



April 16, 2020

**OPINION OF TITLE**

To: CITY OF MIAMI BEACH, a political subdivision of the State of Florida.

With the understanding that this original opinion of Title is furnished to City of Miami Beach, as an inducement for execution of an agreement covering the real property hereinafter described or for acceptance of a warranty deed, easement, covenant or unity of title, as applicable, it is hereby certified that I (we) have examined the complete Abstract of Title and Title Policy Number OF6-8160652, issued by Old Republic National Title Insurance Company, dated November 4<sup>th</sup>, 2013 and the following: Abstract Title, covering the period from the BEGINNING November 4<sup>th</sup>, 2013 to March 31<sup>st</sup> 2020 at 11:00 pm inclusive, of the following described real property:

*(Legal description as it appears in agreement or legal document)*

**Lot 18, Block 61, Normandy Golf Course Subdivision, according to the plat thereof as recorded in Plat Book 44, Page(s) 62, Public Records of Miami-Dade County, Florida.**

Basing my (our) opinion on said complete abstract or title policy covering said period I (we) am (are) of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in: Samuel Meyer Grossman and Claudia Grossman, both individuals.

Subject to the following liens, encumbrances and other exceptions:

**GENERAL EXCEPTIONS**

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority

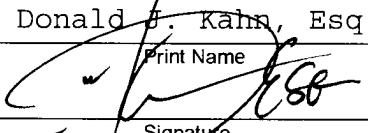
**SPECIAL EXEPTIONS**

- No special exceptions exist
- Special exceptions (indicate details on separate sheet)

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice law in the State of Florida, and am a member in good standing of the Florida Bar.

Respectfully submitted this \_\_\_\_\_ day of April, 2020

Donald J. Kahn, Esq.  
 \_\_\_\_\_  
 Print Name

  
 \_\_\_\_\_  
 Signature

156534  
 \_\_\_\_\_  
 Florida Bar Number

Green & Kahn, P.L.  
 \_\_\_\_\_  
 Firm Name

317-71 Street, Miami Beach, Fl 33141  
 \_\_\_\_\_  
 Address

305-865-4311  
 \_\_\_\_\_  
 Phone Number



### Special Exceptions

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
4. Easements or claims of easements not recorded in the Public Records.
5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. Riparian and littoral rights are not insured.
8. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
9. 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 lines separating the publicly used area from the upland private area, as it may have existed prior to the construction, if any, of sea wall or bulkhead thereon.
10. All matters contained on the Plat of Normandy Golf Course Subdivision, as recorded in Plat Book 44, Page 62, Public Records of Miami-Dade County, Florida.
11. Easements granted to City of Miami Beach for underground storm sewers recorded in Deed Book 1889, Page 313, and Deed Book 1913, Page 13, Public Records of Miami-Dade County, Florida.
12. Rights of the lessees under unrecorded leases.
13. NOTE: Taxes for the year 2012 which have been paid under receipt number 20121204-GC-0004824, on December 4, 2012, Folio Number 02-3203-007-2800, the gross amount being \$ 9,055.72.
14. This policy does not insure against loss or damage by reason of the following exceptions:
15. Any rights, easements, interests or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Miguel Espinosa Land Surveying, Inc., dated 08-01-2013, bearing Job # A-41420:
16. a. Wood dock encroaches easement along North lot line.
17. Mortgage in the sum of \$500,000.00 from Samuel Grossman and Claudia M. Grossman, husband and wife to Bank of America, N.A. dated 10/31/2013 and recorded 11/4/2013 in Official Records Book 28895, Page 2719, as Document No. 20130873202 of the Public Records of Miami-Dade County, Florida.



**Green & Kahn, P.L.**  
Attorneys At Law & Title Services

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Donald J. Kahn, Esq.  
David J. Kahn, Esq.

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18. Mortgage in the sum of \$695,000.00 from Samuel Grossman and Claudia M. Grossman, husband and wife to Bank of America, N.A. dated 10/31/2013 and recorded 11/4/2013 in Official Records Book 28895, Page 2736, as Document No. 20130873203 of the Public Records of Miami-Dade County, Florida.
19. Declaration of Restrictive Covenant recorded under Official Records Book 31407, Page 2591, as Document No. 2019R0237801 of the Public Records of Miami-Dade County, Florida.
20. Claim of Lien recorded under Official Records Book 31456, Page 2680, as of the Public Records of Miami-Dade County, Florida.
21. Claim of Lien recorded under Official Records Book 31591, Page 476, as of the Public Records of Miami-Dade County.
22. Satisfaction of Construction Lien under Official Records Book 31628, Page 861, as Document No. 20190611551 of the Public Records of Miami-Dade County, Florida.