

OPINION OF TITLE

To: City of Miami Beach

With the understanding that this Opinion of Title is furnished to the City of Miami Beach, as inducement for acceptance of a Water Meter Easement ("**Easement**"), encumbering the real property described in Exhibit A (the "**Property**"), I certify, that I have examined Old Republic National Title Insurance Company Title Search Report No. 02-4204-000-006 covering the period from the beginning to October 19, 2020 at 11:00 PM (the "**Title Evidence**"), for the Property.

I am of the opinion, based solely on the Title Evidence, that on the last mentioned date, the fee simple title to the Property was vested in:

**Fisher Island Community Association, Inc., a Florida not for profit corporation
(the "Company")**

Based on his position as the President and CEO of Fisher Island Community Association, Inc., a Florida not for profit corporation, Roberto Sosa is authorized to sign documents on behalf of the Company.

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

1. RECORDED MORTGAGES

a. Mortgage to Regions Bank recorded in Official Record Book 31090, Page 2701.

2. SPECIAL EXCEPTIONS

See Exhibit "B"

Therefore, it is my opinion that the following parties must join in the Easement in order to make it valid and binding on the Property.

<u>Name</u>	<u>Interest</u>
Fisher Island Community Association, Inc.	Fee Simple Owner
Regions Bank	Lender

I certify that the legal description contained in this Opinion coincides with, and is the same as, the legal description in the Easement.



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 3 day of November, 2020.

Joseph S. Giannell, Esq.
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STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 3 day of November, 2020, by Joseph S. Giannell, Esq., who X is personally known to me or _____ has produced _____, as identification.

Notary Public, State of Florida

My Commission Expires: 3/19/2023

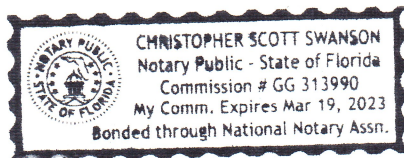


EXHIBIT "A"

LEGAL DESCRIPTION

COMMENCE AT A POINT THAT IS 1580 FEET NORTH AND 2015 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF THE ROADWAY OF THE ORIGINAL MIAMI COUNTY CAUSEWAY VIADUCT AND THE FACE OF THE WEST BRIDGE ABUTMENT RUN SOUTH 67 DEGREES 05' WEST, ALONG A CENTER LINE OF SAID ROADWAY PRODUCED A DISTANCE OF 58.7 FEET TO A POINT; THENCE RUN SOUTH 31 DEGREES 43' EAST FOR A DISTANCE OF 64.75 FEET TO A POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN.

FROM SAID POINT OF BEGINNING RUN SOUTH 67 DEGREES 05' WEST ALONG THE SOUTHERLY LINE OF MIAMI COUNTY CAUSEWAY, A DISTANCE OF 158.21 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CIRCULAR CURVE DEFLECTING TO THE RIGHT, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 6 DEGREES 15' 30" AND A RADIUS OF 243.86 FEET, A DISTANCE OF 26.64 FEET TO A POINT; SAID POINT BEING THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE; THENCE RUN ALONG THE ARC OF A CIRCULAR CURVE DEFLECTING TO THE RIGHT AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 1 DEGREE 25' 44" AND A RADIUS OF 1566.95 FEET A DISTANCE OF 39.08 FEET TO A POINT; THENCE RUN SOUTH 31 DEGREES 43' EAST A DISTANCE OF 403.8 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 29' WEST A DISTANCE OF 97.46 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 31' WEST A DISTANCE OF 120.0 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 29' WEST A DISTANCE OF 100.0 FEET TO A POINT; THENCE RUN SOUTH 64 DEGREES 31' EAST, ALONG A LINE PARALLEL TO THE MUNICIPAL CHANNEL A DISTANCE OF 832.55 FEET TO A POINT; THENCE RUN NORTH 31 DEGREES 43' WEST A DISTANCE OF 1069.40 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND:

COMMENCING AT A POINT 1580 FEET NORTH AND 2015 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF THE ROADWAY OF THE ORIGINAL MIAMI COUNTY CAUSEWAY VIADUCT AND THE FACE OF THE WEST BRIDGE ABUTMENT, RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE CENTERLINE OF SAID ROADWAY PRODUCED, A DISTANCE OF 58.70 FEET TO A POINT; THENCE RUN SOUTH 31 DEGREES 43

