

OPINION OF TITLE

To: **CITY OF MIAMI BEACH, FLORIDA,**
a municipal corporation of the State of Florida

With the understanding that this Opinion of Title is furnished to **CITY OF MIAMI BEACH, FLORIDA, a municipal corporation of the State of Florida**, as inducement for the approval of the subject application for a lot split (“**Application**”) affecting the real property described in **Exhibit “A”** attached hereto and by this reference made a part hereof (the “**Property**”), it is hereby certified that we have examined Chicago Title Insurance Company Commitment for Title Insurance No. 11732449 (the “**Title Report**”), having an effective date of April 22, 2024 at 11:00 P.M., as said Title Report relates to the Property.

Based solely on our examination of the Title Report and no other documentation or information, we are of the opinion that on the last mentioned date the fee simple title to the Property was vested in:

Michael A. Carpenter and Bradley R. Hopkins as Successor Co-Trustees of the M. Lee Pearce Living Trust Dated December 22, 2000, as amended.

By virtue of those Deeds identified as follows:

Lot 8: Official Records Book 12825, Page 2244; Official Records Book 13752, Page 2608; and Official Records Book 26607, Page 266. (As to Parcel 1)

Lots 9 and 10: Official Records Book 11849, Page 105; and Official Records Book 26706, Page 4377. (As to Parcel 2).

Lots 10 and 11: Official Records Book 12805, Page 411; Official Records Book 13752, Page 2606; and Official Records Book 26607, Page 262. (As to Parcel 3).

Lots 12, 12A and 14: Official Records Book 12886, Page 408; Official Records Book 13752, Page 2607; Official Records Book 14341, Page 2136; and Official Records Book 26607, Page 258. (As to Parcel 4).

Subject to the following liens, encumbrances, and other exceptions:

1. **RECORDED MORTGAGES:**

NONE

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

NONE

3. **GENERAL EXCEPTIONS:**

- A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property.
- B. Rights or claims of parties in possession not shown by the public records.
- C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
- D. Taxes or assessments which are not shown as existing liens in the public records.
- E. 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 service by any water, sewer or gas system supplying the Property.
- F. Any claim that any portion of the Property is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
- G. Rights of the United States of America over any portion of the Property now or formerly submerged, arising by reason of control by the United States over navigable waters in the interest of navigation and commerce.

4. **SPECIAL EXCEPTIONS:**

- A. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of LA GORCE ISLAND, recorded in Plat Book 34, Page 83, of the Public Records of Miami-Dade County, Florida.
- B. Easement reserved in Warranty Deed recorded in Deed Book 1723, Page 293. (As to Parcel 1).
- C. Order(s) of the Board of Adjustment of the City of Miami Beach, Florida, as recorded in Official Records Book 12181, Page 1057. (As to Parcel 2).
- D. Unity of Title Agreement, as recorded in Official Records Book 13915, Page 3076. (As to Parcels 3 and 4).

NOTE: All recording references are to the Public Records of Miami-Dade County, Florida.

WE HEREBY CERTIFY that we have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is our opinion that the following parties must join in the Application in order to make it a valid and binding covenant on the Property:

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
N/A	N/A	N/A

WE FURTHER CERTIFY that the legal description of the Property contained in this Opinion of Title coincides with, and is the same as, the legal description in the Application.

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 9 day of May, 2024.

GrayRobinson, P.A.

By: _____

Nicolas J. Watkins
 GrayRobinson, P.A.
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 Suite 3200
 Miami, Florida 33131
 (305) 416-6880

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 9 day of May, 2024, by Nicolas J. Watkins, who is personally known to me, or produced _____ as identification.

 Notary Public Signature
 Print Notary Name: _____
 My commission expires: _____

[AFFIX NOTARY SEAL]



EXHIBIT "A"

Parcel 1:

Lot 8, in Block 1, of LA GORCE ISLAND, according to the map or plat thereof, as recorded in Plat Book 34, Page(s) 83, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

Lot 9 and the East 37.5 feet of Lot 10, in Block 1, LESS the West 12.5 feet of said East 37.5 feet of Lot 10, of LA GORCE ISLAND, according to the Plat thereof, recorded in Plat Book 34, at Page 83 of the Public Records of Miami-Dade County, Florida, the said 12.5 feet herein excepted being more particularly described as:

Commencing at a point where the dividing line between Lots 10 and 11, Block 1, LA GORCE ISLAND, Intersects the Southerly line of LA GORCE CIRCLE, as shown on a plat entitled "LA GORCE ISLAND", recorded in Plat Book 34, at Page 83, of the Public Records of Miami-Dade County, Florida, run in an Easterly direction along the Southerly line of said La Gorce Circle, a distance of 62.5 feet to a point, said point being 37.5 feet West of the N.E. corner of said Lot 10 and the Point of Beginning of the parcel of land herein described; thence run Southerly parallel to and 37.5 feet Westerly from the Easterly boundary of said Lot 10 a distance of 202 feet more or less to the outside face of the concrete bulkhead also being the Southerly boundary of said Lot 10; thence run Easterly meandering the outside face of said concrete bulkhead a distance of 12.5 feet more or less to a point, said point being 25 feet West of the Southeast corner of said Lot 10; thence run Northerly parallel to the Easterly line of said Lot 10 a distance of 202 feet more or less to a point on the Southerly line of said La Gorce Circle, said point being 25 feet West of the N.E. corner of said Lot 10; thence run Westerly along the Southerly line of said La Gorce Circle a distance of 12.5 feet to the point of beginning.

Parcel 3:

The West 75 feet of Lot 10 and all of Lot 11, in Block 1, of LA GORCE ISLAND, according to the map or plat thereof, as recorded in Plat Book 34, Page(s) 83, of the Public Records of Miami-Dade County, Florida.

Parcel 4:

Lots 12, 12-A and 14, LESS the West 1/2 of Lot 14, in Block 1, of LA GORCE ISLAND, according to the map or plat thereof, as recorded in Plat Book 34, Page(s) 83, of the Public Records of Miami-Dade County, Florida.

THE ABOVE FOUR (4) PARCELS ALSO COLLECTIVELY DESCRIBED AS FOLLOWS:

All of Lots 8, 9, 10, 11, 12 and 12A; and Lot 14 Less the West 1/2 thereof, all in Block 1, of LA GORCE ISLAND, according to the map or plat thereof, as recorded in Plat Book 34, Page 83, of the Public Records of Miami-Dade County, Florida.