

**This instrument prepared by and
when recorded return to:**

Steven J. Vainder, Esq.
White & Case LLP
200 South Biscayne Blvd., Suite 4900
Miami, Florida 33131

Tax Folio Number: a portion 35-3022-002-0010 and a portion of 35-3022-000-0110

Space above this line for recorder's use

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 24 day of September, 2019, by WHITE COURSE LENNAR, LLC, a Florida limited liability company, whose mailing address is 730 N.W. 107th Avenue, Suite 300, Miami, FL 33172, and CC-WCD TIC, LLC, a Delaware limited liability company, whose mailing address is 2020 Salzedo Street, Suite 200, Coral Gables, FL 33134, each as to an undivided 50% interest, as tenants in common (collectively, "Grantor"), in favor of CITY OF DORAL, a municipal corporation ("Grantee"), whose mailing address is 8401 N.W. 53rd Terrace, Doral, Florida 33166.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns, forever, the real property described in Exhibit "A" attached (the "Property"), in Miami Dade County, Florida.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Taxes for the year 2019 and thereafter, not yet due and payable;
2. Zoning and other regulatory laws and ordinances, prohibitions and other requirements imposed by governmental authority; and
3. Restrictions, reservations, covenants, conditions, limitations and easements of record, without reimposition of the same.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

WITNESSED BY:

GRANTOR:

CC-WCD TIC, LLC, a Delaware limited liability company, as to an undivided 50% interest, as tenant in common

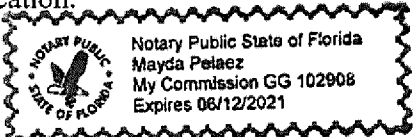
[Signature]
Name: Arielys Peña

[Signature]
Name: Diana Lazo

By: [Signature]
Harold Eisenacher, Vice President

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

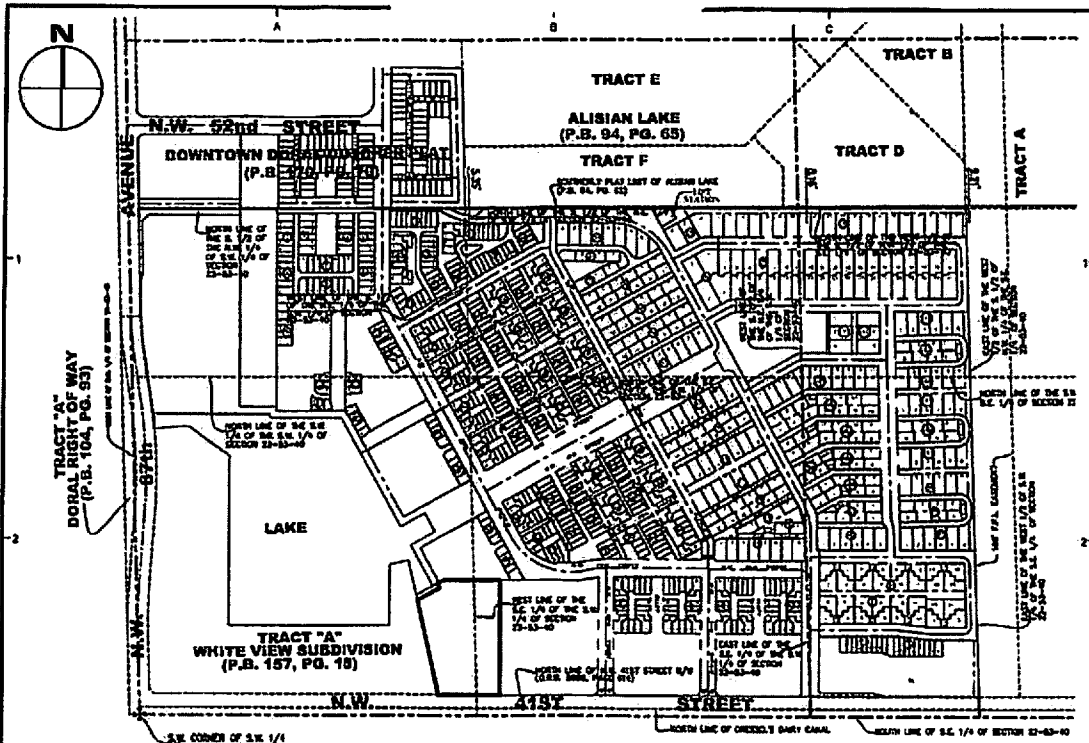
The foregoing instrument was acknowledged before me this 24 day of September, 2019, by Harold Eisenacher, as Vice President of CC-WCD TIC, LLC, a Delaware limited liability company, on behalf of the company, and who is personally known to me or has produced a driver's license as identification.



