

February 11, 2021

City of Miami Beach
Attn.: Planning Department
1700 Convention Center Drive
Second Floor
Miami Beach, FL 33139

RE: 1415 Marseille Drive, Miami Beach, Florida 33141
Opinion of Title; Lot Split Application
Planning Board File No. PB21-0420

Dear Sir or Madam:

Pursuant to Section 118-321(A)(1) of the Code of the City of Miami Beach, and with the express understanding that this Opinion of Title is furnished to you as inducement for approval of the subject application ("Application") for a lot split of the property identified in this opinion (the "Property"), I render this Opinion of Title following an examination of Title Insurance Policy issued by Fidelity National Title Insurance Company, under Policy Number 2730609-221827070 covering from the beginning to September 25, 2020, as well as an Owners & Encumbrances Report covering the period from August 19, 2020 to January 14, 2021 at 8:00 a.m. of the Property described on **Exhibit A**. I know of no reason that the Title Policy or Owners & Encumbrances Report are inaccurate or incomplete.

I am of the opinion, that on the last date mentioned above, the fee simple title to Property described on **Exhibit A** was vested in:

DanPerl LLC, a Florida Limited Liability Company,

Subject to the following encumbrances, liens and other exceptions:

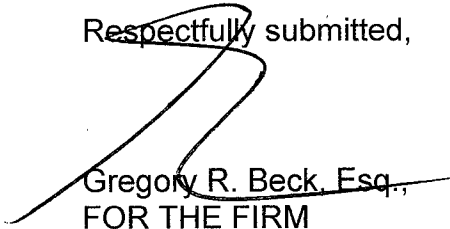
1. Recorded Mortgage: N/A.
2. Taxes for the year 2020, and subsequent years, which are not yet due and payable under Folio # 02-3210-010-0050. **Note:** The gross amount of 2020 taxes is \$8,687.56 and is being paid in installments, 3 of 4 installments have been paid and the 4th installment is upcoming.
3. Lis Pendens filed: N/A.

4. Claim of Lien: N/A.
5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Normandy Waterway Subdivision, recorded in Plat Book 40, Page 60, of the Public Records of Miami- Dade County, Florida.
6. The nature, extent or existence of riparian rights.
7. Title to that portion of the Property lying below the mean/ordinary high water mark of Normandy Waterway, and the nature or extent of any submerged land included within Property.
8. Title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters, including any seawall, bulkhead or dock structure extending outside the Property into the abutting waterway.
9. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
10. The inalienable rights of the public to use the navigable waters covering the lands described on **Exhibit A**.
11. Any rights, easements, encroachments, encumbrances, violations, variances, interests, claims, adverse circumstances, or facts that may exist or are disclosed by an accurate survey of the Property, including without limitation as set forth on the survey prepared by Landtec Surveying, dated September 9, 2020, bearing Job #106448-SE.
12. Zoning and other restrictions imposed by governmental authority.
13. Mechanics', material men's, and other liens if not recorded.
14. Any lien provided by Florida Statutes Chapter 159 or by Metropolitan Dade County Ordinance No. 84-10 for unpaid sewer charges for service by any water systems, sewer systems, or gas systems serving the Property.

In my opinion, none of the above deed restrictions, reservations, or covenants applicable to the Property prevents or serves as exceptions to the lot split being requested.

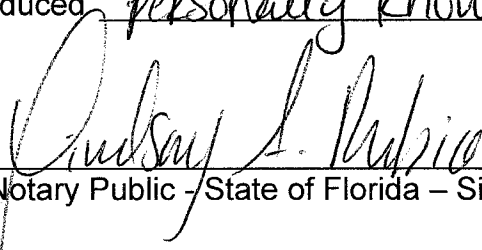
I certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of The Florida Bar.

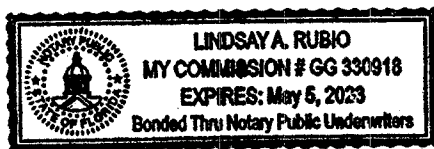
Respectfully submitted,


Gregory R. Beck, Esq.,
FOR THE FIRM
Bar No. 328730

State of Florida)
) SS
County of Broward)

The foregoing Opinion of Title was acknowledged and executed before me by means of physical appearance or online notarization (circle one) this 11th day of February, 2021, by ~~Gregory R. Beck, Esq.~~, who has produced personally known or personally known as identification.


Notary Public - State of Florida - Signature



LINDSAY A. Rubio
Printed Name of Notary Public

My Commission Expires: May 5, 2023

**EXHIBIT A
LEGAL DESCRIPTION**

Lots 9, 10 and 11, Block 19, Normandy Waterway Subdivision, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 60, of the Public Records of Miami-Dade County, Florida.

a/k/a: 1415 Marseille Drive, Miami Beach, Florida 33141

Folio No.: 02-3210-010-0050