

Zone	Location	Address	Sqft	Living Area	20% Increase	Unit Size	Adjusted Unit Size	Notes
RS-2	25 north	6500	17,532	6,637	7,964	38%	45%	*adjusted only listed
								nothing in public record but sales listing states
RS-2	24 north	6466	23,258	11,568	13,882	50%	60%	11,568 sqft, completed 2017
RS-2	23 north	6440	27,577	13,386	16,063	49%	58%	Built 2016
RS-2	22 north	6420	24,625	6,288	7,546	26%	31%	
RS-2	21 north	6410	24,000	4,643	5,572	19%	23%	
RS-2	20 north	6396	24,000	11,709	14,051	49%	59%	Built 2009
RS-2	19 north	6380	27,013	5,622	6,746	21%	25%	
								under construction, can we find out unit size
RS-2	18 north	6360	27,608		0			based on plans submitted to city
								Numbers from new plans approved for
								property pursuant to DRB17-0124
RS-2	17 north	6342	24,671	12,303	14,764	50%	60%	
RS-2	16 north	6324	24,703	8,048	9,658	33%	39%	
RS-2	15 north	6300	25,215	7,765	9,318	31%	37%	
RS-2	14 north	6100	19,453	9,609	11,531	49%	59%	Built 2012
RS-2	13 north	6070	39,215	5,487	6,584	14%	17%	
RS-2	12 north	6050	19,685	3,915	4,698	20%	24%	
RS-2	11 north	6030	19,918		0			garden and pool for 6020 NBR
RS-2	10 north	6020	23,773	9,500	11,400	40%	48%	*adjusted only listed
								under construction - numbers based on
								approval of DRB File 23090
RS-2	9 north	6010	21,228	10,623	12,747	50%	60%	
RS-2	8 north	6000	35,100	8,897	10,676	25%	30%	*adjusted only listed
RS-2	7 north	5980	43,615	11,690	14,028	27%	32%	
RS-2	6 north	5970	30,800	6,151	7,381	20%	24%	*adjusted only listed
RS-2	5 north	5940	102,090	19,202	23,042	19%	23%	*adjusted only listed
RS-2	4 north	5930	66,135	13,637	16,364	21%	25%	*adjusted only listed
RS-2	3 north	5900	59,652	8,703	10,444	15%	18%	
RS-2	2 north	5860	33,041	0	0			vacant land
								under construction, can we find out unit size
								based on plans submitted to city
RS-2	1 north	5848	17,954	0	0			
RS-2	TARGET PROPRTY	5840	37,895		0			
RS-2	1 south	5820	68,431	16,341	19,609	24%	29%	*adjusted only listed
RS-2	2 south	5800	52,881	11,039	13,247	21%	25%	
RS-2	3 south	5790	54,243	15,427	18,512	28%	34%	
RS-2	4 south	5760	26,830	10,169	12,203	38%	45%	
RS-2	5 south	5750	25,392	8,175	9,810	32%	39%	*adjusted only listed
RS-2	6 south	5740	44,846	13,513	16,216	30%	36%	
Average of All homes				9,312	10,127	31%	37%	
Average of homes built since 2009				11,568		49%		



May 2, 2018

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

**RE: 5840 N. Bay Road, Miami Beach, Florida**  
**Opinion of Title Lot Split Application**  
**Planning Board File No. \_\_\_\_\_**

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 16, 2018 at 11:00 p.m.

I certify that accompanying this Opinion of Title, as part of the Application, are copies of all deed restrictions, reservations, and covenants applicable to the Property disclosed by Commitment for Title Insurance report prepared by Old Republic National Title Insurance Company with an effective date of April 16, 2018 ( the "Title Report")

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

**Lots 28-29 and South 2/3 of Lot 27, Block 1-A, La Gorce Golf Subdivision,  
according to the plat thereof, as recorded in Plat Book 14, Page 43, of the  
Public Records of Miami-Dade County, Florida.**

In my opinion:

The fee simple title to the Property is vested in:

**NORTHEAST AMERICA DEVELOPMENT, LLC, a New York limited liability  
company, f/k/a EA DEVELOPMENT AND SALES, LLC**

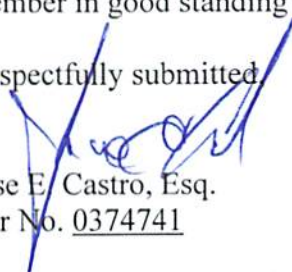
As disclosed in the Title Report, title to the Property is subject to the following:

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable under Folio # 02-3215-003-0240.

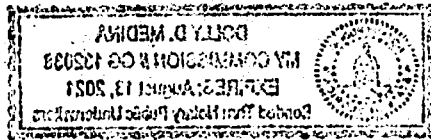
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights or claims of parties in possession.
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
5. Easements or claims of easements not shown by the public records.
6. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
7. Title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.
8. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of LA GORCE GOLF SUBDIVISION, recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida.
9. The nature, extent or existence of riparian rights is not insured.
10. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
11. The inalienable rights of the public to use the navigable waters covering the lands described hereinabove.
12. Zoning and other restrictions imposed by governmental authority.
13. 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.

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,

  
Jose E. Castro, Esq.  
Bar No. 0374741

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 3rd  
day of May, 2018, by Jose E. Castro, who is  
personally known to me or has produced \_\_\_\_\_ as  
identification.

  
\_\_\_\_\_  
Notary Public - State of Florida  
Printed Name: Dolly D. Medina