My Commission expires:

[Signature]
Notary Public, State of Florida

Mayda Pelaez
Printed Name of Notary Public



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown herein.
- 2) North arrow direction and Bearings shown herein are based on recorded value of N88°14'24"W along the South line of S.W. ¼ of Section 22, Township 53 South, Range 40 East, as shown on P.B. 157, Pg. 18.
- 3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County. Examination of TITLE POLICY will have to be made to determine recorded instruments, if any affecting this property.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) No Title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described herein.

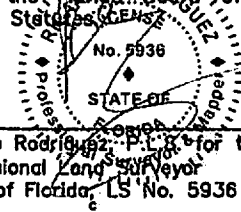
I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-8), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc.

Date: December 28, 2017

Revision Date: September 24th, 2019 (REVISED BOUNDARY)

By: Ricardo Rodriguez for the firm
Professional Land Surveyor
State of Florida, LS No. 5936



C:\P200_000\AES\Expressing & Survey\Sketch & Legal\14C046 DOWNTOWN DORAL SOUTH\14C046-1000 (WEST CIVIC PARCEL).dwg

DOWNTOWN DORAL SOUTH - WEST CIVIC PARCEL



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 470-2805

TYPE OF PROJECT				SKETCH AND LEGAL DESCRIPTION	
SHEET NAME				LOCATION MAP NOTES AND SURVEYOR'S CERTIFICATE	
PREPARED FOR				CC DEVCO, LLC.	
DRAWN BY:	E.R.	DATE:	12-28-2017	SHEET:	
CHK CHECKED BY:		SCALE:	AS SHOWN	1	
CHECKED BY:		PROJECT NO.:	14C046-1000	of 3 SHEETS	

LEGAL DESCRIPTION:

A PORTION OF, REVISED PLAT OF ORIZABA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43 AT PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF THE RIGHT-OF-WAY FOR N.W. 84 AVENUE, WHICH LIES WITHIN THE SOUTH 3/4 OF THE S.W. 1/4 OF SAID SECTION 22, AS SHOWN ON SAID PLAT OF, REVISED PLAT OF ORIZABA, AS CLOSED VACATED AND ABANDONED PURSUANT TO RESOLUTION 1403-70, AS RECORDED IN OFFICIAL RECORDS BOOK 7051 AT PAGE 585 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "A" OF "WHITE VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, AT PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N11°14'24"W, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "A" OF "WHITE VIEW SUBDIVISION", FOR A DISTANCE OF 379.22 FEET; THENCE N62°37'18"E FOR A DISTANCE OF 100.79 FEET; THENCE N27°22'42"W FOR A DISTANCE OF 20.00 FEET; THENCE N62°37'18"E FOR A DISTANCE OF 28.64 FEET; THENCE S88°14'24"E FOR A DISTANCE OF 228.65 FEET; THENCE S01°45'36"W FOR A DISTANCE OF 450.00 FEET TO ITS INTERSECTION WITH A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, SAID LINE ALSO BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET; THENCE N88°14'24"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 246.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 128,742.22 S.F. OR 2.96 ACRES MORE OR LESS