MINUTES 00 SECONDS EAST A DISTANCE OF 64.75 FEET TO A POINT, SAID BEING THE POINT OF BEGINNING (1); THENCE RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THE MIAMI COUNTY CAUSEWAY, A DISTANCE OF 117.78 FEET TO THE POINT OF BEGINNING OF CUT-OUT PARCEL OF LAND HEREIN DESCRIBED, FROM SAID POINT OF BEGINNING; THENCE RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE SAID SOUTHERLY LINE OF THE MIAMI COUNTY CAUSEWAY, A DISTANCE OF 40.43 FEET; THENCE RUN ALONG THE ARC OF A CIRCULAR CURVE DEFLECTING TO THE RIGHT, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 30 SECONDS AND A RADIUS OF 243.86 FEET, A DISTANCE OF 26.64 FEET TO A POINT; SAID POINT BEING THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE; THENCE RUN ALONG THE ARC OF A CIRCULAR CURVE DEFLECTING TO THE RIGHT, AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 01 DEGREES 25 MINUTES 44 SECONDS AND A RADIUS OF 1,566.95 FEET, A DISTANCE OF 39.08 FEET TO A POINT; THENCE RUN SOUTH 31 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 403.80 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 97.46 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 31 MINUTES 00 SECONDS WEST A DISTANCE OF 120.00 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN SOUTH 64 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL TO THE MUNICIPAL CHANNEL A DISTANCE OF 832.55 FEET (RECORD AND LEGAL DESCRIPTION) 832.55 FEET (CALCULATE) TO A POINT; THENCE RUN NORTH 31 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 583.57 FEET; THENCE SOUTH 58 DEGREES 17 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 175.85 FEET; THENCE NORTH 32 DEGREES 27 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 59.61 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 61.22 FEET; THENCE NORTH 31 DEGREES 57 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 59.87 FEET; THENCE NORTH 31 DEGREES 45 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 99.47 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 109.79 FEET; THENCE NORTH 58 DEGREES 01 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 19.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 87 DEGREES 07 MINUTES 46 SECONDS EAST, A RADIAL DISTANCE OF 71.65 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 43 DEGREES 56 MINUTES 24 SECONDS, A DISTANCE OF 54.95 FEET; THENCE NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 10.00 FEET, TO THE SOUTHEASTERLY CORNER OF AN EXISTING ONE-STORY C.B.S. BUILDING; THENCE CONTINUE NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST,

NORTHWESTERLY ALONG THE FACE OF THE SAID EXISTING C.B.S. BUILDING LINE, A DISTANCE OF 39.60 FEET, TO THE NORTHEASTERLY CORNER OF SAID EXISTING ONE-STORY C.B.S. BUILDING; THENCE CONTINUE NORTHWESTERLY, NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 30.28 FEET, TO THE POINT OF BEGINNING OF THE CUT OUT PARCEL OF LAND.

SAID PARCEL CONTAINING 82,223 SQ.FT. 1.89 ACRES, MORE OR LESS.

LYING AND BEING IN SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "B"
SPECIAL EXCEPTIONS

1. Four hundred (400) feet of overlapping privileges along the bulkhead frontage of the Land established by Indenture recorded January 4, 1933 in Deed Book 1509, at Page 81, Indenture recorded January 23, 1933 in Deed Book 1510, at Page 282, and Indenture recorded August 19, 1993 in Deed Book 1534, at Page 40, which overlapping privileges are for the benefit of the owner(s) from time to time of "Tract A" as described in such indentures.
2. Easement with the City of Miami Beach filed January 13, 1938, in Deed Book 1859, at Page 180 and filed February 13, 1939 in Deed Book 1945, at Page 183.
3. Easement in favor of Florida Power & Light Company filed November 9, 1993 in Official Records Book 16124, at Page 1004
4. Rights and easements of the United States government for commerce, navigation, recreation and fisheries in and to any portion of the said land, which has been created by artificial means or accreted to any portion so created.
5. Any and all rights of the United States of America and the State of Florida with respect to submerged or filled in land or lands adjacent to or bordering upon navigable water or streams, riparian rights incident to the ownership of the property described in Exhibit "A," and lying between high and low water marks of the Atlantic Ocean, its bays and inlets, as well as currently submerged lands that are included within the lands described in Exhibit "A".
6. Sovereignty Submerged Lands, Lease by and between the Board of The Internal Improvement Trust Fund of the State of Florida (lessor) and Fisher Island Community Association, Inc. (lessee) filed March 5, 2008, in Official Records Book 22173, Page 4240.
7. Declaration of Restrictions between Fisher Island Community Association, Inc. and Miami-Dade County filed April 11, 2008, in Official Records Book 26320, Page 4081.
8. Order from the City of Miami Beach Planning Department filed on July 18, 2013, in Official Records Book 28729, Page 2123.
9. UCC Financing Statement from Regions Bank filed on August 7, 2018, in Official Records Book 31090, Page 2731.
10. Easement in favor of Florida Power & Light Company filed January 16, 2020, in Official Records Book 31782, Page 3218.
11. Easement in favor of Florida Power & Light Company filed February 5, 2020, in Official Records Book 31807, Page 1652.

12. Declaration of Restrictive Covenants Regarding Improvements in the Public Rights-of-Way filed February 12, 2020, in Official Records Book 31817, Page 2820.
13. First Amendment to Notice of Commencement filed July 23, 2020, in Official Records Book 32019, Page 1445.