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February 22, 2024

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

RE: Lot split application for 1405, 1415 and 1425 Marseille Drive, Miami Beach, Florida 33141

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 properties identified in this opinion (the "Properties"), I render this Opinion of Title following an examination of Title Insurance Policy issued by Old Republic National Title Insurance Company, under ORT FILE NO. 24017740, covering from the beginning to February 1, 2024 at 8:00 A.M. I know of no reason that the Title Commitment is inaccurate or incomplete.

I am of the opinion, that on the last date mentioned above, the fee simple title to Property described on Exhibit "A" was vested in the following:

As to Lot 9, Block 19:	1425 MARSEILLE LLC, a Delaware limited liability company
As to Lot 10, Block 19:	1415 MARSEILLE LLC, a Delaware limited liability company
As to Lot 11, Block 19:	1405 MARSEILLE LLC, a Delaware limited liability company

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

1. **RECORDED MORTGAGES:** NONE

2. **TAXES**:

   a. As to Lot 9, Block 19 (tax folio # 02-3210-010-0040):

   Taxes for the year 2024 and subsequent years, which are not yet due and payable. Note: 2023 taxes were paid in full. Gross taxes were in the amount of $23,775.19.

   b. As to Lot 10, Block 19 (tax folio # 02-3210-010-0050):

   Taxes for the year 2024 and subsequent years, which are not yet due and payable. Note: 2023 taxes were paid in full. Gross taxes were in the amount of $26,883.65.

   c. As to Lot 11, Block 19 (tax folio # 02-3210-010-0060):

   Taxes for the year 2024 and subsequent years, which are not yet due and payable. Note: 2023 taxes were paid in full. Gross taxes were in the amount of $22,012.14.

3. **LIENS AND OTHER EXCEPTIONS**

   a. Easements or claims of easements not shown by the public records.

   b. 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 lands accreted to such lands.

   c. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.

   d. Easements, restrictions and other matters affecting title searched:

   e. All matters contained on the Plat of NORMANDY WATERWAY SUBDIVISION, recorded in Plat Book 40, Page 60, of the Public Records of Miami-Dade County, Florida. (as to Lots 9, 10, and 11)

   f. Covenant to Run with the Land recorded in Official Records Book 8618, Page 577, of the Public Records of Miami-Dade County, Florida. (as to Lots 9, 10, and 11)

g. Division of Land/Lot Split Final Order recorded in Official Records Book 32876, Page 3414, of the Public Records of Miami-Dade County, Florida. (as to Lots 9, 10, and 11)

h. Order recorded in Official Records Book 33216, Page 562, of the Public Records of Miami-Dade County, Florida. (as to Lot 11)

i. Order recorded in Official Records Book 33397, Page 1326 and re-recorded in Official Records Book 33399, Page 450, of the Public Records of Miami-Dade County, Florida. (as to Lot 9)

j. Order recorded in Official Records Book 33462, Page 1185, of the Public Records of Miami-Dade County, Florida. (as to Lot 10)

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, 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 22nd day of February, 2024.

Signature
Karen S. Leopold, Esq.
Florida Bar No. 230219
Leopold Korn, P.A.
18851 NE 29th Avenue, #410
Aventura, FL 33180

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 22nd day of February, 2024, by Karen S. Leopold, by means of ☒ physical presence or ☐ online notarization, who ☒ is personally known to me or ☐ produced _____ as identification.

Notary Public
Print name: Irene Buryak

My commission expires:

IRENE BURYAK
MY COMMISSION # HH 342470
EXPIRES: April 16, 2027

EXHIBIT "A"

LEGAL DESCRIPTIONS

Lot 9, Block 19, NORMANDY WATERWAY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 40, Page 60, of the Public Records of Miami-Dade County, Florida

Lot 10, Block 19, NORMANDY WATERWAY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 40, Page 60, of the Public Records of Miami-Dade County, Florida

Lot 11, Block 19, NORMANDY WATERWAY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 40, Page 60, of the Public Records of Miami-Dade County, Florida