

OPINION OF TITLE

[Lakeside II 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 October 17, 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:

TGC BPW South LLC, a Florida limited liability company

The Graham Companies, a Florida corporation is the manager of TGC BPW South LLC and has full power and authority to execute agreements on behalf of such limited liability company. Stuart S. Wyllie, as President of The Graham Companies, and Andre Teixeira, as Executive Vice-President and Chief Financial Officer of the Graham Companies each have full authority to sign on behalf of The Graham Companies, as manager of TGC BPW South LLC.

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) Reservations and easements 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.
- 2) 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.
- 3) Agreement with Miami-Dade Water and Sewer Authority regarding sewage facilities recorded May 12, 1976 in Official Records Book 9322, at Page 813 of the Public Records of Miami-Dade County, Florida.
- 4) Agreement with Miami-Dade Water and Sewer Authority regarding water facilities recorded May 12, 1976 in Official Records Book 9322, at Page 837 of the Public Records of Miami-Dade County, Florida.

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

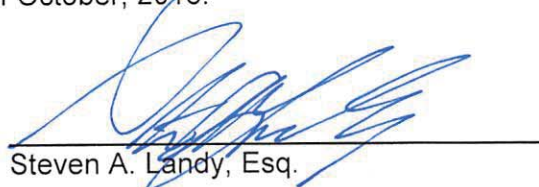
Therefore, it is my opinion that the following party(ies) must execute plat.

<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 28th day of October, 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 28th day of October, 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: 10/17/2020

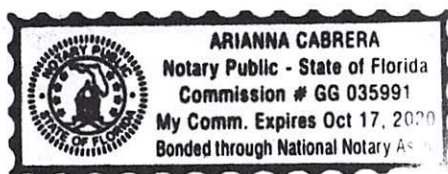


Exhibit "A"

LEGAL DESCRIPTION OF "TGC LAKESIDE II"

A PORTION OF TRACTS 3, 4 AND 5 IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND A PORTION OF TRACTS 15, 16 AND 17 IN THE SOUTHEAST 1/4 OF SAID SECTION 22 AND THE 20 FOOT ROAD RIGHT-OF-WAY ADJACENT THERETO, AS SHOWN ON 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT "B", "MIAMI LAKES LAKESIDE CORPORATE CENTER", AS RECORDED IN PLAT BOOK 150 AT PAGE 96 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 68 DEGREES 45 MINUTES 07 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT "B", FOR 470.90 FEET; THENCE NORTH 33 DEGREES 39 MINUTES 39 SECONDS WEST FOR 61.11 FEET; THENCE NORTH 78 DEGREES 23 MINUTES 28 SECONDS WEST FOR 357.57 FEET; (SAID LAST TWO COURSES BEING ALONG THE SOUTHERLY BOUNDARY OF TRACT "C" AS SHOWN ON THE SAID PLAT OF "MIAMI LAKES LAKESIDE CORPORATE CENTER"); THENCE SOUTH 25 DEGREES 48 MINUTES 43 SECONDS WEST FOR 51.84 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 34 SECONDS WEST FOR 506.79 FEET; (SAID LAST TWO COURSES BEING ALONG THE EASTERLY BOUNDARY OF THE PLAT OF "ANCHORAGE AT MIAMI LAKES", AS RECORDED IN PLAT BOOK 150 AT PAGE 98 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE SOUTH 89 DEGREES 54 MINUTES 23 SECONDS EAST FOR 556.25 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 374.59 FEET AND A CENTRAL ANGLE OF 22 DEGREES 35 MINUTES 21 SECONDS FOR AN ARC DISTANCE OF 147.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 67 DEGREES 30 MINUTES 16 SECONDS EAST FOR 30.00 FEET; (SAID LAST THREE COURSES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES BUSINESS PARK 22-2", AS RECORDED IN PLAT BOOK 149 AT PAGE 15 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 629.07 FEET AND A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 33 SECONDS FOR AN ARC DISTANCE OF 219.50 FEET TO THE POINT OF TANGENCY; (SAID LAST COURSE BEING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES BUSINESS PARK SOUTH" AS RECORDED IN PLAT BOOK 144 AT PAGE 26 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE NORTH 47 DEGREES 30 MINUTES 43 SECONDS EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES INDUSTRIAL PARK SECTION TEN" AS RECORDED IN PLAT BOOK 118 AT PAGE 33 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 117.77 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NO. 32-2022-001-0520