

OPINION OF TITLE

TO: TOWN OF MIAMI LAKES

With the understanding that this Opinion of Title is furnished to TOWN OF MIAMI LAKES, as an inducement for acceptance of a Declaration of Use/Unity of Title/Declaration of Restrictions/Development Agreement or in compliance with Chapter 28, and as an inducement for acceptance of a proposed final subdivision plat covering the real property, hereinafter described, it is hereby certified that I have examined a complete "Abstract of Title" and certified computer update covering the period from March 16th, 2013, to April 28th, 2016 at 8:00 a.m., inclusive, of the following described real property:

Folio No.: 32-2014-010-1470

Tract A of MIAMI LAKES LOCH NESS SECTION, according to the Plat thereof, recorded in Plat Book 93, Page 45, of the Public Records of Miami-Dade County, Florida.

Basing my opinion on said complete abstract or title policy covering said period I am of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in: **COMAR VENTURES CORP, a Florida corporation.**

With RODOLFO CORUJO, as Secretary, authorized to sign on behalf of COMAR VENTURES CORP, a Florida corporation.

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

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:** Balloon Mortgage and Assignment of Leases, Rents and Profits, executed by Comar Ventures Corp. on March 7th, 2013, in favor of Thomas N. Toms, as Trustee under the Martha Jane Toms Revocable Trust dated June 16, 2000 (First Restatement dated June 26, 2009), recorded on March 18th, 2013, in Official Records Book 28534, Pages 1675-1690 of the Public Records of Miami-Dade County, Florida.
2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:** NONE
3. **GENERAL EXCEPTIONS:**
All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
Rights of persons other than the above owners who are in possession.
Facts that would be disclosed upon accurate survey.
Any unrecorded labor, mechanics or materialmen's liens.
Zoning and other restrictions imposed by governmental authority.

4. **SPECIAL EXCEPTIONS:**

Agreement for Water and Sanitary Sewer Facilities between Miami-Dade County and Comar Ventures Corp., recorded In Official Records Book 29867, Page 4510-4531.

None of the exceptions listed above will restrict the use of the property for the purposes set forth in the water and sewer agreement, assignment, warranty deed, easement, covenant and unity of title, as applicable.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

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.

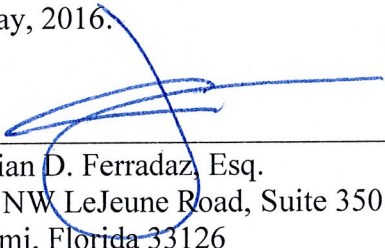
<u>Name</u>	<u>Interest</u>	<u>Special Exception No.</u>
Thomas N. Toms, as Trustee under the Martha Jane Toms Revocable Trust dated 6/16/2000	Mortgagee	No. 1

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying No. of Entries Period Covered</u>
<u>1062-3549845</u>	<u>First American Title Insurance Company</u>

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and am a member in good standing of the Florida Bar

Respectfully submitted this 2nd day of May, 2016.



Adrian D. Ferradaz, Esq.
782 NW LeJeune Road, Suite 350
Miami, Florida 33126
Florida Bar No. 339040
(305) 442-9804

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2nd day of May, 2016, by ADRIAN D. FERRADAZ, ESQ., who is personally known to me.



MARIA RIVERO
MY COMMISSION # EE 207373
EXPIRES: June 28, 2016
Bonded Thru Budget Notary Services



NOTARY PUBLIC STATE OF FLORIDA