

**OPINION OF TITLE
BROWARD COUNTY LAND DEVELOPMENT CODE – SECTION 5-189(c)(3)**

To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County, Board of County Commissioners, as inducement for acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property. I have examined that certain Owner's Policy of Title Insurance no. 5011412-3970618 issued through First American Title Insurance Company, Title Update no. 1062-4386984 and such other additional information as I may deem necessary to deliver this Opinion to the Board, covering the period from the Beginning through June 24, 2019 @ 8:00 a.m., inclusive, of the following real property:

See Exhibit "A" attached hereto.

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

TC MC MARGATE APARTMENTS, LLC, a Florida limited liability company

Maurice Cayon and Tomas Cabrerizo are the Manager of TC MC Margate Apartments, LLC, a Florida limited liability company and both of them are authorized to execute documents, agreements, site plans, plats and any other instruments on behalf of the company.

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGES:

NONE
2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE
3. SPECIAL EXCEPTIONS:
 - a) Taxes and assessments for the year 2019 and subsequent years.
 - b) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CENTRAL PARK OF COMMERCE, recorded in Plat Book 119, Page(s) 27, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A", as affected by that certain Agreement recorded in Official Records Book 11906, page 721.

- c) Easement granted Florida Power & Light Company recorded September 21, 1984 in Official Records Book 12012, Page 619.
- d) Easement granted Florida Power & Light Company recorded October 18, 1984 in Official Records Book 12069, Page 13.
- e) Easement granted Florida Power & Light Company recorded June 4, 1986 in Official Records Book 13453, Page 438.
- f) Easement Deed granted to the City of Margate, Florida recorded August 26, 1988 in Book 15380, Page 76.
- g) Terms and conditions of that certain Agreement Relating to Nonvehicular Ingress and Egress Lines recorded December 2, 1988 in Official Records Book 15998, Page 586.
- h) Terms and conditions of that certain Agreement Relating to Non-Vehicular Access Lines recorded August 23, 1991 in Official Records Book 18689, Page 195.
- i) Covenants and conditions contained in that certain Special Warranty Deed recorded January 4, 2002 in Official Records Book 32579, page 18.
- j) Terms and provisions of that certain Margate Community Redevelopment Agency Landscape Upgrade Matching Grant Program Agreement for Reimbursement recorded May 9, 2013 in Official Records Book 49780, Page 661.
- k) Terms and provisions of that certain Margate Community Redevelopment Agency Commercial Façade Improvement Matching Grant Program Agreement for Architectural Services and Construction Reimbursement recorded May 9, 2013 in Official Records Book 49780, Page 665.
- l) Resolution No. 16-153 by City of Margate approving utility and access easements for maintenance of water facilities recorded in Instrument No. 113493138.
- m) Rights of persons other than the above owners who are in possession.
- n) Facts that would be disclosed in an accurate survey.

NOTE: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

NAME INTEREST SPECIAL EXCEPTION NUMBER

TC MC Margate Apartments
a Florida limited liability company

Owner *

N/A

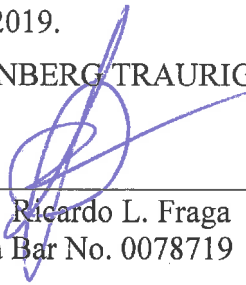
* Maurice Cayon and Tomas Cabrerizo are the Manager of TC MC Margate Apartments, LLC, a Florida limited liability company and both of them are authorized to execute documents, agreements, site plans, plats and any other instruments on behalf of the company.

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property.

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 28 day of June, 2019.

GREENBERG TRAURIG, P.A.

By: 
Name: Ricardo L. Fraga
Florida Bar No. 0078719

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of June, 2019, by Ricardo L. Fraga, who is personally known to me or has produced _____, as identification.


Notary Public

My Commission Expires:


Print Name

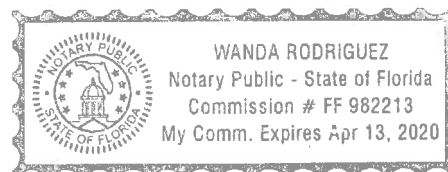


EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Broward, State of FL, and described as follows:

A portion of Parcel "A", Central Park of Commerce, according to the plat thereof as recorded in Plat Book 119, Page 27, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Parcel "A"; thence North $89^{\circ}34'36''$ East, along the North line of said Parcel "A", a distance of 604.01 feet to the point of beginning, thence continue North $89^{\circ}34'36''$ East, along said North Line, a distance of 548.98 feet (548.90' per plat) to the Northeast corner of said Parcel "A" and a point on the arc of a circular curve to the left at which a radial line bears South $75^{\circ}22'31''$ East, thence along the East and South lines of said Parcel "A" the following six (6) courses: Southerly along the arc of said curve, having a radius of 1503.00 feet and a central angle of $05^{\circ}25'00''$, a distance of 142.09 feet (central angle of $6^{\circ}50'08''$ and a distance of 179.31 feet per plat) to a point of tangency; thence South $09^{\circ}12'29''$ West, a distance of 240.11 feet (South $09^{\circ}20'17''$ West, a distance of 202.91 feet per plat), thence South $00^{\circ}22'24''$ East, a distance of 300.00 feet, thence South $44^{\circ}11'54''$ West, a distance of 49.13 feet, thence South $88^{\circ}46'12''$ West, a distance of 300.00 feet, thence South $87^{\circ}20'17''$ West, a distance of 144.45 feet, thence North $00^{\circ}22'24''$ West, a distance of 720.32 feet to the point of beginning.

Said lands situate in the City of Margate, Broward County, Florida.