OPINION OF TITLE

To: CITY OF MARGATE, FLORIDA, a municipal corporation

With the understanding that this Opinion of Title is furnished to the CITY OF MARGATE, FLORIDA, a municipal corporation, as an inducement for approval of a subdivision resurvey application with respect to the real property described in Exhibit 'A' attached hereto (the "**Property**"), it is hereby certified that we have examined Title Commitment No. 7222-6445637 issued by First American Title Insurance Company, relating to Parcel 1 and Parcel 2, which title information covers the period from the BEGINNING to March 21, 2024, at 8:00 a.m., inclusive; Title Commitment No. 7222-6445607 issued by First American Title Insurance Company, relating to Parcel 3, which title information covers the period from the BEGINNING to March 28, 2024, at 8:00 a.m., inclusive; and Title Commitment No. 110199086 issued by First American Title Insurance Company, relating to Parcel 4, which title information covers the period from the BEGINNING to March 21, 2024, at 8:00 a.m., inclusive (collectively the "**Title Evidence**").

Basing our opinion solely on the aforesaid Title Evidence covering said period, we are of the opinion that on the last-mentioned date, the fee simple title to the Property was vested in **767 BUILDING, LLC**, a Florida limited liability company (as to Parcel 1) and **777 PROPERTIES, INC.**, a Florida corporation (as to Parcel 2, 3, and 4).

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

1. RECORDED MORTGAGES:

   a) Mortgage recorded July 30, 2004, in favor of Kansas City Life Insurance Company in the principal amount of $1,462,500.00 in Official Records Book 37932 at Page 24, together with Assignment of Rents, Leases, and Profits recorded in Official Records Book 37932 at Page 41, and that certain UCC-1 Financing Statement recorded in Official Records Book 37932 at Page 54 (as to Parcel 2).

2. RECORDED MECHANICS UENS, CONTRACT LIENS AND JUDGMENTS:

   a) Notice of Commencement recorded September 20, 2023, in Instrument No. 119133693 (as to Parcel 2 and 4).

3. GENERAL EXCEPTIONS:

   a) Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof.

   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) Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

   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.

4. SPECIAL EXCEPTIONS:

a) Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of A SUBDIVISION OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, as recorded in Plat Book 26, Page(s) 21, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

b) Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of MINI MART DEVELOPMMENT CORP. SUBDIVISION, as recorded in Plat Book 81, Page(s) 49, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

c) Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of 441 SOUTH LTD., II, as recorded in Plat Book 124, Page(s) 41, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d) Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of THE FOREST, as recorded in Plat Book 129, Page(s) 16, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e) Reservations contained in Warranty Deed recorded in Deed Book 10 at Page 74, as partially released by Official Records Book 13013 at Page 925.

f) Terms and Conditions of the Developers Agreement recorded in Official Records Book 3920 at Page 981, as amended in Official Records Book 3976 at Page 154.

g) Easement recorded in Official Records Book 5492 at Page 659.

h) Restrictions contained in Warranty Deed recorded in Official Records Book 8446 at Page 614.

i) Terms and Conditions of the City of Margate Developer Agreement recorded in Official Records Book 11858 at Page 375, as affected by Assignment of Developer Rights recorded in Official Records Book 12236 at Page 200; Official Records Book 18709 at Page 902; Official Records Book 19275 at Page 960; and Official Records Book 32244 at Page 1880.

j) Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Official Records Book 13126 at Page 295, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), as affected by Resolution No. 10-004 recorded in Official Records Book 37150 at Page 557.

k) Easement recorded in Official Records Book 13453 at Page 457.

l) Easement recorded in Official Records Book 13453 at Page 458.

m) Water Distribution Easement recorded in Official Records Book 14001 at Page 862.

n) Sewer Easement recorded in Official Records Book 14001 at Page 864.

o) Water Distribution Easement recorded in Official Records Book 16358 at Page 338.

p) Sewer Easement recorded in Official Records Book 16358 at Page 342.

q) Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Official Records Book 22553 at Page 516, as amended in Official Records Book 37932 at Page 62, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

r) Terms and Conditions of the Agreement for Architectural Services and Construction Reimbursement recorded in Official Records Book 50944 at Page 1004.

s) Terms and Conditions of the Agreement for Architectural Services and Construction Reimbursement recorded in Official Records Book 50944 at Page 1009.

t) Resolution No. 10-004 recorded in Book 37150, Page 557.

u) Utility Easement Deed recorded in Instrument No. 112778145.

v) Utility Easement Deed recorded in Instrument No. 112778146

All of the recording information contained herein refers to the Public Records of Broward County, Florida.

[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
5th day of April, 2024.

NEXT Legal PLLC

By: _____
Christopher D. Castro, Attorney
1395 Brickell Avenue, Suite 950
Miami, Florida 33131
Office No. 786-785-1671

Florida Bar No. 828351

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

The foregoing Opinion of Title was acknowledged before me by means of (X) physical presence or ( ) online notarization this 5th day of April, 2024, by Christopher D. Castro, who is personally known to me and did take an oath.

Print Name: Yamilet Estevez
Notary Public, State of Florida
My Commission Expires: 10/26/25

YAMILET ESTEVEZ
Notary Public - State of Florida
Commission # HH 149577
My Comm. Expires Oct 26, 2025
Bonded through National Notary Assn.

Exhibit A

Legal Description

Parcel 1 (Folio No. 4941-01-31-0010):
THE NORTH 1/2 OF PARCEL "A", 441 SOUTH LTD., II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°17'00" EAST, ON THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 336.52 FEET; THENCE NORTH 89°54'51" WEST, A DISTANCE OF 521.00 FEET; THENCE NORTH 00°05'09" EAST, A DISTANCE OF 336.42 FEET; THENCE SOUTH 89°54'51" EAST ON THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 512.96 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH: PARCEL "B", MINI MART DEVELOPMENT CORP. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 81, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel 2 (Folio No. 4941-01-31-0011):
THE NORTH ONE-HALF (1/2) OF PARCEL "A", 441 SOUTH, LTD., II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 124, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL OF ABOVE LANDS MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°17'00" EAST, ON THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 336.52 FEET; THENCE NORTH 89°54'51" WEST, A DISTANCE OF 521.00 FEET; THENCE NORTH 00°05'09" EAST, A DISTANCE OF 336.42 FEET; THENCE SOUTH 89°54'51" EAST ON THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 512.96 FEET, TO THE POINT OF BEGINNING.

Parcel 3 (Folio No. 4941-01-31-0020):
THE SOUTH ONE-HALF (1/2) OF PARCEL "A", 441 SOUTH, LTD., II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 124, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel 4 (Folio No. 4941-01-33-0010):
THE EAST 265 FEET OF PARCEL "A", THE FOREST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 129, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.