

**This instrument was prepared by:
Luis Figueredo, Esq.
City Attorney
City of Doral
8401 N.W. 53rd Terrace, 3rd Floor
Doral, Florida 33166**

**Miami-Dade County Tax Folio Numbers: 35-3022-002-0014 &
35-3022-000-0110**

(Space reserved for Clerk)

UNITY OF TITLE

KNOW ALL BY THESE PRESENTS that the undersigned, City of Doral, a Florida municipal corporation ("the City or Owner"), the owner of the real property identified in Exhibit "A" hereto ("White Course Park") hereby makes, declares and imposes on the lands herein described, this Unity of Title, which shall be binding on the City, including all heirs, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them;

WHEREAS, the City is the owner of the White Course Park property, which both parcels are within the City of Doral ("City"); and

WHEREAS the City holds the fee simple title to the Property which is supported by the Blaxberg, Grayson, Kukoff and Forteza P.A.'s opinion of title attached as Exhibit "B," and the survey prepared by Ludovici & Orange, Engineers attached hereto as Exhibit "C".

WHEREAS the City is desirous of developing the property as a public park.

NOW THEREFORE, in consideration of the premises, the City as Owner hereby freely, voluntarily and without duress agrees as follows:

1. This instrument executed by the City will be recorded, at City's expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the heirs, successors and assigns of the respective parties hereto, until such time as the same is released in writing as hereinafter provided. The Folio numbers for one of the parcels conveyed is now 35-3022-002-0014 as per the attached corresponding Miami-Dade Property appraiser website printout. As to Folio number 35-3022-000-0110 as conveyed to the City remains the same. See printouts attached hereto as Exhibit "D" and "E" respectively.
2. The Property shall be developed in substantial conformity with the approved site known as White Course Park dated January 7th, 2021 approved by the Director of the City of Doral Planning and Zoning Department or her/his successor in accordance with the City of Doral Code

Land Development Regulations and procedures in effect at the time. No modification shall be affected in said Site Plan without the written consent of the City's Planning & Zoning Department.

3. Any future owner, mortgagees, heirs, assigns and other parties in interest of the Properties shall be bound by the terms, provisions, and conditions of this instrument.
4. The provisions of this instrument shall become effective upon their recordation in the public records of Miami-Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successor periods often (10) years each, unless released.
5. The provisions of this instrument may be released, amended, or modified from time to time by recorded instrument by the then Owner or Owners of the Properties, with joinders by all mortgagees, if any, provided that the same is also approved by the Director of the City's Planning and Zoning Department, or its successor.
6. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions, which shall remain in full force and effect.
7. This Declaration shall be recorded in the public Records of Miami-Dade County at the Owners' expense.
8. Owner recognizes and acknowledges that for the public health, welfare, safety, or morals, the herein described property owned by the City so long as the same is put to the hereinafter use and must be used in whole and in perpetuity for good reason stated.
9. In consideration of and for other good and valuable consideration, Owner hereby agrees to restrict the use of the subject property in the following manner:

That said property shall be considered as one parcel of land and that no portion of said plot and parcel of land shall be redeveloped as a single entity, except in its entirety as one plot or parcel of land.
10. 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 appropriate City official, or its designee, or the executive officer of the successor of such city Department, or in the absence of such director or executive officer, by his/her assistant in charge of the office in his/her absence, or as approved by the Office of the City Attorney as appropriate.
11. 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.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and official seal on this 19th day of May, 2021.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Michael Trader

CITY OF DORAL, a Florida
Municipal corporation

By: [Signature]
Name: Juan Carlos Bermudez
Title: Mayor

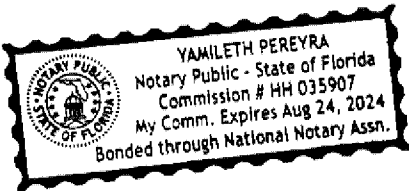
[Signature]
Witness Name: Satone' Hectoyca

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that, on this day, before me, an officer duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, personally appeared Juan Carlos Bermudez, the Mayor of the City of Doral, Florida, a Florida municipal corporation (the "City"), who after being duly sworn, subscribed and acknowledged before me by means of physical presence or online notarization, this 19 day of May 2021, by Juan Carlos Bermudez, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of May 2021.

