

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

Name: Juan J. Mayol, Jr., Esq.  
Address: Holland & Knight  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33131

(Space reserved for Clerk of Court)

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**PARTIAL RELEASE OF DECLARATIONS OF RESTRICTIONS**

**WHEREAS**, Flordade, LLC, and the Grand Bay at Doral Community Development District (the "Owners") are the owners of the Property legally described in the attached Exhibit "A" (the "Property");

**WHEREAS**, the Property is located within the City of Doral and subject to its jurisdiction;

**WHEREAS**, two (2) public hearings for the rezoning of the Property to Grand Bay South Planned Unit Development and Grand Bay North Planned Unit Development were held before the City Council on March 12, 2014 and May 28, 2014;

**WHEREAS**, at which hearings the City Council adopted Ordinance No. 2014-04, which approved the rezoning of the Grand Bay South Planned Unit Development, and Ordinance No. 2014-05, which approved the rezoning of the Grand Bay North Planned Unit Development (collectively the "Ordinances");

**WHEREAS**, an Amended and Restated Declaration of Restrictions was recorded in on the Property in Official Records Book 28578 at Page 2516 of the Public Records of Miami-Dade County, Florida (the "Declaration") in connection with certain prior zoning approvals for the Property;

**WHEREAS**, the Ordinances approved rezonings and development programs that superseded all prior zoning approvals on the Property;

**WHEREAS**, the Owners have affirmed that they have abandoned said prior zoning approvals for the Property and all rights thereunder;

**WHEREAS**, the Director of the City Planning and Zoning Department (the "Director") is authorized to execute this release of the Declaration on behalf of the City of Doral pursuant to Section 53-558 of the City's Land Development Code; and

**WHEREAS**, the Owners and the Director desire to terminate the Declaration with respect to the Property.

**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 Owners and the City of Doral agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Release are hereby deemed a part hereof.
2. Release. The following Declaration is hereby released, declared of no further legal effect, null and void, and terminated as it applies to the Property:

Amended and Restated Declaration of Restrictions was recorded in on the Property in Official Records Book 28578 at Page 2516 of the Public Records of Miami-Dade County, Florida.

The Clerk of the Circuit Court of Miami-Dade County, Florida, is hereby directed to note the same upon the records.

*[Execution Page Follows]*

IN WITNESS WHEREOF, Flordade, LLC, has caused these present to be signed in its name on this 29 day of July, 2014.

WITNESSES:

[Signature]  
Witness  
Maria C. Ferreira  
Printed Name

[Signature]  
Witness  
Lily Gonzalez  
Printed Name

**Flordade, LLC**  
a Florida limited liability company  
By: [Signature]  
Signature  
Vice President  
Printed Name / Title

Address:  
\_\_\_\_\_  
\_\_\_\_\_

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

The foregoing instrument was acknowledged before me this 30th day of July, 2014, by Greg McPherson, as Vice president of Flordade, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission Expires:  


[Signature]  
Notary Public -- State of Florida  
Martha Nieman  
Printed Name

IN WITNESS WHEREOF, Grand Bay at Doral Community Development District, has caused these present to be signed in its name on this 29<sup>th</sup> day of July, 2014.

WITNESSES:

Grand Bay at Doral Community Development District

Witness  
[Signature]  
Printed Name  
My Smyth

By: [Signature]  
Signature  
Maria C. Herrera  
Printed Name / Title

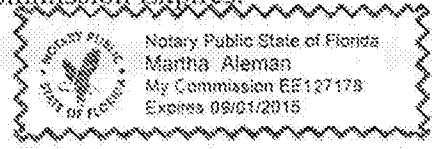
Witness  
[Signature]  
Printed Name  
Martha Aleman

Address:  
\_\_\_\_\_  
\_\_\_\_\_

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

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of July, 2014, by Maria C. Herrera, as \_\_\_\_\_ of Grand Bay at Doral Community Development District, a local unit of special-purpose government organized and existing under the laws of the State of Florida, on behalf of said entity, who is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission Expires:



[Signature]  
Notary Public - State of Florida  
Martha Aleman  
Printed Name

Signed, witnessed, executed and acknowledged at Doral, Florida, on this 8 day of September, 2014.

