

This instrument was prepared by:
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3350 Mary Street
Miami, FL 33133

Opinion of Title

To: CITY OF MIAMI BEACH

With the understanding that this Opinion of Title is furnished to CITY OF MIAMI, BEACH, as inducement for issuance of a permit covering the real property, or other land use approval hereinafter described, it is hereby certified that I have examined a Title Search Report ("TSR") issued by Chicago Title Insurance Company under Order Number: 9945415 covering the period of time from the beginning through October 4, 2021 at 8:00 a.m., of the following described property ("Property"):

Lots 1 and 2, Block 2, Amended Plat of Garden Subdivision, according to the map or plat thereof, as recorded in Plat Book 31, Page(s) 9, of the Public Records of Miami-Dade County, Florida.

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

Elaine R. Levine, as Trustee of the Elaine R. Levine Living Trust u/t/d November 20, 2009, by virtue of Special Warranty Deed recorded 01/12/2015 in Official Records Book 29461, Page 1357.

Subject to the following encumbrances: NONE

GENERAL EXCEPTIONS:

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Amended Plat of Garden Subdivision, recorded in Plat Book 31, Page 9, of the Public Records of Miami-Dade County, Florida.
4. The nature, extent or existence of riparian rights or littoral rights is not insured.
5. Rights of others to use the waters of any water body extending from the insured land onto other lands.

I, the undersigned, further certify that I am an Attorney at Law duly admitted to practice in the State of Florida, and am a member in good standing of the Florida Bar:

Respectfully submitted this 29th day of October, 2021.

Levine & Partners, P.A.

By: Paul A. Levine

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