

**OPINION OF TITLE**

PLAT 2016-0005

[Bob Graham Building  
Waiver of Plat]

**To: Town of Miami Lakes**

With the understanding that this Opinion of Title is furnished to the Town of Miami Lakes, as an inducement for a subdivision plat covering the real property hereinafter described, it is hereby certified that I have examined the following: (i) Chicago Title Insurance Loan Policy No. 10146202000040 with an effective date of April 7, 1992, and (ii) Attorneys' Title Fund Services, LLC certified attorney title information (collectively, the "Title Evidence"), which Title Evidence covers the period from the beginning to August 23, 2016 at 11:00 PM. ("Effective Date"), inclusive, of the following described real property:

**See Exhibit "A" attached hereto and made a part hereof.**

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

The Graham Companies, a Florida corporation

**Note: For Limited Partnership, Limited Liability Company or Joint Venture indicate parties comprising the Limited Partnership, Limited Liability Company or Joint Venture and identify who is authorized to execute.**

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

**1. RECORDED MORTGAGES:**

NONE.

**2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

NONE

**3. GENERAL EXCEPTIONS:**

- i) Taxes for the year 2016 and subsequent years and taxes or special assessments which are not shown as existing liens by the public records.
- ii) Rights or claims of parties in possession not shown by the public records.
- iii) Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- iv) Easements or claims of easements not shown by the public records.
- v) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

- vi) Any outstanding assessments in favor of Miami-Dade County, Florida, any special taxing district and any municipality.
- vii) Zoning and other restrictions imposed by governmental authority.
- viii) Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the land or service facilities.

4. **SPECIAL EXCEPTIONS:**

- 1) Restrictions, dedications and easements set forth in Plat of Miami Lakes Office Park Section One, recorded in Plat Book 125, at Page 56, of the Public Records of Miami-Dade County, Florida.
- 2) Reservations contained in Deed from The Trustees of the Internal Improvement Fund of the State of Florida recorded August 6, 1925, in Deed Book 560, Page 285 of the Public Records of Miami-Dade County, Florida.
- 3) Restrictions, reservations and rights-of-way, if any, in the Plat of CHAMBER'S LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida
- 4) Easement to Miami-Dade County recorded November 15, 1989, in Official Records Book 14326, at Page 1751, of the Public Records of Miami-Dade County, Florida.
- 5) Easement Agreement recorded September 2, 1998, in Official Records Book 13809, at Page 3459, as amended by Amendment to Easement recorded June 23, 1989, in Official Records Book 14154, at Page 1367, of the Public Records of Miami-Dade County, Florida, further amended by Second Amendment to Easement recorded September 25, 1992 in Official Records Book 15661, Page 861 of the Public Records of Miami-Dade County, and further amended by Third Amendment to Easement recorded October 26, 2009 in Official Records Book 27060, Page 2827 of the Public Records of Miami-Dade County.

*I HEREBY CERTIFY* that I have reviewed all the aforementioned encumbrances and exceptions and that none of them affect the validity of the Plat.

Therefore, it is my opinion that the following party(ies) must execute plat.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
The Graham Companies, a Florida corporation	Fee Simple Owner	N/A

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 plat.

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 16<sup>th</sup> day of September, 2016.


  
Steven A. Landy, Esq.

Florida Bar No. 346020  
Greenberg Traurig, P.A.  
333 Avenue of the Americas  
Miami, FL 33131

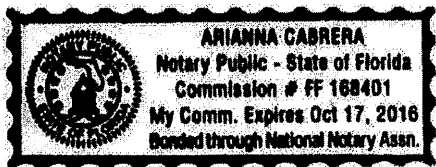
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 2016, by Steven A. Landy, who is personally known to me or has produced \_\_\_\_\_, as identification.

  
Notary Public  
Arianna Cabrera  
Print Name

My Commission Expires: 10/17/2016



**Exhibit "A"**  
**Legal Description**

**GOVERNORS SQUARE SENIOR COMMUNITY – OFFICE BUILDING**

A portion of Tract "A," according to the plat of "MIAMI LAKES OFFICE PARK SECTION ONE," as recorded in Plat Book 125 at Page 56; together with a portion of Tracts 22 and 23 in the Northeast 1/4 of Section 22, Township 52 South, Range 40 East, "CHAMBERS LAND COMPANY SUBDIVISION," as recorded in Plat Book 2 at Page 68, both of the Public Records of Miami-Dade County, Florida, all being more particularly described as follows:

Begin at the most Easterly corner of said Tract "A," as shown on the said plat of "MIAMI LAKES OFFICE PARK SECTION ONE;" thence South 00 degrees 07 minutes 01 seconds West, along the West right-of-way line of Industrial Way (Commerce Way), as shown on the plat of "MIAMI LAKES INDUSTRIAL PARK SECTION NINE," as recorded in Plat Book 117 at Page 76, of the Public Records of Miami-Dade County, Florida, for 194.26 feet to a Point of Curvature; thence Southwesterly and Westerly, along the arc of a circular curve to the right, concave to the Northwest, having a radius of 15.00 feet and a central angle of 89 degrees 52 minutes 59 seconds for an arc distance of 23.53 feet to a Point of Tangency; thence West for 307.37 feet; thence North 63 degrees 22 minutes 29 seconds West for 355.60 feet; thence North 26 degrees 37 minutes 31 seconds East, at right angles to the last and next described courses, for 18.00 feet; thence North 63 degrees 22 minutes 29 seconds West for 158.04 feet; thence North 00 degrees 07 minutes 01 seconds East for 118.53 feet; thence North 89 degrees 52 minutes 59 seconds West for a distance of 90.90 feet to a Point of Curvature; thence Westerly and Northwesterly, along the arc of a circular curve to the right, concave to the Northeast, having a radius of 243.00 feet and a central angle of 62 degrees 48 minutes 30 seconds, for an arc distance of 266.38 feet to a point (from said point a line bears North 62 degrees 55 minutes 31 seconds East to the radius point of the last described course); thence run North 41 degrees 07 minutes 01 seconds East for a distance of 31.58 feet to a point on the next described circular curve (from said point a line bears North 66 degrees 04 minutes 05 seconds East to the radius point of the next described course); thence run Southeasterly and Easterly, along the arc of a circular curve to the left, concave to the Northeast, having a radius of 214.00 and a central angle of 65 degrees 57 minutes 04 seconds, for an arc distance of 246.33 feet to a Point of Tangency; thence South 89 degrees 52 minutes 59 seconds East for 319.48 feet to a Point of Curvature; thence run Easterly and Northeasterly, along the arc of a circular curve to the left, concave to the Northwest, having a radius of 250.00 feet and a central angle of 49 degrees 03 minutes 47 seconds for an arc distance of 214.08 feet to a Point of Tangency; thence North 41 degrees 03 minutes 14 seconds East, radial to the next described circular curve, for 233.66 feet to a point on the following described circular curve; said last described four courses being along the centerline of a 58.00 foot wide Ingress-Egress Easement, as recorded in Official Records Book 27060 at Page 2827 and Official Records Book 13809 at Page 3459, both of the Public Records of Miami-Dade County, Florida; thence Southeasterly, Southerly and Southwesterly, along the arc of said circular curve to the right, concave to the Southwest, having a radius of 590.00 feet and a central angle of 49 degrees 03 minutes 47 seconds for an arc distance of 505.22 feet to the Point of Beginning; said last described course being along the West Right-of-Way Line of the aforesaid Industrial Way (Commerce Way), all lying and being in the Northeast 1/4 of Section 22, Township 52 South, Range 40 East, Town of Miami Lakes, Miami-Dade County, Florida.