

OPINION OF TITLE

It is hereby certified that I have examined the complete Abstract of Title* completely covering the period from March 1, 1962 to May 3, 2022, at 11:00 P.M., inclusive of the following described real property:

*(Which term for the purpose thereof means and refers to Title Search Report dated May 24, 2022, issued by National Title and Abstract Company)

All of Lots 3 and 4 in Block 3 of 41st STREET BUSINESS SUBDIVISION, according to the plat thereof recorded in Plat Book 34, at Page 92, of the Public Records of Miami-Dade County, Florida EXCEPT that part of said Lot 3 described as follows:

Beginning at the Southwest corner of said Lot 3 at a point where Lot 3 intersects the Northerly line of West 40th Street; thence running Easterly along the Southerly line of Lot 3 for 55 feet; thence running Northerly along a line parallel to the Easterly and Westerly sidelines of said Lot 3 to the Northerly line of said Lot 3; thence running Westerly along the Northerly line of Lot 3 to the Northwesterly corner of Lot 3 to the Northwesterly corner of Lot 3; thence running Southerly along the Westerly line of Lot 3 to the point of beginning.

LESS AND EXCEPT All condominium Units as described in that certain Declaration of Condominium recorded in Official Records Book 6258, Page 411.

Basing my opinion on said complete abstract covering said period I am of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in:

TOWNLEY CONDOMINIUM APARTMENTS, INC.

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGE

NONE

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE

3. GENERAL EXCEPTIONS

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easement or claims of easements not shown by the public records.
4. Any liens, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Unrecorded leases, if any.
6. Personal property taxes, if any.
7. Taxes for the year 2022, if any.
8. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and land accreted to such lands.
9. Any lien provided by Chapter 159 Florida Statutes, or provided by Metropolitan Dade County Ordinance No. 84-10 in favor of any City, Town, Village or Port Authority for unpaid service charges for service by any water systems, sewer systems, or gas systems servicing the land described herein.

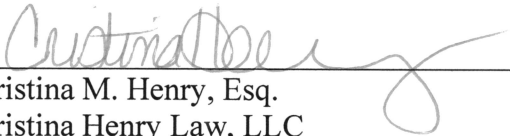
4. SPECIAL EXCEPTIONS

1. Any lien or claim of lien or services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 3, 2022, under O.R. Book 33046, Page 4952, Public Records of Miami-Dade County, Florida.
2. All matters appearing on the plat of 41st Street Business Subdivision, recorded in Plat Book 34, Page 92.
3. Restrictions and other matters contained in Warranty Deeds recorded in Deed Book 1774, Page 502 and in Deed Book 1774, Page 506.

4. Declaration of Condominium filed January 24, 1969, and recorded in Official Records Book 6258, Page 411; First Amendment filed April 29, 1997, and recorded in Official Records Book 17618, Page 4683; Second Amendment filed April 29, 1997, and recorded in Official Records Book 17710, Page 3271.

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

Respectfully submitted this 1st day of June, 2022.


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