CFN: 20150579021 BOOK 29768 PAGE 3267 DATE:09/08/2015 02:01:45 PM

HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

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

Name:

Joseph G. Goldstein, Esq.

Address: Holland & Knight

701 Brickell Avenue, Suite 3000

Miami, Florida 33131

(Space reserved for Clerk of Court)

RELEASE OF UNITY OF TITLE

WHEREAS, Parcel A1 Property, LLC, a Florida limited liability company ("A1"), is the

owner of the parcel of land legally described in the attached Exhibit "A";

WHEREAS, Parcel A2 Property, LLC, a Florida limited liability company ("A2"), is the

owner of the parcel of land legally described in the attached Exhibit "B";

WHEREAS, DDP Acquisition, LLC, a Florida limited liability company ("A3"), is the

owner of the parcel of land legally described in the attached Exhibit "C";

WHEREAS, A1, A2, and A3 (collectively, the "Owners") are, collectively the Owners

of the land legally described in the attached Exhibit "D" (the "Property");

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

jurisdiction;

WHEREAS, in connection with a certain prior site plan approval for the Property, a

Unity Of Title was recorded in Official Records Book 11239 at Page 61 of the Public Records of

Miami-Dade County, Florida (the "Unity");

WHEREAS, a plat affecting the Property, known as Downtown Doral Northwest, was

subsequently recorded in Official Records Book 169 at Page 34 of the Public Records of Miami-

Dade County, Florida (the "Plat");

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WHEREAS, the Plat approved a legal subdivision of the Property;

WHEREAS, the Plat renders the subdivision created by the Unity to be unnecessary;

WHEREAS, Paragraph 2 of the Unity provides:

The undersigned further agrees that this condition, restriction, and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Director of the Dade County Building and Zoning Department or the executive officer of the successor of such Department, or, in the absence of such director or executive officer, by his assistant in charge of the office in his absence. This agreement shall not be interpreted to preclude the development of the subject property for a single condominium and the sale of individual condominium units therein.

WHEREAS, the Owners seek the release of the Unity;

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

WHEREAS, the Director and the Owners desire to terminate the Unity 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. <u>Recitals</u>. 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. <u>Release</u>. The following Unity is hereby released, declared of no further legal effect, null and void, and terminated:

 Unity Of Title was recorded in Official Records Book 11239 at Page 61 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 Pages Follow]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

WITNESSES:	OWNER:
Signature	PARCEL A1 PROPERTY, LLC a Florida limited liability company
Alchan Passa	By: Codina Manager, Inc., its Manager
Print Name	By: World
freitzelenatitation Signature	Rafael Romero, Vice President
Amerily Clemente Fakor Print Name	ì
STATE OF FLORIDA) COUNTY OF MIAMI-DADE)	SS.
his capacity as Manager of PARCEL A	was acknowledged before me this 215 day of nero, as Vice President of Codina Manager, Inc., acting in 1 PROPERTY, LLC, a Florida limited liability company,
	e is <u>personally</u> known to me or has produced identification, and acknowledged that she did execute this
instrument freely and voluntarily for the	
My Commission Expires:	Notary Public, State of Florida
	Maria, Farina
MARIA J. ESPINO	Print Name

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

WITNESSES:	OWNER:
Signature	PARCEL A2 PROPERTY, LLC a Florida limited liability company
Madian Garcia Print Name	By: Codina Manager, Inc., its Manager By: Rafael Romero, Vice President
merile selemente filcon Signature	
Amerily Clemente Fakon Print Name	
STATE OF FLORIDA) SS. COUNTY OF MIAMI-DADE)	
his capacity as Manager of PARCEL A2 PROPI on behalf of the company. He is pe	nowledged before me this
modulition items and voluments for the purpose	000
My Commission Expires:	Notary Public State of Florida
MARIA J. ESPINO Commission # FF 223280 My Commission Expires	Maria Espino Print Name
April 22, 2019	

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

WITNESSES:	OWNER:
Signature	DDP ACQUISITION, LLC a Florida limited liability company
Nadian Garua Print Name	By: Codina Manager, Inc., its Manager By: Rafael Romero, Vice President
Signature Signature	
Amerily Clemente Falcon Print Name	
STATE OF FLORIDA) COUNTY OF MIAMI-DADE)	SS.
his capacity as Manager of DDP ACQU behalf of the company. He	vas acknowledged before me this A day of ero, as Vice President of Codina Manager, Inc., acting in JISITION, LLC, a Florida limited liability company, on is personally known to me or has produced dentification, and acknowledged that she did execute this purposes stated herein.
My Commission Expires:	Notary Public, State of Florida Vario France
MARIA J. ESPINO Commission # FF 223280 My Commission Expires April 22, 2019	Print Name

Signed, witnessed, execut September, 2015.	ed and acknowledged at Doral, Florida, on this3 day of
Witnesses	CITY OF DORAL PLANNING & ZONING DEPARTMENT
Print Name	By: Julian H. Perez, AICP, CFM Director
Signature Signature	
Print Name	Approved as to legal sufficiency:
	Approved as to legal stifficiency: City Attorney
STATE OF FLORIDA)
me personally appeared Julian H. the City of Doral Planning and Z the foregoing instrument, and he	at on this <u>3</u> day of <u>September</u> , 2015, before Perez, AICP, CFM personally known to me as the Director of Zoning Department, who is described herein and who executed did acknowledge to me the execution thereof for the uses and acity as Director of the City of Doral Planning and Zoning
My Commission Exp	Notary Public Elizabeth Alvayez pires: Print Name
Elizabeth A COMMISSION # E EXPIRES: JAN. WWW.AARONN	EE864215 . 10, 2017

EXHIBIT "A"

LEGAL DESCRIPTION:

Lot 1, Block 1 of "DOWNTOWN DORAL NORTHWEST," according to the Plat thereof as recorded in Official Records Book 169 at Page 34 of the Public Records of Miami-Dade County, Florida.

EXHIBIT "B"

LEGAL DESCRIPTION:

Lot 2, Block 1 of "DOWNTOWN DORAL NORTHWEST," according to the Plat thereof as recorded in Official Records Book 169 at Page 34 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

A portion of Lot 3, Block 1, "DOWNTOWN DORAL NORTHWEST", according to the plat thereof, as recorded in Plat Book 169, Page 34, of the Public Records of Miami Dade County, Florida more particularly described as follows:

The West 27.06 feet of Lot 3, Block 1, of "DOWNTOWN DORAL NORTHWEST" according to the Plat thereof, as recorded in Plat Book 169, Page 34, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "C"

LEGAL DESCRIPTION:

Lot 3, Block 1 of "DOWNTOWN DORAL NORTHWEST," according to the Plat thereof as recorded in Official Records Book 169 at Page 34 of the Public Records of Miami-Dade County, Florida.

LESS AND EXCEPT:

A portion of Lot 3, Block 1, "DOWNTOWN DORAL NORTHWEST", according to the plat thereof, as recorded in Plat Book 169, Page 34, of the Public Records of Miami Dade County, Florida more particularly described as follows:

The West 27.06 feet of Lot 3, Block 1, of "DOWNTOWN DORAL NORTHWEST" according to the Plat thereof, as recorded in Plat Book 169, Page 34, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "D"

LEGAL DESCRIPTION:

Lots 1, 2 and 3, Block 1 of "DOWNTOWN DOWNTOWN DORAL NORTHWEST" according to the Plat thereof as recorded in Official Records Book 169 at Page 34 of the Public Records of Miami-Dade County, Florida.