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January 26, 2018

**VIA ELECTRONIC DELIVERY ONLY**

City of Margate  
City Hall  
5790 Margate Boulevard  
Margate, FL 33063

Broward County Highway Construction and  
Engineering Division, Attn: Director  
1 North University Drive, Suite 300B  
Plantation, Florida 33324-2038

Re: TVC Margate Co., LLC - Revocable License Agreement / Title Opinion

Dear Sir or Ma'am:

In connection with the above proposed Revocable License Agreement of certain real property described as:

TRACT A, OF MARGATE DISTRICT HEADQUARTERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (the "Property"),

this law firm has undertaken on behalf of TVC Margate Co., LLC, a Michigan limited liability company, to examine the title to the Property from the earliest public records of Broward County, Florida, up to and including January 7, 2018, at 5:00 P.M. Based upon such examination, we herewith advise you that the fee simple title to the Property is vested in TVC Margate Co., LLC, a Michigan limited liability company, which is the same entity named in said Revocable License Agreement, subject to the following encumbrances of record as more particularly described as follows:

**Encumbrance Information:**

1. Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing, by and between TVC Margate Co., L.L.C., a Michigan limited liability company, Mortgagor, and The PrivateBank and Trust Company, an Illinois state chartered bank, Mortgagee, in the original principal amount of \$5,430,000.00 dated October 20, 2016 and recorded October 21, 2016, in Official Records Instrument No. 113998531, of the Public Records of Broward County, Florida.
2. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
3. Easement in favor of Florida Power & Light Company, recorded June 22, 1971 in Official Records Book 4532, Page 26, Public Records of Broward County, Florida.

City of Margate and  
Broward County Highway Construction  
and Engineering Division  
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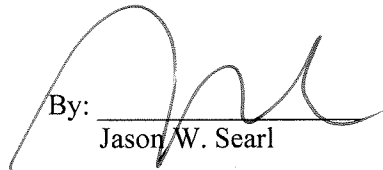
4. Easements and matters as set forth, shown or reflected on the Plat of MARGATE DISTRICT HEADQUARTERS, recorded in Plat Book 88, Page 14, Public Records of Broward County, Florida.
5. UCC Financing Statement from TVC Margate Co., L.L.C., a Michigan limited liability company, as Debtor, in favor of The PrivateBank and Trust Company, as Secured Party, recorded October 20, 2016 in Official Records Instrument No. 113997448, of the Public Records of Broward County, Florida.

This opinion is rendered solely for your use and benefit in connection with the Revocable License Agreement, and accordingly, is not to be used, published, quoted or relied upon by any other party in connection with any other transaction without prior written consent.

If we may be of any further assistance with respect to this matter, please do not hesitate to contact the undersigned.

Very truly yours,

GRAYROBINSON, P.A.

By:   
Jason W. Searl

JWS/lp