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May 2, 2023

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

RE: 6444 Allison Road, Miami Beach, Florida
Opinion of Title Lot Split Application
Planning Board File No. PB23-0597

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 as of April 12, 2023 at 11:00 p.m.

I have conducted a title examination of the Property, whose legal description is as follows:

> **The South 40 feet of Lot 43 and the North 40 feet of Lot 44, INDIAN CREEK SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 31, Page 75 of the Public Records of Miami-Dade County, Florida.**

In my opinion:

The fee simple title to the Property is vested in:

Allison Road LLC, a Florida limited liability company

Title to the Property is subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable under Folio # 02-3211-003-0410.

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 INDIAN CREEK SUBDIVISION, recorded in Plat Book 31, Page 75, Miami-Dade County, Florida.

4. All matters as contained on the Plat of METROPOLITAN DADE COUNTY, FLORIDA BULKHEAD LINE PART ONE, as recorded in Plat Book 74, Page 1, of the Public Records of Miami-Dade County, Florida.

5. Ordinance No. 89-125, Creating and Establishing a Special Taxing District Known and Described as "Allison Island Security Guard Special Taxing District", as recorded in Official Records Book 14364, Page 1958, as amended by Ordinance No. 91-70, recorded in Official Records Book 15129, Page 846, together with Resolutions recorded in Official Records Book 14364, Page 1975, and Official Records Book 15168, Page 1735, which contain provisions for recurring annual assessments which are collected as a Non-Ad Valorem assessment on the real estate tax bill.

6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Indian Creek Subdivision, recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

7. Resolution and Ordinance recorded in Official Records Book 14364, Page 1958, of the Public Records of Miami-Dade County, Florida, which provides for assessments
Resolution recorded in Official Records Book 14364, Page 1975, of the Public Records of Miami-Dade County, Florida, which provides for assessments.

8. Ordinance recorded in Official Records Book 15129, Page 846, of the Public Records of Miami-Dade County, Florida, which provides for assessments.

9. Resolution recorded in Official Records Book 15168, Page 1735, of the Public Records of Miami-Dade County, Florida, which provides for assessments.

10. Easement to Florida Power & Light Company recorded in Official Records Book 17089, Page 1011, of the Public Records of Miami-Dade County, Florida.

11. Easement to Florida Power & Light recorded in Official Records Book 17089, Page 1011.

12. The nature, extent or existence of riparian rights or littoral rights.

13. Rights of the United States of America over any portion of the Land now or formerly submerged, arising by reason of the United States' control over navigable waters in the interest of navigation and commerce.

14. Survey prepared by Javier De La Rocha of ECS Land Surveyors, Inc., under Survey Job No. ECS2512, dated March 20, 2021 discloses the following matters: Wood Deck and Wood Deck and seawall encroach onto public waterway to the West; possible encroachments of:

(i) Chain link fences onto the adjacent properties to the North and South, (ii) concrete wall onto the adjacent properties to the North and South

(ii) Concrete Wall onto the adjacent property to the South
(iii) Metal Fence onto the Insured Property on the North, and
(iv) Chain link fence onto the Insured Property to the South, all as shown in Survey dated March 20, 2021, prepared by ECS Land Surveyors, Inc., Job No. ECS2512. (Note: Ownership of walls and fences not determined)

15. 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,

Ashley V. Fox
Florida Bar No. 98085

State of Florida)
) SS
County of Miami-Dade)

The foregoing Opinion of Title was acknowledged and executed before me this 1st day of May, 2023, in the physical presence of ASHLEY V. FOX, who is personally known to me or has produced _____ as identification.

Notary Public - State of Florida – Signature

[Notary's seal or stamp]

ELIZABETH ALVAREZ
Notary Public - State of Florida
Commission # HH 357987
My Comm. Expires Mar 3, 2027
Bonded through National Notary Assn.

Printed Name of Notary Public
My Commission Expires: _____