

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 that certain Title Search Report ("Title Report") issued by First American Title Insurance Company, under FATIC File Number 1062-4173533 covering the period from January 1, 1977 through November 20, 2018, at 8:00 am ("Current Date"), all respecting the following described property ("Property"):

Commence at the Northwest corner of Lot 5 in Block 53, PINE RIDGE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6 at Page 34 of the Public Records of Miami-Dade County, Florida; thence run South 00°00'40" West, along the West line of said Block 53 the same being the East right-of-way line of Drexel Avenue, for a distance of 5.31 feet to the Point of Beginning of the parcel herein after described; thence continue South 00°00'40" West, along the East right-of-way line of Drexel Avenue, for a distance of 1.00 feet to a point; thence run North 89°59'20" West for a distance of 3.08 feet to a point; thence run North 00°00'40" East, along a line parallel with the East right-of-way line of Drexel Avenue, for a distance of 1.00 feet to a point; thence run South 89°59'20" East for a distance of 3.08 feet to the Point of Beginning; containing 3.08 square feet more or less.

Based only upon the Title Report, I am of the opinion that as of the Current Date, the fee simple title to the Property was vested in:

City of Miami Beach,

subject to the following encumbrances, liens and other exceptions:

A. GENERAL EXCEPTIONS:

1. Taxes for 2018 and taxes or special assessments which are not shown as existing liens by the public records.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. 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 and riparian rights and/or littoral rights, if any.

7. Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property.
8. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
9. Zoning and other restrictions imposed by governmental authority.
10. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying or formerly lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line or other apparent boundary line separating the publicly used area from the upland private area, or such upland private area as it may have existed prior to the construction, if any, of any seawall or bulkhead hereon.
11. Any portion of the Property lying waterward of the ordinary high water mark of the Atlantic Ocean and/or the Erosion Control Line, recorded in Plat Book 105, at Page 62 of the Public Records of Miami-Dade County, Florida.
12. Those portions of the Property comprising artificially filled land in what was formerly navigable waters are subject to any and all rights of the United States government arising by reason of the United States government's control over navigable waters in the interest of navigation and commerce.
13. The rights of the State of Florida and the United States of America to regulate the use of the navigable waters.

B. RECORDED MORTGAGES: None

C. OTHER SPECIAL EXCEPTIONS: None.

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 Property:

<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 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 6 day of December, 2018.

KATZ, BARRON, SQUITERO, FRIEDBERG,
ENGLISH & ALLEN P.A.

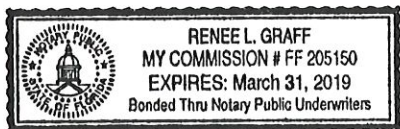
By: _____

Howard L. Friedberg
Florida Bar No. 347663
901 Ponce de Leon Boulevard, 10th Floor
Coral Gables, Florida 33134

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

The foregoing instrument was acknowledged before me this 6th day of December, 2018, by Howard L. Friedberg on behalf of KATZ, BARRON, SQUITERO, FRIEDBERG, ENGLISH & ALLEN P.A., who is personally known to me or has produced _____, as identification.

My Commission Expires:



Renee L. Graff
Notary Public

Renee L. Graff
Print Name