

**Opinion of Title**  
**(3500 Flamingo Drive, Miami Beach, FL)**

**April 1, 2025**

**To: CITY OF MIAMI BEACH**, a municipal corporation

With the understanding that this Opinion of Title is furnished to **CITY OF MIAMI BEACH, FLORIDA** in compliance with applicable Miami Beach ordinances, and as an inducement for acceptance of a lot split covering the real property hereinafter described. It is hereby certified that we have examined the complete Old Republic Title Insurance Company Owner's Title Policy, No. OOOYFFLL-08426757, with an effective date of January 9, 2025@ 4:04PM., along Chicago Title Insurance Company Property Information Reports and updates issued under Chicago Title Insurance Company Order No 12270561 from 01/09/2025, through 03/14/2025 @8:00 AM, (collectively, the "Title Evidence"), which Title Evidence covers the period from the BEGINNING to 03/14/2025 @8:00 AM., inclusive, with respect to the following described property (the "Property"):

**Lot(s) 1 and 24, Block 4, Flamingo Terrace Subdivision, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 3, of the Public Records of Miami-Dade County, Florida.**

Basing our opinion on said complete aforesaid Title Evidence covering said period we are of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in: **3500 FLAMINGO DRIVE, LLC**, a Florida limited liability company by virtue of that Warranty Deed recorded in Official Records Book 34570, Page 404., Public Records of Miami-Dade County, FL.

Subject to the following encumbrances and exceptions:

**RECORDED MORTGAGES AND LOAN DOCUMENTS:**

1. Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement executed by 3500 Flamingo Drive, LLC, a Florida limited liability company, in favor of **HD Funding LLC**, a Florida limited liability company, dated January 6th, 2025 and recorded January 9, 2025, in Official Records Book 34570, Page 406, of the Public Records of MIAMI-DADE County, Florida,

**GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered and subsequent years.
2. Rights of parties in possession, other than the above owner, if any, subsequent to January 9, 2025@ 4:04PM.
3. Facts that would be disclosed by an accurate survey of the property, if any, subsequent to January 9, 2025@ 4:04PM.
4. Any unrecorded laborer's, mechanics' or materialmens' liens and municipal liens, if any, subsequent to January 9, 2025@ 4:04PM.
5. Zoning and other restrictions imposed by governmental authority.
6. Taxes or special assessments which are not shown as existing liens by the public records, if any, subsequent to January 9, 2025@ 4:04PM.
7. Easements or claims of easements, not shown by the public records, if any, subsequent to January 9, 2025@ 4:04PM.

**SPECIAL EXCEPTIONS:**

1. Reservations as shown on the Plat of FLAMINGO TERRACE SUBDIVISION, as recorded in Plat Book 10, Page 3, of the Public Records of Miami-Dade County, Florida.
2. Easements in favor of Florida Power & Light Company recorded in Official Records Book 11361, Page 984 and Official Records Book 11448, page 1382, of the Public Records of Miami-Dade County, Florida.
3. Easement in favor of City of Miami Beach recorded in Official Records Book 11342, Page 1550, of the Public Records of Miami-Dade County, Florida.

**NOTE:** All recording references herein shall refer to the public records of Miami-Dade County, Florida, unless otherwise noted.

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Therefore, it is our opinion that the following parties must join in the lot split documentation with respect to their interest in the subject Property:

<u>Name</u>	<u>Interest</u>
<b>3500 FLAMINGO DRIVE, LLC,</b> a Florida limited liability company	Fee simple owner
<b>HD Funding LLC,</b> a Florida limited liability company,	Mortgage Lender

Further, basing our opinion solely upon review of (i) the original Articles of Organization of **3500 FLAMINGO DRIVE, LLC** filed February 19, 2025 with the Secretary of State of the State of Florida, together with (ii) a computer printout of Status of 3500 FLAMINGO DRIVE, LLC as of the date hereof of the official Sunbiz.org website of the Secretary of State of the State of Florida, we are of the opinion that:

- (1) **TODD GLASER, the sole Manager of the Property Owner, has the power and authority to sign** applicable lot-split documentation and agreements and related instruments for the Property on behalf of the Property Owner; and
- (2) **The sample signature block of the Property Owner is as follows:**

*3500 FLAMINGO DRIVE, LLC,  
a Florida limited liability company*

*By: //SAMPLE//*

*Name: Todd Glaser*

*Title: Manager\_\_*

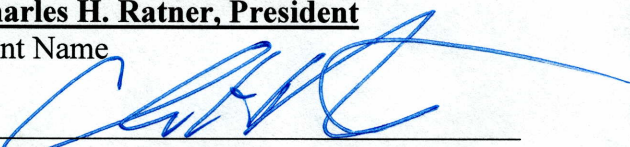
**[SIGNATURE PAGE FOLLOWS]**

**I, the undersigned, further certify that I am an Attorney at Law duly admitted to practice in the State of Florida, and am a member in good standing of the Florida Bar:**

Respectfully submitted this 1st day of April, 2025.

**Charles H. Ratner, President**

Print Name



Signature

**Charles Ratner. P.A.**

Firm Name

605 Lincoln Rd #210, Miami Beach, FL 33139

Address

0017116

Florida Bar Number

305.520.9120

Phone Number

