

**OPINION OF TITLE**

**TO: MIAMI-DADE COUNTY**

With the understanding that this Opinion of Title is furnished to MIAMI-DADE COUNTY as an inducement for acceptance and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat covering the real property (the “**Plat**”), hereinafter described, it is hereby certified that I have examined (i) that certain Owner’s Policy of Title Insurance issued by Old Republic National Title Insurance Company bearing Policy Number OXFL-08517740, covering the period from the beginning to the 1<sup>st</sup> day of December, 2016 at the hour of 12:29:25 p.m., inclusive; and (ii) that certain Title Search Report under File No. 21073489 issued by Old Republic National Title Insurance Company, covering the period from the 1<sup>st</sup> day of December, 2016 at the hour of 12:29 p.m. to the 29<sup>th</sup> day of June, 2021 at the hour of 8:00 a.m., inclusive (collectively, the “**Title Evidence**”) of the real property described in Exhibit “A” attached hereto and made a part hereof by this reference (the “**Property**”). I know of no reason that this Title Evidence is inaccurate or incomplete.

Based solely on our examination of the Title Evidence and assuming the accuracy of, and without any independent investigation of, the information contained therein, and subject to the qualifications contained below, it is my opinion that, as of the last-mentioned effective date above, fee simple title to the Property was vested in:

**CANAL PARK OFFICE 2, LLC, a Florida limited liability company (the “Property Owner”)**

Basing my opinion solely on the Operating Agreements and Written Consent of the Members of the Property Owner and 163 Office Investments 2, LLC, a Florida limited liability company, I am of the opinion that Eduardo Namnum, as Manager of Namnum Master Manager LLC, the Manager of 163 Office Investments 2, LLC, the Manager of the Property Owner, is authorized to execute the Plat and any other instruments contemplated herein on behalf of the Property Owner.

The Property is subject to the following liens, encumbrances, and other exceptions:

1. **RECORD MORTGAGES:** None.
2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:** None.
3. **GENERAL EXCEPTIONS:**
  - a) Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
  - b) 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.
  - c) Rights or claims of parties in possession not shown by the public records.
  - d) 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.
  - e) Taxes or assessments which are not shown as existing liens in the public records.
  - f) Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
  - g) 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.

4. **SPECIAL EXCEPTIONS:** Special exceptions set forth in Exhibit "B" attached hereto and made a part hereof by reference.

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

Therefore, it is my opinion that the following party must join in the execution of the Plat in order to make the Plat a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Recorded Mortgage Number</u>
CANAL PARK OFFICE 2, LLC, a Florida limited liability company	Fee Simple	N/A

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
Policy Number OXFL- 08517740	Old Republic National Title Insurance Company	16	Beginning to December 1, 2016 at 12:29:25 p.m.
Title Search Report under File No. 21073489	Old Republic National Title Insurance Company	14	December 1, 2016 at 12:29 p.m. to June 29, 2021 at 8:00 a.m.

*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.

*[Signature page to follow.]*

Respectfully submitted this 19<sup>th</sup> day of July, 2021.

SHUTTS & BOWEN LLP

By: [Signature]  
Name: Roland A. Gallor, Esq.  
200 South Biscayne Blvd.  
Suite 4100  
Miami, Florida 33131  
Florida Bar No.: 0372020

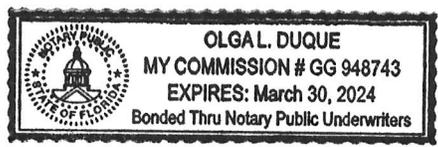
STATE OF FLORIDA                    )  
  )  
COUNTY OF MIAMI-DADE        )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of July, 2021, by **ROLAND A. GALLOR**, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

[Signature]  
Notary public, State of Florida

Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Serial No.: \_\_\_\_\_



**EXHIBIT "A"**  
(Legal Description for the Property)

Lots 21, 22 and 23, Block 4, of EASTERN SHORES, according to the Plat thereof, as recorded in Plat Book 65, Page 28, of the Public Records of Miami-Dade County, Florida.

**EXHIBIT "B"**  
(Special Exceptions)

1. Easement(s), Building Setback(s), and Dedication(s) as contained on the Plat of EASTERN SHORES, as recorded in Plat Book 65, Page 28, of the Public Records of Miami-Dade County, Florida.
2. Easement in favor of Florida Power & Light Company, as recorded in Official Records Book 747, Page 339, of the Public Records of Miami-Dade County, Florida.
3. Bill of Sale recorded in Official Records Book 18606, Page 4227, of the Public Records of Miami-Dade County, Florida.
4. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
5. This policy does not insure any portion of the insured parcel lying waterward of the mean or ordinary high water line of the Adjacent Waterway.
6. Riparian and littoral rights are not insured.
7. (a) Parking Lot Asphalt encroachments into 20' Utility Easement on the Southern portion of the property;  
(b) Bus Bench(s) Encroachments onto the Subject property on the Southern boundary line;  
(c) Catch Basins and Storm Manholes lying outside of any Utility Easement;  
(d) Backflow Valve, Fire Post and Fire Dept Connection lying outside of any Utility Easement on the East portion of the property;  
(e) VPX Cable Box lying outside of any Utility Easement on the East side of the property; (f) 6' Chain link fence encroaches onto adjacent land on the east.  
(g) 8' wall on the northeast corner encroaches onto adjacent land;  
(h) Concrete pads encroach on adjacent property on the west side, as shown by that certain survey dated June 23, 2016, prepared by Pulice Land Surveyors, Inc., Job #61344.