

**OPINION OF TITLE**

**To: City of Miami Beach**

With the understanding that this Opinion of Title is furnished to the City of Miami Beach, as inducement for acceptance of a Declaration of Use, Unity of Title, Declaration of Restrictions, Development Agreement or as an inducement for acceptance of a subdivision plat or tentative plat, covering the real property, or other land use approval hereinafter described, it is hereby certified that I have examined a Title Search Report from First American Title Insurance Company under File Number 1062-4092412-A, covering the period from the beginning to July 27, 2018 at 8:00 am, inclusive, of the following described property:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 12, OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 115, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE N88°01'11"E ALONG THE NORTH RIGHT-OF-WAY LINE OF 18TH STREET FOR A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N88°01'11"E ALONG THE NORTH R/W LINE OF 18TH STREET FOR A DISTANCE OF 80.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE N.W. AND WHICH RADIUS BEARS N23°37'59"W TO THE CENTER, HAVING A CENTRAL ANGLE OF 31°39'10" AND A RADIUS OF 10.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 3.78 FEET TO A POINT OF TANGENCY, THENCE S88°01'11" W FOR A DISTANCE OF 76.31 FEET TO A POINT, THENCE N01°58'49"W FOR A DISTANCE OF 0.70 FEET TO A POINT OF BEGINNING, SAID LAND SITUATED, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

I am of the opinion, based solely on the above Title Search Report, that on the last mentioned date, the fee simple title to the above-described real property was vested in:

**The City of Miami Beach** pursuant to the Plat recorded in Plat Book 6, Page 115, approved by Resolution No. 148 reflected on said Plat and as accepted by Resolution No. 4406 recorded in Book 1884, Page 501.

**Note:** For Limited Partnership, Limited Liability Company or Joint Venture indicate parties comprising the Limited Partnership, Limited Liability Company or Joint Venture and identify who is authorized to execute.

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

1. **RECORDED MORTGAGES:**

NONE

Therefore, it is my opinion that the following party must join in the proffered document in order to make it valid and binding on the lands described herein.

| <u>Name</u>         | <u>Interest</u>  |
|---------------------|------------------|
| City of Miami Beach | Fee Simple Owner |

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable document.

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 15th day of August, 2018.

  
\_\_\_\_\_  
Steven W. Simon, Esq.  
Bilzin Sumberg Baena Price & Axelrod LLP  
1450 Brickell Avenue, Suite 2300  
Miami, Florida 33131  
Telephone: (305) 350-7221  
Florida Bar No. 145105

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15th day of August, 2018, by Steven W. Simon, who ( X ) is personally known to me or ( ) has produced \_\_\_\_\_, as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires:



MARIA E. BATISTA  
COMMISSION # FF 192934  
EXPIRES: February 4, 2019  
Bonded Thru Budget Notary Services