**Witnesses:**

[Signature]  
Signature

Elizabeth Alvarez  
Print Name

[Signature]  
Signature

Daniel A. Espino  
Print Name

Weiss Serota Hoffman

**CITY OF DORAL  
PLANNING & ZONING DEPT.**

By: [Signature]  
Julian Perez, Director

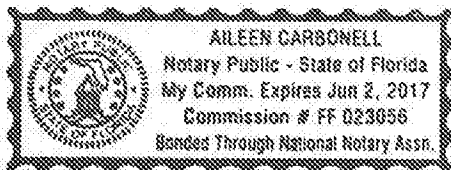
Approved as to legal sufficiency:  
[Signature]  
City Attorney

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

I HEREBY CERTIFY that on this 8 day of September, 2014, before me personally appeared Julian 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  
Aileen Carbone  
Print Name

My Commission Expires:



**EXHIBIT "A"****LEGAL DESCRIPTION:****LEGAL DESCRIPTION: GRAND BAY SOUTH**

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence N89deg39min28secE, along the North Line of said Section 8, for a distance of 40.01 feet; thence S01deg43min29secE for a distance of 240.07 feet; thence N89deg39min28secE for a distance of 310.09 feet; thence S01deg43min29secE along the West Line of a 170.00 feet Wide Florida Power and Light Easement, as described in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida for a distance of 1348.81 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence N88deg16min31secE for a distance of 994.69 feet; thence N01deg42min31secW for a distance of 141.56 feet; thence N88deg17min29secE for a distance of 926.97 feet; thence N88deg15min36secE for a distance of 384.09 feet; thence S01deg44min24secE for a distance of 3156.70 feet; thence S89deg39min25secW, along a line that is parallel with and 730.00 feet North of the South line of Section 8, for a distance of 2307.30 feet; thence N01deg43min29secW, along the West Line of a 170.00 feet wide Florida Power and Light Easement as recorded in Official Records Book 6142, at Page 326, of the Public Records of Miami-Dade County, Florida for a distance of 608.96 feet to a point of curvature of a circular curve to the right, concave to the Southeast; thence Northerly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 12°33'07" for an arc distance of 5.04 feet; thence S88deg16min17secW, for a distance of 310.55 feet; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the West line of the Southwest 1/4 of said Section 8, for a distance of 60.00 feet; thence N88deg16min17secE for a distance of 310.55 feet to its intersection with the arc of a circular curve to the right, concave to the Northeast, a radial line from said point bears N75deg42min56secE; thence Northerly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 12°33'35" for an arc distance of 5.04 feet to a point of tangency; thence N01deg43min29secW, along the West line of said 170 feet wide Florida Power and Light Easement, for a distance of 1208.64 feet; thence S88deg16min31secW for a distance of 310.00 feet; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the West line of said Section 8, for a distance of 60.00 feet; thence N88deg16min31secE for a distance of 310.00 feet; thence N01deg43min29secW, along the West line of said 170 feet wide Florida Power and Light Easement, for a distance of 1012.05 feet to the POINT OF BEGINNING.

Containing 7,112,394.37 Square Feet or 163.28 Acres more or less.

**TOGETHER WITH:****LEGAL DESCRIPTION: GRAND BAY NORTH**

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence N89deg39min28secE, along the North Line of said Section 8, for a distance of 40.01 feet; thence S01deg43min29secE for a distance of 93.28 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue S01deg43min29secE, along the last described line for a distance of 146.79 feet; thence N89deg39min28secE for a distance of 310.09 feet; thence S01deg43min29secE along the West Line of a 170.00 feet Wide Florida Power and Light Easement, as described in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida for a distance of 379.33 feet; thence S88deg16min31secW for a distance of 310.00 feet; thence S01deg43min29secE, along a line 40.00 feet East of and parallel with the West Line of said Section 8, for a distance of 60.00 feet; thence N88deg16min31secE for a distance of 310.00 feet; thence S01deg43min29secE along said West line of Florida Power and Light Easement for a distance of 909.48 feet; thence N88deg16min31secE for a distance of 994.69 feet; thence N01deg42min31secW for a distance of 141.56 feet; thence N88deg17min29secE for a distance of 926.97 feet; thence N88deg15min36secE for a distance of 384.09 feet; thence N01deg44min24secW for a distance of 172.21 feet; thence S89deg39min25secW for a distance of 60.02 feet; thence N01deg44min24secW for a distance of 1152.28 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly, Northwesterly and Westerly along the arc of said curve, having for its elements a radius of 28.00 feet, through a central angle of 88°36'08" for an arc distance of 43.30 feet to a point of tangency; thence S89deg39min28secW, along a line 40.00 feet South of and parallel with the North Line of said Section 8, for a distance of 2475.58 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Westerly, Southwesterly and Southerly along the arc of said curve, having for its elements a radius of 52.00 feet, through a central angle of 91°22'57" for an arc distance of 82.94 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

The East 400.00 feet of the West 970.00 feet of the North 240.00 feet, and the East 450.00 feet of the West 970.00 feet of the South 250.00 feet of the North 490.00 feet of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida; less all right-of-way of record.

Containing 3,138,062.77 Square Feet or 72.04 Acres more or less.