

This instrument was prepared by:
Name: Steven W. Simon, Esq.
Address:
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Ave., Suite 2300
Miami, FL33131

(Space Reserved for Clerk)

OPINION OF TITLE

To: City of Miami Beach

With the understanding that this Opinion of Title is furnished to the City of Miami Beach, in support of an Application for a lot split, covering the real property, or other land use approval hereinafter described, it is hereby certified that I have examined Attorneys' Title Insurance Fund, Inc. Owners Title Policy No. 2000504 dated April 17, 2006 @ 10:00 am and Old Republic National Title Insurance Company Title Search Report No. 19038567 covering the period from the beginning to the 21st day of March, 2019 at 8:00 AM, of the following described property:

See Exhibit "A"

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

BRIAN L. BILZIN, as Trustee under the terms of The 11 Star Island Residence Land Trust Agreement dated April 10, 2006, by virtue of that certain Trustee's Deed recorded April 17, 2006 in Official Records Book 24432, Page 2852, Public Records of Miami-Dade County, Florida.

I HEREBY CERTIFY THAT Brian L. Bilzin, as Trustee under the terms of The 11 Star Island Residence Land Trust Agreement dated April 10, 2006 ("**Trust**"), is authorized to sign documents on behalf of the Trust.

Subject to the following encumbrances, (If "none" please indicate):

1. RECORDED MORTGAGES:

Mortgage, Assignment of Rents, Security Agreement and Fixture Filing from Brian L. Bilzin, not individually but as trustee under the 11 Star Island Residence Land Trust Agreement dated April 10, 2006, in favor of Bank of America, N.A., recorded June 8, 2015 in Official Records Book 29647, Page 3350, Public Records of Miami-Dade County, Florida. (Mortgage encumber more property than what is in Exhibit A)

Opinion of Title

2. **SPECIAL EXCEPTIONS:**

See Exhibit "B"

Therefore, it is my opinion that the following party(ies) must join in the proffered document in order to make it valid and binding on the lands described herein.

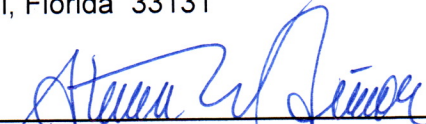
<u>Name</u>	<u>Interest</u>
Brian L. Bilzin, as Trustee of The 11 Star Island Residence Land Trust Agreement dated April 10, 2006	Owner
Bank of America, N.A.	Lender

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

Respectfully submitted this 8th day of April, 2019.

BILZIN SUMBERG BAENA PRICE &
AXELROD LLP
1450 Brickell Avenue, Suite 2300
Miami, Florida 33131

By: _____



Steven W. Simon, Esq.

Florida Bar No.: 145105

Phone No. (305) 350-7221

Opinion of Title

STATE OF FLORIDA

) SS

COUNTY OF MIAMI-DADE

)

The foregoing instrument was acknowledged before me this 8th day of April, 2019, by Steven W. Simon, who is (X) personally known to me or () has produced a _____ driver's license, as identification.

Sandra Cordoves

Notary Public

My Commission Expires:

Print Name



SANDRA CORDOVES
MY COMMISSION # FF 924238
EXPIRES: October 12, 2019
Bonded Thru Budget Notary Services

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 10, 11 AND 12 OF STAR ISLAND (AN ISLAND IN BISCAYNE BAY), MIAMI BEACH, FLORIDA, TOGETHER WITH ALL IMPROVEMENTS THEREON AND THERETO BELONGING, AS SUCH LOTS ARE SHOWN ON A PLAT OF STAR ISLAND DULY RECORDED IN PLAT BOOK 5, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH ALL RIPARIAN RIGHTS APPURTENANT TO SAID LOTS.

EXHIBIT "B"
SPECIAL EXCEPTIONS

7. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.

Easements, restrictions and other matters affecting title searched:
8. Dedications as shown on the Plat of STAR ISLAND, as per the Plat recorded in Plat Book Five (5) at Page Fifty-two (52) and as shown on the Plat of CORRECTED PLAT OF STAR ISLAND, duly recorded in Plat Book Thirty-one (31) at Page Sixty (60), both of the Public Records of Miami-Dade County, Florida.
9. Declaration of Dedication recorded April 7, 1920 in Deed Book 210 Page 192, as affected by Dedication recorded July 9, 1931 in Deed Book 1447 Page 324, both of the Public Records of Miami-Dade County, Florida.
10. Dedication by the Trustees of the Internal Improvement Fund recorded January 11, 1938 in Deed Book 1858 Page 377, of the Public Records of Miami-Dade County, Florida.
11. Oil, gas and mineral reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in Deed No. 16,547, recorded March 28, 1917, In Deed Book 162, at Page 398. Note: The right of entry and exploration have been released pursuant to §270.11, F.S.
12. Resolution No. R-1599-83 adopting New Preliminary Assessment Role for Special Taxing District know as "Star Island Security Guard Special Taxing District" filed July 30, 1985 in Official Records Book 12589 at Page 850, as affected by Ordinance No. 81-76 Establishing Special Taxing District known as "Star Island Security Guard Special Taxing District" filed July 31, 1981 in Official Records Book 11174 at Page 165, as amended by Ordinance No. 88-19 recorded April 12, 1988, in Official Records Book 13640 Page 3057, all of the Public Records of Miami-Dade County, Florida.
13. Riparian and littoral rights are not insured.
14. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
15. The Company does not insure land including any docks lying waterward of the Westerly boundary of the real property described in Schedule "A".
16. Board Of Adjustment, City of Miami Beach, Florida, Order, recorded October 13, 2016 in Official Records Book 30264, Page 2399, Public Records of Miami-Dade County, Florida.

NOTE:All recording references are to the Public Records of Miami-Dade County, Florida.