**OPINION OF TITLE**

To: City of Miami

 With the understanding that this Opinion of Title is furnished to CITY OF MIAMI, FLORIDA pursuant to Article 7, Section 7.1.7.2 of the Miami 21 City Code and as an inducement for \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ covering the real property hereinafter described. It is hereby certified that we have examined \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and the public records, from the point of beginning through \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ at \_\_\_\_\_\_\_\_\_\_\_\_\_, inclusive, of the following described real property:

[LEGAL DESCRIPTION]

 Basing our opinion on said complete review of the title information above covering said period we are of the opinion that on the last-mentioned date the fee simple title to the above described real property was vested in:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Subject to the following encumbrances, liens, and other exceptions:

**GENERAL EXCEPTIONS**

1. All taxes for the year in which this opinion is rendered and subsequent years.
2. Rights of parties in possession other than the above owner.
3. Facts that would be disclosed by an accurate survey.
4. Any unrecorded labor, mechanics’ or materialman’s liens.
5. Zoning and other restrictions imposed by governmental authority.

**SPECIAL EXCEPTIONS**

Listing should include, but not be limited to such exceptions as:

1. Holder of Mortgage:
2. Restrictions:
3. Notice of Lis Pendens with explanation:
4. Life Estate:
5. Other:

Therefore, it is our opinion that the following parties must join in the platting of the above described real property in order to grant CITY OF MIAMI, FLORIDA and the public, a good and proper title to the dedicated areas of the afore-described property.

NAME INTEREST SPECIAL EXCEPTION NUMBER

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 \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2020.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

FBN: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

STATE OF FLORIDA )

COUNTY OF MIAMI-DADE )

 I hereby certify: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and who [ ] is personally known to me or [ ] who has produced \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as identification and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer for the purposes therein expressed and who did (did not) take an oath.

Witness: My hand and official seal this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print or Stamp Name:

Notary Public, State of \_\_\_\_\_\_\_\_\_\_

Commission No.:

My Commission Expires: