

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, covering the period from the beginning to July 23, 2018 at 8:00 am, inclusive, of the following described property:

Lots 1, 2 and 3, Block 12, of ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 115, of the Public Records of 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:

SABER 1800 ALTON, LLC, a Florida limited liability company

(Michael G. Klinger is authorized to sign as Manager)

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:**

Mortgage and Security Agreement in favor of FirstBank Puerto Rico, recorded April 3, 2017, in Official Records Book 30478, Page 3024, of the Public Records of Miami-Dade County, Florida.

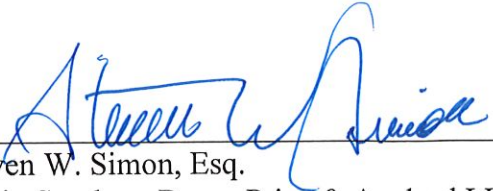
Therefore, it is my opinion that the following party(ies) must join in the proffered document in order to make it valid and binding on the lands described herein.

<u>Name</u>	<u>Interest</u>
Saber 1800 Alton, LLC, a Florida limited liability company	Fee Simple Owner
FirstBank Puerto Rico	Mortgagee

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 8th day of August, 2018.



Steven W. Simon, Esq.
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STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 8th day of August, 2018, by Steven W. Simon, who () is personally known to me or () has produced _____, as identification.



Notary Public, State of Florida

My Commission Expires:



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