[Notary Seal]



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Print Name: Yamileth Pereyra
My commission expires: Aug. 24, 2024

EXHIBIT "A"

A portion of, REVISED PLAT OF ORIZABA, according to the Plat thereof, recorded in Plat Book 43, Page 71, of the Public Records of Miami-Dade County, Florida and a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{3}{4}$ of the Southwest $\frac{1}{4}$ 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, 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, recorded in Plat Book 157, Page 18, of the Public Records of Miami-Dade County, Florida; thence North $11^{\circ}14'24''$ West, along the Easterly boundary of said Tract "A", of White View Subdivision, for a distance of 379.22 feet; thence North $62^{\circ}37'18''$ East for a distance of 100.79 feet; thence North $27^{\circ}22'42''$ West for a distance of 20.00 feet; thence North $62^{\circ}37'18''$ East for a distance of 28.64 feet; thence South $88^{\circ}14'24''$ East for a distance of 228.65 feet; thence South $01^{\circ}45'38''$ West 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 $\frac{1}{4}$ of said Section 22, said line also being coincident with the North right-of-way line of NW 41st Street; thence North $88^{\circ}14'24''$ West, along the last described line for a distance of 246.65 feet to the Point of Beginning.

Folio No. 35-3022-002-0014
35-3022-000-0110

I.D. # 30967_White Course Park

*NOTE: The title search period for this original Opinion must cover the time period to within 30 days prior to submittal of signed water and sewer agreements or an assignment. FOR WARRANTY DEEDS, EASEMENTS, COVENANTS AND UNITIES OF TITLE, THE OPINION MUST COVER THE TIME PERIOD THROUGH THE DATE OF EXECUTION OF THE DEED, EASEMENT, COVENANT OR UNITY.

**MIAMI-DADE COUNTY
MIAMI-DADE WATER AND SEWER DEPARTMENT
OPINION OF TITLE**

To: MIAMI DADE COUNTY, a political subdivision of the State of Florida.

With the understanding that this original opinion of Title is furnished to MIAMI-DADE COUNTY, FLORIDA, as an inducement for execution of an agreement covering the real property hereinafter described or for acceptance of a warranty deed, easement, covenant or unity of title, as applicable, it is hereby certified that I (we) have examined the City records for CITY OF DORAL (or the Property"), as described below:

I have searched the Miami Dade County Property Appraiser Public Records and certain City of Doral Municipal Records through and including the date of February 17, 2021 at 6:00 a.m, concerning the City of Miami Facility named **CITY OF DORAL WHITE COURSE PARK FACILITY** located at: 8429 N.W. 41st Street, Doral, FL 33166, having the following Folio Number: **35-3022-000-0110 & 35-3022-002-0010**, and described as follows:

A portion of, REVISED PLAT OF ORIZABA, according to the Plat thereof, recorded in Plat Book 43, Page 71, of the Public Records of Miami-Dade County, Florida and a portion of the Southeast ¼ of the Southwest ¼ 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 ¾ of the Southwest ¼ 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, 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, recorded in Plat Book 157, Page 18, of the Public Records of Miami-Dade County, Florida; thence North 11°14'24" West, along the Easterly boundary of said Tract "A", of White View Subdivision, for a distance of 379.22 feet; thence North 62°37'18" East for a distance of 100.79 feet; thence North 27°22'42" West for a distance of 20.00 feet; thence North 62°37'18" East for a distance of 28.64 feet; thence South 88°14'24" East for a distance of 228.65 feet; thence South 01°45'38" West 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 ¼ of said Section 22, said line also being coincident with the North right-of-way line of NW 41st Street; thence North 88°14'24" West, along the last described line for a distance of 246.65 feet to the Point of Beginning,

Basing my (our) opinion on said complete abstract or title policy covering said period I (we) am (are) of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in: **CITY OF DORAL, a Florida Municipal Corporation.**

Subject to the following liens, encumbrances and other exceptions:

GENERAL EXCEPTIONS

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority

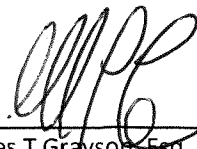
SPECIAL EXCEPTIONS

- No special exceptions exist
- Special exceptions (indicate details on separate sheet attached hereto as Exhibit "A")

None of the exceptions listed above will restrict the use of the property for the purposes set forth in the water and sewer agreement, assignment, warranty deed, easement, covenant and unity of title, as applicable.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice law in the State of Florida, and am a member in good standing of the Florida Bar.

Respectfully submitted this 16 day of March, 2021.



