

This instrument was prepared by:
Name: Stacey Halpern, Esq.
Address: Stacey Halpern, PL
915 South Dixie Highway
West Palm Beach, FL 33401

(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, as inducement for acceptance of a Declaration of Use, Unity of Title, Declaration of Restrictions, Development Agreement or as an inducement for acceptance of a subdivision plat or tentative plat, covering the real property, or other land use approval hereinafter described, it is hereby certified that I have examined a complete Abstract of Title or Title Commitment covering the period from the beginning to the February 9, 1959 through April 13, 2023 at 11 PM, inclusive, of the following described property:

1120 Bay Drive, Miami Beach, FL 33141, more particularly described as:

Lots 9, 10 and 11, Block 13, Ocean Side Section of the Isle of Normandy, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 60, of the Public Records of Miami-Dade County, Florida

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

Bay Drive Realty LLC, a Florida limited liability company, whose sole member is JL Pauline Tucker 2010 GST Trust and sole manager is Stone Manager Corp. Stone Manager Corp. is owned by New RL Corporate Holdings, LLC which is solely owned by Richard S. LeFrak. Arnold S. Lehman has the power and authority to sign as Vice President of Stone Manager Corp., as the Manager of Bay Drive Realty LLC.

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

1. **RECORDED MORTGAGES: None**

2. **TITLE INSTRUMENTS:**

- A. Plat of Ocean-Side-Section of the Isle of Normandy, recorded in Plat Book 25, Page 60, of the Public Records of Miami-Dade, County, Florida.
- B. Board of County Commissioners Memorandum regarding a Special Taxing District recorded in Official Records Book 21534, Page 1622.

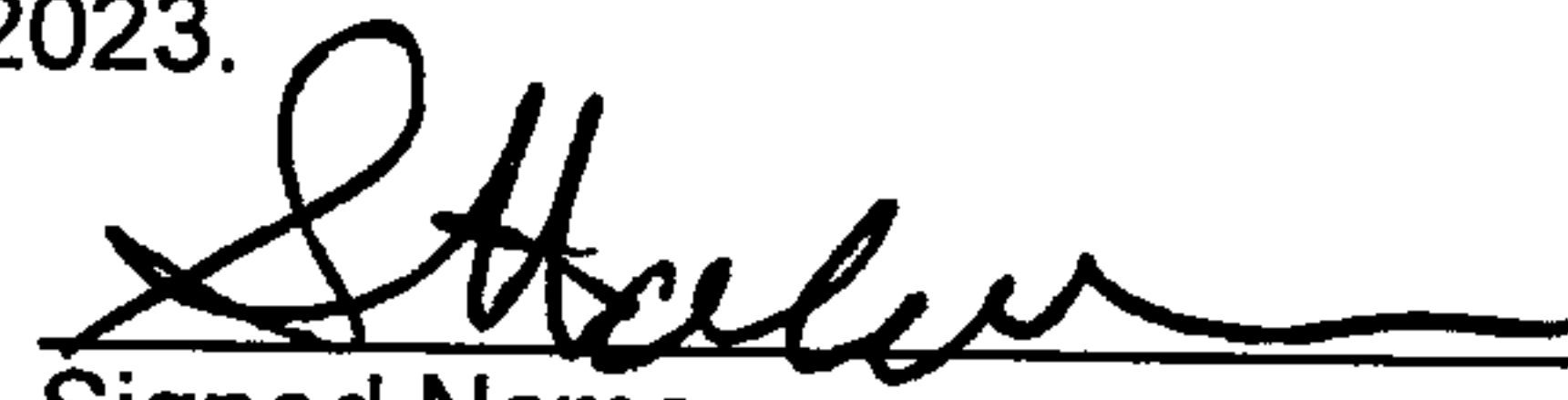
Therefore, it is my opinion that the following party(ies) must join in the proffered document in order to make it valid and binding on the lands described herein.

<u>Name</u>	<u>Interest</u>
Bay Drive Realty LLC	Fee Owner

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable document.

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 3rd day of May, 2023.


Signed Name

Printed Name: **Stacey Halpern, Esq.**

Florida Bar No. **511986**

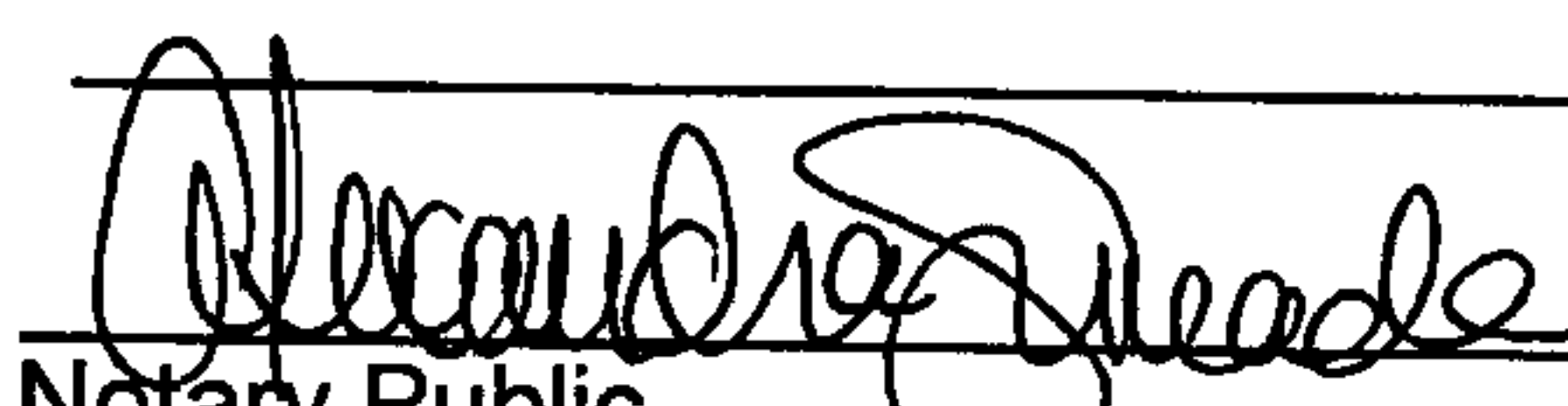
Address:

915 South Dixie Highway

West Palm Beach, FL 33401

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 3rd day of May, 2023, by Stacey Halpern, who is personally known to me or has produced identification.


Notary Public

Alexandra Sweade
Print Name

My Commission Expires: 1/5/2027

