

This instrument was prepared by: Greg Herskowitz

Attorney at Law

Herskowitz Shapiro PLLC

9130 S. Dadeland Boulevard Suite 1609

Miami, FL 33156-7826

305-423-1407

(Space Reserved for Clerk)

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 a complete Abstract of Title or Title Commitment covering the period from April 3rd, 2001 to January 2nd, 2024, at the hour of 8:00 A.M., inclusive, of the following described property:

Lots 8, 9 and 10, Block 47, of NORMANDY GOLF COURSE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 44, Page 62, of the Public Records of Miami-Dade County, Florida.

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

Luis Jose Molla, Trustee of the Luis Jose Molla Revocable Trust dated February 7, 2017

Subject to the following encumbrances, (If "none" please indicate):

1. Quit Claim Deed recorded in May 8, 1930 in Deed Book 1381, Page 525, of the Public Records of Miami-Dade County, Florida.
2. Easement recorded May 19, 1938 in Deed Book 1889, Page 313, of the Public Records of Miami-Dade County, Florida.
3. Easement recorded August 22, 1938 in Deed Book 1913, Page 13, of the Public Records of Miami-Dade County, Florida.
4. Plat of Normandy Golf Course Subdivision recorded July 27, 1945 in Plat Book 44, Page 62, of the Public Records of Miami-Dade County, Florida.
5. Resolution recorded December 18, 1989 in Official Records Book 14364, Page 1996, of the Public Records of Miami-Dade County, Florida.

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 document.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Opinion of Title

Address: 900 S Shore Drive, Miami Beach, Florida 33141

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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 12 day of January 2024.


Signed Name

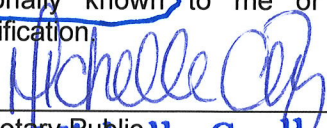
Greg Herskowitz, Esq

Printed Name

Florida Bar No. 0118877 Address:
9130 S. Dadeland Boulevard Suite 1609
Miami, FL 33156-7826

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

The foregoing instrument was acknowledged before me this 12 day of January 2024, by Greg Herskowitz, Esq., who is personally known to me or has produced _____, as identification.


Notary Public

Michelle Coalla Rodriguez

Print Name

My Commission Expires:



MICHELLE COALLA RODRIGUEZ

Commission # HH 467462

Expires July 30, 2025