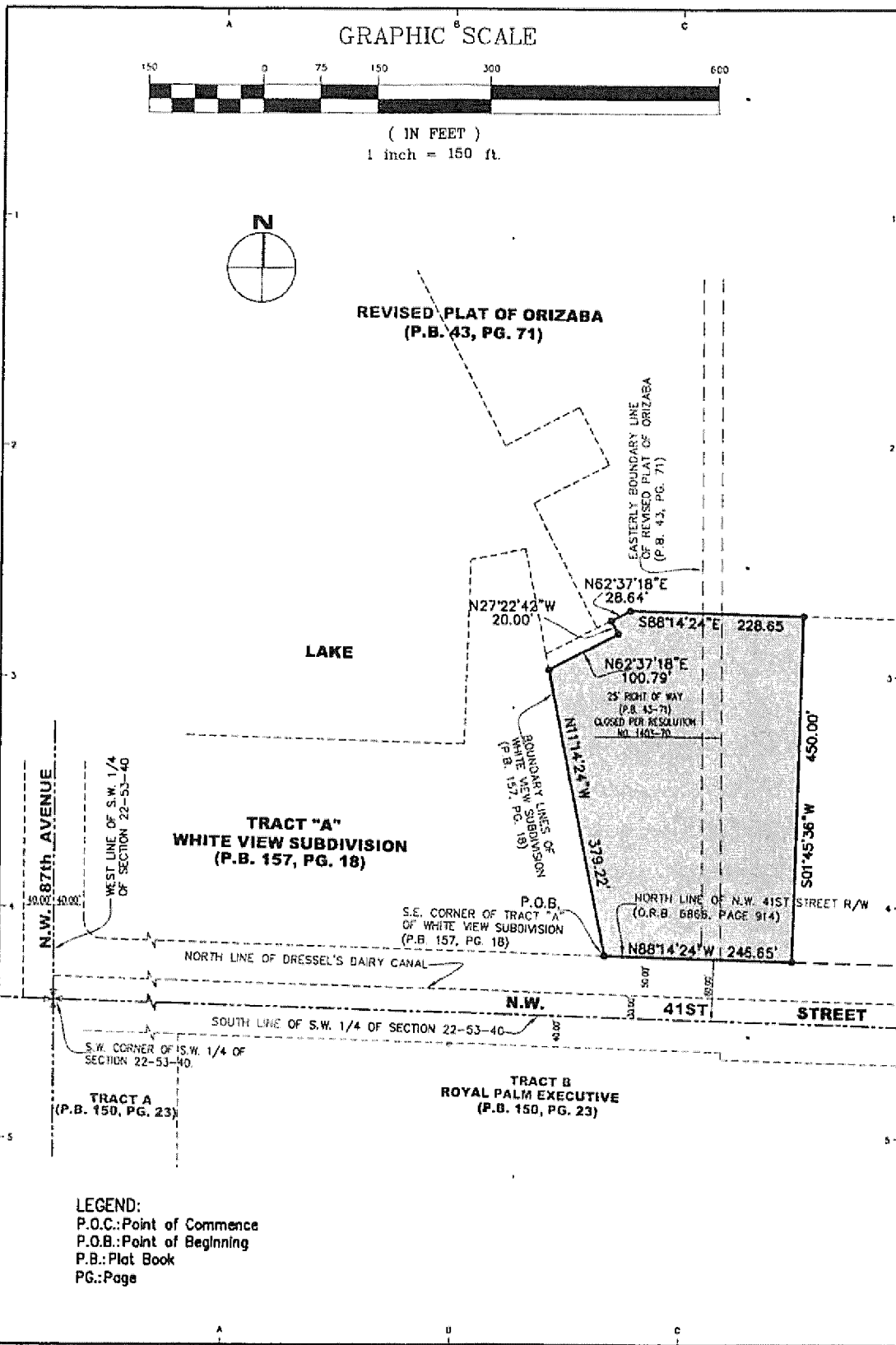
C:\PROG\COMPANES\Engineering & Surveying\Survey\Sketch & Layout\14C046 DOWNTOWN DORAL SOUTH - WEST CIVIC PARCEL.dwg

DOWNTOWN DORAL SOUTH - WEST CIVIC PARCEL



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION			
SHEET NAME: LEGAL TO ACCOMPANY SKETCH			
PREPARED FOR: CC DEVCO, LLC.			
DRAWN BY: E.R.	DATE: 12-28-2017	SHEET: 2	
CHK. CHECKED BY:	SCALE: N/A	of 3 SHEETS	
CHECKED BY:	PROJECT NO: 14C046-1000		



C:\Y0500 COMPANIES\Engineering & Surveying\Drawings\Subdivisions\DORAL SOUTH\14C046-1000 (WEST CIVIC PARCEL).dwg

DOWNTOWN DORAL SOUTH - WEST CIVIC PARCEL			
	FORD, ARMENTEROS & FERNANDEZ, INC. 1950 N.W. 94th AVENUE, 2nd FLOOR MIAMI, FLORIDA 33172 PH. (305) 477-6472 FAX (305) 470-2805		
	TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION SHEET NAME: SKETCH TO ACCOMPANY LEGAL PREPARED FOR: CC DEVCO, LLC.		
	DRAWN BY: E.R. DATE: 12-28-2017 SHEET: 3	CHECKED BY: _____ SCALE: 1" = 150' PROJECT No: 14C046-1000	
	of 3 SHEETS		