This instrument was prepared by:
Name:
Address:

(Space Reserved for Clerk)

OPINION OF TITLE

To: City of Miami Beach

With the understanding that this Opinion of Title is furnished to the City of Miami Beach, as inducement for acceptance of a Declaration of Use, Unity of Title, Declaration of Restrictions, Development Agreement or as an inducement for acceptance of a subdivision plat or tentative plat, covering the real property, or other land use approval hereinafter described, it is hereby certified that I have examined a complete Abstract of Title or Title Commitment covering the period from the beginning to the _________ day of ______________________, ______, at the hour of __________________________, inclusive, of the following described property:

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

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, (If "none" please indicate):

1. **RECORDED MORTGAGES:**

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Interest</th>
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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, recordable document.
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 ________ day of __________________, _______.

______________________________
Signed Name

______________________________
Printed Name

Florida Bar No. ______________________

Address:

_________________________________
_________________________________

STATE OF FLORIDA		)  SS
COUNTY OF MIAMI-DADE		)

The foregoing instrument was acknowledged before me this ______ day of ___________________________, ______, by ______________________________, who is personally known to me or has produced ______________________________, as identification.

_________________________________
Notary Public

My Commission Expires:  

Print Name