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LOT SPLIT - OPINION OF TITLE

September 12, 2016

To: **CITY OF MIAMI BEACH, FLORIDA**
Attn: Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Re: 1134 S. Biscayne Point Road, Miami, FL 33141; Opinion of Title Lot Split
Application Planning Board File No. _____

Pursuant to Section 118-321(A)(1) Code of the Miami Beach, and with the express understanding that this Opinion of Title is furnished to you as inducement for approval of the subject application ("Application") for a lot split of the property identified in this opinion (the "Property"), I render this Opinion of Title as of August 18, 2016 at 4:36 pm.

I certify that accompanying this Opinion of Title, as part of the Application, are copies of all deed restrictions, and covenants applicable to the Property.

I have conducted a title examination of the Property, whose legal description is as follows:

**Lot 33, Block 7, Biscayne Point, according to the Plat thereof, as recorded in
Plat Book 14, at Page 35, of the Public Records of Miami-Dade County,
Florida.**

In my opinion:

The fee simple title to the Property is vested in:

Biscayne Point 2016 LLC, a Florida limited liability company

Title to the Property is subject to the following:

1. All taxes and assessments for the year 2016 and subsequent years not yet due and payable;

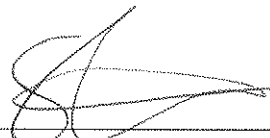
2. Taxes or special assessments that are not shown as existing liens in the public records.
3. Restrictions, dedications and easements set forth in Plat of Biscayne Point, recorded in Plat Book 14, Page 35, of the Public Records of Miami-Dade County, Florida.
4. Ordinance regarding Biscayne Point Security Guard Special Taxing District recorded in Official Records Book 14589, Page 239, of the Public Records of Miami-Dade County, Florida.
5. Resolutions regarding Biscayne Point Security Guard Special Taxing District recorded in Official Records Book 14589, Page 260, Official Records Book 15168, Page 1650, and Official Records Book 25751, Page 2903, of the Public Records of Miami-Dade County, Florida.
6. Riparian rights and littoral rights are neither insured nor guaranteed.
7. The premises herein described being artificially filled-in land in what was formerly navigable waters, this policy (binder) is subject to the rights of the United States Government and/or the State of Florida, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce, and the inalienable rights of the State of Florida, in the lands and/or water of such character.
8. Rights of persons other than the owner currently in possession.
9. Encroachments if any as disclosed on the Survey of the Property dated July 20, 2016 by American Services of Miami Corp, and facts and encroachments if any, which would be disclosed by a current survey and inspection of the Property.
10. Zoning and other restrictions imposed by government authority.
11. Mechanics', materialmen's, and other liens if not recorded.
12. Any lien provided by Florida Statutes Chapter 159 or by Metropolitan Dade County Ordinance No. 84-10 for unpaid sewer charges for service by any water systems, sewer systems, or gas systems serving the Property.

In my opinion, none of the above deed restrictions, reservations, or covenants applicable to the Property prevents or serves as exceptions to the lost split being requested.

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 agreement.

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

Respectfully submitted this 12 day of September, 2016.

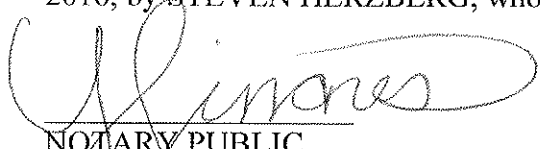


STEVEN HERZBERG
FLORIDA BAR NO. 111541

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STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 12 day of Sept., 2016, by STEVEN HERZBERG, who is personally known to me.



NOTARY PUBLIC

PRINT NAME:

