

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 approval of a revocable permit to construct eyebrows, fins and permitted signage that encroaches over the City right-of-way associated with a 4-story commercial building and parking garage located at 1045 5th Street, Miami Beach, Florida it is hereby certified that I have examined Old Republic National Title Insurance Company Title Search Report bearing Fund File Number 486286 with an effective date of July 17, 2018 at 11:00 P.M.:

That portion of Lenox Avenue located in Miami Beach, Florida being bounded on the North by the South Right-of-Way line of Sixth Street extended and bounded on the South by the North Right-of-Way line of 5th Street extended and bounded on the East by the East Right-of-Way line of said Lenox Avenue, also being the West line of Block 98 of OCEAN BEACH, FLA. ADDITION No. 3, according to the plat thereof, as recorded in Plat Book 2 at Page 81 of the Public Records of Miami-Dade County, Florida, and bounded on the West by the West Right-of-Way line of said Lenox Avenue, also being the East line of Block 104 of said OCEAN BEACH, FLA. ADDITION No. 3, according to the plat thereof, as recorded in Plat Book 2 at Page 81 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH

That portion of the twenty (20) foot wide alley, now known as Michigan Court, lying in Block 98 of OCEAN BEACH, FLA. ADDITION No. 3, according to the plat thereof, as recorded in Plat Book 2 at Page 81 of the Public Records of Miami-Dade County, Florida, and being bounded on the North by the South Right-of-Way line of Sixth Street extended and bounded on the South by the North Right-of-Way line of 5th Street extended and bounded on the East by the East line of said twenty foot wide alley, also being the West line of Lots 1 through 8, inclusive, of said Block 98 and bounded on the West by the West line of said twenty foot wide alley, also being the East line of Lots 9 through 16, inclusive, of said Block 98.

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

CITY OF MIAMI BEACH, FLORIDA

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

1. All matters contained on the Plat of Ocean Beach, Fla, Addition No. 3, as recorded in Plat Book 2, Page 81, Public Records of Miami-Dade County, Florida.
2. City of Miami Beach Ordinance Changing the Names and Number of Certain Streets, recorded in Deed Book 297, Page 242, Public Records of Miami-Dade County, Florida.
3. Cancellation of Reverter recorded in Deed Book 3607, Page 440, Public Records of Miami-Dade County, Florida.
4. Resolution No. 4406 Accepting Dedications to Public recorded in O.R. Book 1884, Page 501, Public Records of Miami-Dade County, Florida.
5. Certificate of Clerk of the Court recorded in O.R. Book 1964, Page 4, Public Records of Miami-Dade County, Florida.

RECORDED MORTGAGES:

NONE


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

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

<u>Name</u>	<u>Interest</u>
CITY OF MIAMI BEACH, FLORIDA	Fee Simple Owner

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.

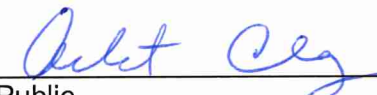
Respectfully submitted this 9 day of August, 2018.

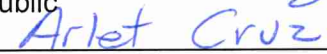


 Ellen Rose, Esq.
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 Katz Barron
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 Miami, Florida 33133

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 9th day of August, 2018, by Ellen Rose, who is personally known to me or has produced _____, as identification.



 Notary Public


 Print Name

My Commission Expires:

