally known to me as the Director of the City of Doral Public Works Department, who is described herein and who executed the foregoing instrument, and he did acknowledge to me the execution thereof for the uses and purpose mentioned and his capacity as Director of the City of Doral Public Works Department.

[Signature]  
Notary Public  
Elida Sanchez  
Print Name

My Commission Expires:



**EXHIBIT "A"**

Legal Description of Property:

Four Story Office Building on Tract 4, Koger Executive Center as recorded in Plat Book 91 at Page 38 of the Public Records of Miami-Dade County, Florida, and unimproved property Tract 1, Koger Executive Center as recorded in Plat Book 91 at Page 38 of the Public Records of Miami-Dade County, Florida.

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