OPINION OF TITLE

To: City of Miami Beach, Florida

With the understanding that this Opinion of Title is furnished to the City of Miami Beach, Florida, as inducement for acceptance of a lot split application covering the real property, hereinafter described, it is hereby certified that I have examined a complete Title Commitment covering the period from the beginning of time to the 4th of November, 2023, at the hour of 11 p.m., inclusive, of the following described property:

> The south 85 feet of Lot 41 and the North 15 feet of Lot 42 of Indian Creek Subdivision, according to the plat thereof recorded in Plat Book 31, Page 75, of the Public Records of Dade County, Florida of which Miami-Dade County was formerly a part.
>
> *Street Address*: 6470 Allison Road, Miami Beach, 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:

Martin Markowitz as Trustee of the 6470 Allison Road Land Trust dated January 5, 2022 who took title as 6740 Allison Land Trust dated January 5, 2022.

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. **RECORDED MORTGAGES:**

   None.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

   None.

3. **SPECIAL EXCEPTIONS:**

   a) All matters contained on the Plat of INDIAN CREEK SUBDIVISION, as recorded in Plat Book 31, Page 75, as affected by Easement to the City of Miami Beach recorded in Deed Book 1607, Page 506.

   b) Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded at Deed Book 197, Page 464. However, the right of entry and exploration associated with the oil and mineral reservations has been released by Sec. 270.11, F.S.

   c) Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded at

Deed Book 1652, Page 282. However, the right of entry and exploration associated with the oil and mineral reservations has been released by Sec. 270.11, F.S.

d) Matters as set forth in that certain Ordinance No. 89-125 adopted by the Board of County Commissioners of Dade County, Florida, relating to special taxing district known as the Allison Island Security Guard Special Taxing District, recorded in Official Records Book 14364, Page 1958 and Amended under Ordinance No. 91-70 recorded in Official Records Book 15129, Page 846

e) Resolution No. R-1408-89 re: Allison Island Security Guard Special Taxing District for qualified electors, recorded in Official Records Book 14364, Page 1975 and Resolution No. R-812-91 recorded in Official Records Book 15168, Page 1735.

f) Easement granted to Florida Power & Light Company recorded in Official Records Book 17089, Page 1011.

g) Order by City of Miami Beach Design Review Board recorded in Official Records Book 33279, Page 4948. (as to Parcel 2)

h) Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 27, 2022, under Official Records Book 33519, Page 4537.

i) Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 29, 2022, under Official Records Book 33522, Page 1907.

j) Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded January 5, 2023, under Official Records Book 33532, Page 4367.

k) Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded July 26, 2023, under Official Records Book 33808, Page 4652.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description provided for the property named and numbered herein submitted in connection with the proffered, recordable agreement.

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 30 day of November, 2023.

Scott A. Frank, Esq.
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STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of November, 2023 by Scott A. Frank, Esq., who ☒ is personally known to me or ☐ has produced _____ as identification..

Notary Public

Nancy A. Burnham
Print Name

My Commission Expires: 11/21/2023

NANCY A. BURNHAM
MY COMMISSION # HH 024224
EXPIRES: November 21, 2024
Bonded Thru Notary Public Underwriters