

**SPECIAL NOTICE: CERTIFICATES OF USE
(APPLICABLE IN UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA, ONLY)**

IN THE EVENT SELLER ACQUIRED TITLE TO THE PROPERTY BY VIRTUE OF THE ISSUANCE OF A CERTIFICATE OF TITLE IN A FORECLOSURE PROCEEDING ON OR SUBSEQUENT TO DECEMBER 12, 2008, MIAMI-DADE COUNTY ORDINANCE NO. 08-133 ("ORDINANCE") MAY BE APPLICABLE. IN ACCORDANCE WITH THE ORDINANCE, TITLE HOLDERS OF FORECLOSED PROPERTIES ARE REQUIRED TO OBTAIN AND RECORD A DISCLOSURE AND REPORT ("DISCLOSURE AND REPORT") DETERMINING WHETHER OR NOT THE PROPERTY COMPLIES WITH ALL BUILDING AND ZONING CODES AND SETTING FORTH A GOOD FAITH ESTIMATE OF THE COST TO REPAIR OR REMEDY ALL CODE VIOLATIONS, IF ANY ("REPAIR COSTS"), AND OBTAIN A CERTIFICATE OF USE FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY FAILURE TO COMPLY WITH THE ORDINANCE SHALL NOT INVALIDATE A DEED OF CONVEYANCE. SELLER SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF THE ORDINANCE OR FOR PAYING ANY REPAIR COSTS, AND IT SHALL BE THE BUYER'S RESPONSIBILITY TO MAKE ARRANGEMENTS AFTER CLOSING FOR COMPLYING WITH THE ORDINANCE. BUYER SHALL ALSO BE RESPONSIBLE FOR PAYING ANY AND ALL COSTS FOR ANY REQUIRED REPAIRS AND/OR ANY FEES OR OTHER ADMINISTRATIVE FEES, PENALTIES, COSTS WITH RESPECT TO ANY REQUIREMENTS UNDER THE ORDINANCE, INCLUDING BUT NOT LIMITED TO THE OBTAINING OF THE CERTIFICATE OF USE CONTEMPLATED BY THE ORDINANCE.

It is hereby agreed and understood by the Parties signing below that neither Seller nor any Broker may have conducted any searches to ascertain whether the property, the improvements located thereon or any proposed use of the property, complies with applicable City or County Building and Zoning Codes, including, but not limited to, Miami-Dade County Ordinance 08-133, nor to ascertain the existence of any pending code enforcement issues and/or open permits, including but not limited to any matters that may have been disclosed by any inspection or Disclosure and Report as may be required by the Ordinance (any such matter or matters which would have been discovered by such searches are hereinafter a "Building and Zoning Matter"). Since any Building and Zoning matter may seriously affect the Buyer's use and enjoyment of the property and entail substantial financial consequences, the Buyer is urged to seek the advice of counsel and/or conduct further due diligence regarding these matters.

IF THE PROPERTY IS LOCATED IN UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA, THIS SPECIAL NOTICE: CERTIFICATES OF USE SHALL BE APPLICABLE.

Remainder of page intentionally left blank. Signature page to follow.

DATED: _____

BUYER: _____

By: _____

Title: _____

DATED: _____

SELLER: _____

By: _____

Title: _____