 Moises T Grayson, Esq.
 Blaxberg Grayson Kukoff & Forteza, P.A.
 25 SE. 2nd Ave., Suite 730 Miami, FL 33131

EXHIBIT "A"
SPECIAL EXCEPTIONS

1. Plat recorded on February 22, 1945 in Official Records Book No. 43, Page 71.
2. Internal Improvement Deed recorded on March 11, 1918, in Official Records Book No.: 176, Page 339.
3. Affidavit recorded on April 5, 1946 in Official Records Book 2663, Page 175.
4. Affidavit recorded on April 5, 1946 in Official Records Book 2663, Page 190.
5. Assignment of Easement recorded on July 16, 1947 in Official Records Book 2889, Page 298.
6. Rights in Reservations Deed No. 16571-A-403 recorded on March 25, 1950 in Official Records Book 1335, Page 99.
7. Rights in Reservations Deed No. 14 recorded on July 20, 1959 in Official Records Book 1540, Page 383.
8. Rights in Reservations Deed No. 16571 "A"-651 recorded on September 19, 1960 in Official Records Book 2262, Page 303.
9. Rights in Reservations Deed No. 14 (re-issued) recorded on October 23, 1960 in Official Records Book 2316, Page 448.
10. Resolution No. R-1403-70 recorded on December 7, 1970 in Official Records Book 7051, Page 585.
11. Resolution Publication recorded on December 29, 1970 in Official Records Book 7037, Page 920.
12. Dade County Disclaimer recorded on August 13, 1971 in Official Records Book 7333, Page 10.
13. Agreement for the Construction of Water Facilities and for the Provision of Water Service for Doral County Club recorded on May 11, 1978 in Official Records Book 10032, Page 1163.
14. Agreement for the Construction of Sanitary Sewage Facilities and for the Disposal of Sanitary Sewage for Doral Country Club recorded on May 11, 1978 in Official Records Book 10032, Page 1184.
15. Fill Slope Embankment Easement recorded on January 14, 1985 in Official Records Book 12382, Page 1182.
16. Before the Miami-Dade County Environmental Quality Control Board Order No. 00-12 recorded on July 7, 2000 in Official Records Book 19186, Page 1075.
17. Covenant Running with the Land in Favor of Miami-Dade County recorded on August 24, 2001 in Official Records Book 19864, Page 1209.
18. Master Development Agreement recorded on April 16, 2012 in Official Records Book 28074, Page 3582.
19. Master Development Agreement recorded on May 4, 2012 in Official Records Book 28099, Page 22.
20. Covenant of Corporation recorded on June 12, 2012 in Official Records Book 28147, Page 110.
21. Assignment and Assumption of Master Development Agreement recorded on April 26, 2016 in Official Records Book 30052, Page 607.
22. Declaration of Easements recorded on April 26, 2016 in Official Records Book 30052, Page 619.
23. Declaration of Easements recorded on April 26, 2016 in Official Records Book 30052, Page 642.
24. Declaration of Easements recorded on April 26, 2016 in Official Records Book 30052, Page 661.

25. Assignment and Assumption of Master Development Agreement recorded on April 27, 2016 in Official Records Book 30032, Page 1197.
26. Memorandum of Tenants in Common Agreement recorded on April 27, 2016 in Official Records Book 30053, Page 1207.
27. Memorandum of Development Agreement recorded on April 27, 2016 in Official Records Book 30053, Page 1218.
28. Memorandum of Development Agreement recorded on May 4, 2016 in Official Records Book 30062, Page 93.
29. Recorded Notice of Environmental Resource Permit recorded on October 24, 2016 in Official Records Book 30278, Page 1764.
30. Amended and Restated Master Development Agreement for Downtown Doral South recorded on November 4, 2016, in Official Records Book 30296, Page 1525.
31. Declaration of Restrictive Easements recorded on January 6, 2017 in Official Records Book 30374, Page 4169.
32. Declaration of Restrictive Easements recorded on January 6, 2017 in Official Records Book 30374, Page 4245.
33. Notice of Establishment of the Downtown Doral South Community Development District recorded on January 9, 2017 in Official Records Book 30376, Page 2723.
34. Agreement for Water and Sanitary Sewer Facilities Between Miami-Dade County and CC Homes at Doral, LLC and CC-WCD TIC, LLC, and White Course Lennar, LLC recorded on January 13, 2017 in Official Records Book 30383, Page 3758.
35. Notice of Administrative Approval of an Extension to Development Order to the Downtown Doral South Mixed Use Planned Unit Development Project recorded on July 25, 2017 in Official Records Book 30627, Page 71.
36. Declaration of Easements recorded on March 26, 2018 in Official Records Book 30910, Page 2803.
37. Temporary Access Easement Agreement recorded on March 26, 2018 in Official Records Book 30910, Page 2882.
38. Development and Covenant Agreement recorded on March 26, 2018 in Official Records Book 30910, Page 2903.
39. Partial Release of Memorandum of Tenants in Common Agreement recorded on April 13, 2018 in Official Records Book 30939, Page 4090.
40. Partial Release of Memorandum of Development Agreement recorded on April 13, 2018 in Official Records Book 30939, Page 4094.
41. Memorandum of Agreement recorded on April 13, 2018 in Official Records Book 30939, Page 4100.
42. Memorandum of Agreement recorded on April 13, 2018 in Official Records Book 30939, Page 4106.
43. Declaration of Restrictions recorded on April 13, 2018 in Official Records Book 30939, Page 4112.
44. Notice and Acknowledgement Satisfying School Obligation Mutual Agreement for Downtown Doral South recorded on June 5, 2018 in Official Records Book 31001, Page 283.
45. Notice of Administrative Approval of an Extension to Development Order to the Downtown Doral South Planned Unit Development Project recorded on October 1, 2018 in Official Records Book 31163, Page 1118.
46. Notice of Financing Plan and Maintenance of Improvements Downtown Doral South Community Development District recorded on February 6, 2019 in Official Records Book 31315, Page 1281.

