

**PREPARED BY:**

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The Blank Space Above This Line Is For Recording Purposes

**RELEASE OF THE  
DECLARATION OF RESTRICTIVE  
COVENANTS**

**KNOW ALL MEN BY THESE PRESENTS:**

**THIS RELEASE OF THE DECLARATION OF RESTRICTIVE COVENANTS** (the “**Release**”) is made and entered this \_\_\_ day of \_\_\_\_\_, 2021 by Sunset Parcels 2020 LLC, a Florida limited liability company.

**WHEREAS**, the undersigned owner, Sunset Parcels 2020 LLC, a Florida limited liability company (hereinafter “**Owner**”) is the fee simple owner of the real property located at 1533 Sunset Drive, in the City of Coral Gables (the “**City**”), Florida and legally described in **Exhibit “A”**, attached hereto and made a part hereof (hereinafter the “**Property**”); and

**WHEREAS**, the existing Property consists of two (2) parcels of land, currently improved with a 2-story office building and surface parking lot located at the parcel along Sunset Drive (identified by Miami-Dade County Folio No. 03-4130-009-1500) (“**Parcel A**”) and a parcel North of San Ignacio Avenue (identified by Miami-Dade County Folio No. 03-4130-009-1340) (“**Parcel B**”) improved with a surface parking lot; and

**WHEREAS**, the previous owner of the Property, Parker & Co. of Florida, Inc., a Florida corporation, entered into that certain Declaration of Restrictive Covenants, as recorded in Official Records Book No. 8408, Page 1955 of the Public Records of Miami-Dade County, Florida; (the “**Original Unity of Title**”) unifying Parcel A and Parcel B for overflow parking purposes; and

**WHEREAS**, the Owner has requested that the Original Unity of Title be canceled and released, separating Parcel A and Parcel B, in order to unify Parcel A with the abutting property located at 1541 Sunset Drive in Coral Gables, Florida, as a single building site under a new Unity of Title; and

**WHEREAS**, as a result the City of Coral Gables is willing to cancel and release the herein referenced Original Unity of Title; and

**NOW, THEREFORE**, the City of Coral Gables hereby releases and cancels the Original Unity of Title described herein; however, this Release shall have no bearing or implications on any other unities of title, restrictive covenants, liens, assessments, or other encumbrances that may presently exist on the above-described property.

**IN WITNESS WHEREOF**, the undersigned has/have caused \_\_\_\_\_ hand(s) and seal(s) to be affixed hereto on this \_\_\_\_\_ day of \_\_, 2021.

**WITNESSED BY:**

**OWNER:**

**SUNSET PARCELS 2020 LLC**, a Florida limited liability company

\_\_\_\_\_  
**Signature**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Print Name**

**NOTARIZATION AS TO OWNER(S)' EXECUTION**

**STATE OF** \_\_\_\_\_ )

\_\_\_\_\_ )

**COUNTY OF** \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_, as \_\_\_\_\_ of SUNSET PARCELS 2020 LLC, a Florida limited liability company, on behalf of said company. He/she is (check one) personally known to me [ ] or has produced a [ ] as identification.

My Commission Expires:

\_\_\_\_\_  
NOTARY PUBLIC, State of \_\_\_\_\_

**THE UNDERSIGNED** has caused his/her hand and seal to be affixed hereto on this \_\_\_ day of \_\_\_\_\_, 2021.

**FOR THE CITY OF CORAL GABLES:**

**By:** \_\_\_\_\_  
Miriam Soler Ramos, City Attorney  
Cristina M. Suárez, Deputy City Attorney  
Stephanie Throckmorton, Assistant City Attorney  
Gustavo J. Ceballos, Assistant City Attorney

**NOTARIZATION**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on this \_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, who is personally known to me or has produced a \_\_\_\_\_ as identification.

My Commission Expires:

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida