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April 26, 2023

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

RE: 6450 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 March 28, 2023 at 11:00 p.m.

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

> **The South 60 feet of Lot 42 and the North 35 Feet of Lot 43, 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:

6450 Allison Road LLC, a Delaware 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 # 02-3211-003-0400.

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, together with and as affected by instrument recorded in Deed Book 1607, Page 506, of the Public Records of 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. Easement to Florida Power & Light recorded in Official Records Book 17089, Page 1011.

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

8. 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.

9. Survey prepared by Javier De La Rocha of ECS Land Surveyors, Inc., under Survey Job No. ECS3166, dated September 15, 2022, License Number 6080, L.B. # 7551 discloses the following matters:

    a. 3 foot chain link fence and 7 foot concrete wall of unknown ownership lies near North boundary side of the property.
    b. Brick Pavers driveway encroaches upon the right of way easement on the East boundary side of the property.
    c. 3 foot chain link fence of unknown ownership lies on the South boundary side of the property
    d. Wood Dock and 3 foot concrete sea wall of unknown ownership encroach into the water right-of-way on the West boundary side of the property.

10. 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,

Jonathan D. Beloff, Esq.
Bar No. 0178838

Attachments - copies of the above-identified documents

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

The foregoing Opinion of Title was acknowledged and executed before me this 17 day of April, 2023, in the physical presence of JONATHAN D. BELOFF, 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.

Elizabeth Alvarez

Printed Name of Notary Public

My Commission Expires: _____