47. Storm Water Drainage and Flowage Easement recorded on March 25, 2019 in Official Records Book 31378, Page 2904.
48. Covenant Running with the Land recorded on May 7, 2019 in Official Records Book 31433, Page 122.
49. Partial Release of Declaration of Restrictive Covenants recorded on March 5, 2019 in Official Records Book 31353, Page 2202.
50. Storm Water Drainage and Flowage Easement recorded on March 25, 2019 in Official Records Book 31378, Page 2904.
51. Underground Easement recorded on May 24, 2019 in Official Records Book 31457, Page 1556.
52. Agreement for Water and Sanitary Sewer Facilities recorded on January 28, 2021 in Official Records Book 32318, Page 4529.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/5/2021

Property Information	
Folio:	35-3022-002-0014
Property Address:	
Owner	CITY OF DORAL
Mailing Address	8401 NW 53 TERR DORAL, FL 33166 USA
PA Primary Zone	6119 URBAN CENTER - CORE
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	82,617 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$1,509,438		
Building Value	\$0		
XF Value	\$0		
Market Value	\$1,509,438		
Assessed Value	\$1,509,438		

Benefits Information				
Benefit	Type	2020	2019	2018
Municipal	Exemption	\$1,509,438		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
22 53 40 1.896 AC M/L
ORIZABA REV PLA A SUB IN SW1/4
PB 43-71
PORT OF LEGAL DESC AS BEG SE COR
OF TR A OF PB 157-18 TH N 11 DEG

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$1,509,438		
Taxable Value	\$0		
School Board			
Exemption Value	\$1,509,438		
Taxable Value	\$0		
City			
Exemption Value	\$1,509,438		
Taxable Value	\$0		
Regional			
Exemption Value	\$1,509,438		
Taxable Value	\$0		

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/29/2019	\$100	31639-2222	Federal, state or local government agency

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/28/2021

Property Information	
Folio:	35-3022-000-0110
Property Address:	
Owner	CITY OF DORAL
Mailing Address	8401 NW 53 TERR DORAL, FL 33166 USA
PA Primary Zone	6119 URBAN CENTER - CORE
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	46,125 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$968,625	\$830,250	\$12,324,385
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$968,625	\$830,250	\$12,324,385
Assessed Value	\$913,275	\$830,250	\$12,324,385

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$913,275	\$0	\$0
Taxable Value	\$0	\$830,250	\$12,324,385
School Board			
Exemption Value	\$968,625	\$0	\$0
Taxable Value	\$0	\$830,250	\$12,324,385
City			
Exemption Value	\$913,275	\$0	\$0
Taxable Value	\$0	\$830,250	\$12,324,385
Regional			
Exemption Value	\$913,275	\$0	\$0
Taxable Value	\$0	\$830,250	\$12,324,385

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$55,350		
Municipal	Exemption	\$913,275		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
22 53 40 1.058 AC M/L
SE1/4 OF SW1/4 LESS S80FT FOR ST
& CANAL & W1/2 OF SW1/4 OF SE1/4
LESS S80FT FOR ST & CANAL
& LESS OR 30053-1154 & OR 30053

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/29/2019	\$100	31639-2222	Federal, state or local government agency
04/27/2016	\$40,863,092	30053-1186	Transfer where the sale price is verified to be part of a package or bulk sale.
04/25/2016	\$100	30054-0854	Corrective, tax or QCD; min consideration
02/28/2013	\$100	28510-3438	Corrective, tax or QCD; min consideration

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Version: