

OPINION OF TITLE

[Senior Community Center T-Plat]

PLAT 2016-00006

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

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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 16th 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 16th 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

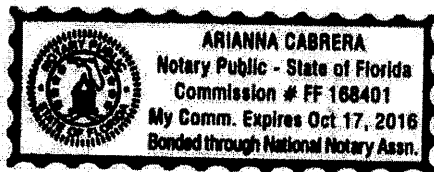


Exhibit "A"
Legal Description

. GOVERNORS SQUARE SENIOR COMMUNITY - PLAT

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 of the Public Records of Miami-Dade County, Florida; together with a portion of Tracts 20, 21, 22 and 23 in the Northeast 1/4 of Section 22, Township 52 South, Range 40 East; also together with a portion of Tracts 10, 11, 12 and 13 in the Southeast 1/4 of Section 22 Township 52 South, Range 40 East; and also together with that portion of that certain unnamed right-of-way lying within the following described parcel, according to the plat of "CHAMBERS LAND COMPANY SUBDIVISION", as recorded in Plat Book 2 at Page 68 of the Public Records of Miami-Dade County, Florida, all being more particularly described as follows:

Commence 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 the Point of Beginning of the hereinafter described parcel; thence continue South 00 degrees 07 minutes 01 seconds West, along the last described course, for 104.67 feet to a Point of Curvature; thence Southwesterly, along the arc of a circular curve to the right, concave Northwesterly, having a radius of 752.64 feet and a central angle of 47 degrees 23 minutes 42 seconds for an arc distance of 622.58 feet to a Point of Tangency; thence South 47 degrees 30 minutes 43 seconds West for 121.45 feet; said last described two courses being along the said Westerly Right-of-Way line of said Industrial Way (Commerce Way) as shown on the said plat of "MIAMI LAKES INDUSTRIAL PARK SECTION NINE" and as shown on the plat of "MIAMI LAKES INDUSTRIAL PARK SECTION TEN", as recorded in Plat Book 118 at Page 33, of the Public Records of Miami-Dade County, Florida; thence North 42 degrees 29 minutes 17 seconds West, along the Northeasterly line of Tract "A", as shown on the plat of "MIAMI LAKES LAKESIDE CORPORATE CENTER", as recorded in Plat Book 150 at Page 96, of the Public Records of Miami-Dade County, Florida, for 339.77 feet; thence North 44 degrees 42 minutes 10 seconds West for 62.17 feet; thence North 66 degrees 08 minutes 36 seconds West for 598.70 feet; said last described two courses being along the Northeasterly lines of Tract "C", as shown on the said plat of "MIAMI LAKES LAKESIDE CORPORATE CENTER" ; thence North 36 degrees 37 minutes 31 seconds East for 234.16 feet; thence South 63 degrees 22 minutes 29 seconds East for 381.15 feet; thence North 60 degrees 34 minutes 32 seconds East for 120.55 feet; said last described three courses being coincident with the Southeasterly, Southwesterly and Easterly lines, respectively, of Tract "B", as shown on the said plat of "MIAMI LAKES OFFICE PARK SECTION ONE"; thence North 63 degrees 22 minutes 29 seconds West for 532.38 feet; thence South 36 degrees 37 minutes 31 seconds West for 248.05 feet; thence North 73 degrees 22 minutes 29 seconds West for 319.75 feet; thence North 11 degrees 52 minutes 29 seconds West for 455.41 feet; said last described four courses being coincident with the Southwesterly, Southeasterly, Southerly and Westerly lines of said Tract "A", as shown on the said plat of "MIAMI LAKES OFFICE PARK SECTION ONE"; thence South 89 degrees 52 minutes 59 seconds East for 496.51 feet to a point on the next described circular curve, said point bears North 82 degrees 33 minutes 49 seconds West from the radius point of following described circular curve; thence Northeasterly, along the arc of said circular curve to the right, concave to the East, having a radius of 57.00 feet and a central angle of 33 degrees 40 minutes 48

seconds for an arc distance of 33.51 feet to a Point of Tangency; thence North 41 degrees 07 minutes 01 seconds East for 5.05 feet to a point on the next described circular curve; said point bears South 62 degrees 55 minutes 31 seconds West from the radius point of the following described circular curve; thence Southeasterly, along the arc of said circular curve to the left, 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 of Tangency; thence South 89 degrees 52 minutes 59 seconds East for 90.90 feet; said last described two courses being along the Southerly limits of a 58.00 foot wide Ingress-Egress Easement as recorded in Official Records Book 13809 at Page 3459, of the Public Records of Miami-Dade County, Florida; thence South 00 degrees 07 minutes 01 seconds West, at right angles to the last described course, for 118.53 feet; thence South 63 degrees 22 minutes 29 seconds East for 158.04 feet; thence South 26 degrees 37 minutes 31 seconds West, at right angles to the last and next described courses, for 18.00 feet; thence South 63 degrees 22 minutes 29 seconds East for 355.60 feet; thence East for 307.37 feet to a Point of Curvature; thence Easterly and Northeasterly, along the arc of a circular curve to the left, 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 the Point of Beginning, all lying and being in portions of the Northeast 1/4, the Northwest 1/4, and the Southeast 1/4 of Section 22 Township 52 South, Range 40 East, Town of Miami Lakes, Miami-Dade County, Florida.