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Suite 289
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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 permit to install a home generator (the "Permit"), covering the real property, hereinafter described (the "Property"), it is hereby certified that I have examined a complete Abstract of Title, No. 10233786, prepared by Chicago Title Insurance Company, covering the period from June 17, 1930 to the 12th day of January, 2022 at the hour of 8:00 a.m. inclusive, of the following property more particularly described in the Quit Claim Deed, dated recorded April 10, 2019 in Official Records Book 31397, at Page 4799, of the Public Records of Miami-Dade County, Florida, attached hereto as Exhibit "A":

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

[REDACTED]

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

1. RECORDED MORTGAGES:

None

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

None

3. GENERAL EXCEPTIONS:

1. All taxes for the year in which this opinion is rendered.
2. Facts that would be disclosed upon accurate survey.
3. Any unrecorded labor, mechanics or material men's liens.
4. Zoning and other restrictions imposed by governmental authority.

4. SPECIAL EXCEPTIONS:

- 1) Order recorded 01/06/2014 in Official Records Book 28976, Page 4922.
- 2) Easement Agreement recorded 11/06/2020 in Official Records Book 32187, Page 245.

3) Right of Way Monumentation Map recorded 01/21/2021 in Map Book 154, Page 57.

[signatures appear on following page]

I HEREBY CERTIFY that I have reviewed all the encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Permit.


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

N/A

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-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 13th day of February, 2022.



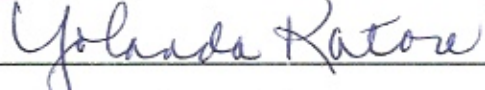
Mark Alhadeff, Esq.
Florida Bar No. 573485

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

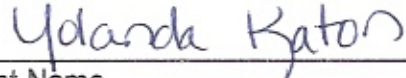
The foregoing instrument was acknowledged before me, by means of () physical presence or () online notarization.

Witness my signature and official seal this 14 day of February, 2022, in the County and State aforesaid.



Notary Public-State of Florida

My Commission Expires:



Print Name

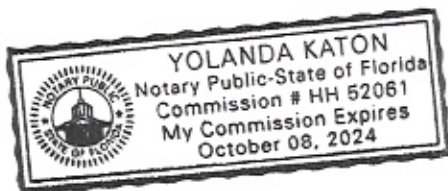


Exhibit "A"

Lot 1, Block 5, Lagorce-Golf Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 43, of the Public Records of Miami-Dade County, Florida.

PROPERTY INFORMATION REPORT


Order No.: 10233786
Customer Reference Number 2022-4004

Addressee:
The Alhadeff Law Group, PL
11900 Biscayne Blvd., Suite 289
North Miami, FL 33181
786-618-9703
786-350-1826

Chicago Title Insurance Company has caused to be made a search of the Public Records of Miami-Dade County, Florida, ("Public Records"), from 05/16/2013, through 01/12/2022 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Lot 1, Block 5, Lagorce-Golf Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 43, of the Public Records of Miami-Dade County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

 by virtue of Quit Claim Deed recorded 04/10/2019 in Official Records Book 31397, Page 4799.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

No open liens or mortgages found against subject property.

Additional Documents:

- 1) Order recorded 01/06/2014 in Official Records Book 28976, Page 4922.
- 2) Easement Agreement recorded 11/06/2020 in Official Records Book 32187, Page 245.
- 3) Right of Way Monumentation Map recorded 01/21/2021 in Map Book 154, Page 57.

Note: property appraiser and taxes not included with report as private and not viewable.


Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

Order No.: 10233786
Customer Reference Number 2022-4004

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company



Larry Winslow Larry.Winslow@fnf.com