

## OPINION OF TITLE

**To: Miami-Dade County**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat covering the real property described in Exhibit A attached hereto, it is hereby certified that I have examined a complete Abstract of Title or Title Search Report No. #110480029 issued by First American Title Insurance Company dated September 23, 2024, covering the period from the beginning to the 13<sup>th</sup> day of September, 2024, at the hour of 8:00 a.m.

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

**IRRS LOT 1039 18TH, LLC, a Florida limited liability company**

Subject to the following encumbrances, liens and other exceptions (if "non" please indicate):

**1. RECORDED MORTGAGES:**

NONE

**2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

NONE

**3. GENERAL EXCEPTIONS:**

- A. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
- B. Rights of persons other than the above owners who are in possession.
- C. Facts that would be disclosed upon accurate survey.
- D. Any unrecorded labor, mechanics or materialmen's liens.
- E. Zoning and other restrictions imposed by governmental authority.

**4. SPECIAL EXCEPTIONS:**

- A. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PALM VIEW SUBDIVISION, as recorded in Plat Book 6, Page(s) 29, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- B. Any additional tax year taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board.
- C. Historic Preservation Board, The City of Miami Beach, Florida Order filed for record March 22, 2004 in O.R. Book 22135, Page 0002.

**Note:** All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

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 for the agreement to be a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
IRRS Lot 1039 18TH, LLC	100%	

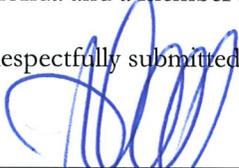
The following is a description of the aforementioned abstract and the continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
TSR #110480029	First American Title Insurance Company	1	9/16/1977 - 9/13/2024

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 agreement.

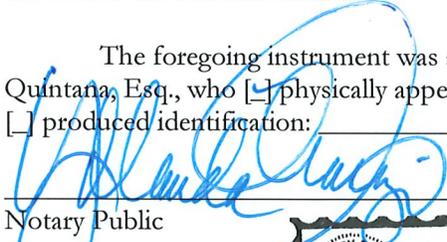
I, the undersigned, further certify that I am an attorney-at-law admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 25<sup>th</sup> day of September, 2024.

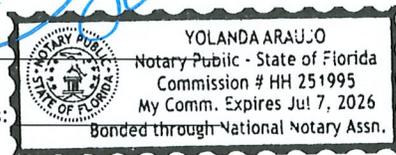
  
\_\_\_\_\_  
J. Luis Quintana, Esq.  
Quintana Portal Villalon, PLLC  
145 Almeria Avenue  
Coral Gables, FL 33134

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of September, 2024, by J. Luis Quintana, Esq., who  physically appeared or  via online notarization, is  personally known to me or has  produced identification: \_\_\_\_\_

  
\_\_\_\_\_  
Notary Public

Printed Name  
My Commission Expires:



**EXHIBIT "A"**

All of Lot 4 in Block 10 of PALM VIEW SUBDIVISION, of THE ALTON BEACH REALTY CO., according to the Plat thereof, as recorded in Plat Book 6 at Page 29 of the Public Records of Dade County, Florida, LESS the following:

Begin at the Southwest corner of Lot 2 in Block 10; thence North 25 feet to the Point of Beginning; thence continue North 41.2 feet to Collins Canal; thence Southwesterly along the bank of said Collins Canal 3 distance of 19 feet; thence Southeasterly to the Point of Beginning.

AND

That part of Lot 2 in Block 10 of PALM VIEW SUBDIVISION of the ALTON BEACH REALTY CO., according to the Plat thereof, as recorded in Plat Book 6 at Page 29 of the Public Records of Dade County, Florida, described as follows:

Begin at the Southwest corner of Lot 2; thence East 6 feet; North 25 feet; West 6 feet to the West line of said Lot 2, thence South along the West line of Lot 2, a distance of 25 feet to the Point of Beginning..

## OPINION OF TITLE

**To: Miami-Dade County**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat covering the real property described in Exhibit A attached hereto, it is hereby certified that I have examined a complete Abstract of Title or Title Search Report No. #1104809014 issued by First American Title Insurance Company dated September 20, 2024, covering the period from the beginning to the 7<sup>th</sup> day of September, 2024, at the hour of 8:00 a.m.

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

**IRRS 1818 MICHIGAN, LLC, a Florida limited liability company**

Subject to the following encumbrances, liens and other exceptions (if "non" please indicate):

**1. RECORDED MORTGAGES:**

NONE

**2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

NONE

**3. GENERAL EXCEPTIONS:**

- A. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
- B. Rights of persons other than the above owners who are in possession.
- C. Facts that would be disclosed upon accurate survey.
- D. Any unrecorded labor, mechanics or materialmen's liens.
- E. Zoning and other restrictions imposed by governmental authority.

**4. SPECIAL EXCEPTIONS:**

- A. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PALM VIEW SUBDIVISION, as recorded in Plat Book 6, Page(s) 29, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- B. Any additional tax year taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board.
- C. Historic Preservation Board, The City of Miami Beach, Florida Order filed for record March 22, 2004 in O.R. Book 22135, Page 0002.

**Note:** All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

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 for the agreement to be a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
IRRS 1818 Michigan, LLC	100%	

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

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
TSR #110480014	First American Title Insurance Company	1	11/03/1975 - 9/07/2024

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 agreement.

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

Respectfully submitted this 25<sup>th</sup> day of September, 2024.

\_\_\_\_\_  
J. Luis Quintana, Esq.  
Quintana Portal Villalon, PLLC  
145 Almeria Avenue  
Coral Gables, FL 33134

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of September, 2024, by J. Luis Quintana, Esq., who  physically appeared or  via online notarization, is  personally known to me or has  produced identification: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Printed Name  
My Commission Expires

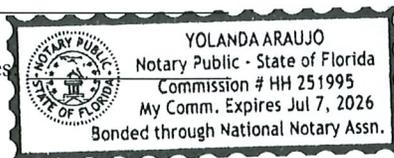


EXHIBIT "A"

Lot 3, Block 10, PALM VIEW SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6, at Page 29, of the Public Records of Miami-Dade County, Florida, EXCEPT the following described parcel of land:

Beginning at a stake at the Southwest corner of Lot 3; from the Point of Beginning run North along the West line of the above described Lot 3 a distance of 18.2 feet to a point in the Southeasterly line of Dade Canal, said point being marked by a cut in the concrete bulkhead; thence turn an angle of 60°54' to the right, run Northeasterly along said Southeasterly line of Dade Canal a distance of 9.0 feet to a cut in the concrete bulkhead; thence turn an angle of 90°00' run Southeast a distance of 25.85 feet to a point in the South line of above described Lot 3, thence turning an angle of 119°06' to the right run West along South line of said Lot 3, 20.45 feet more or less to the Point of Beginning.

Together

with:

THAT PORTION OF LOT 4, BLOCK 10, PALM VIEW SUBDIVISION  
described as follows:

Commencing at the Southwesterly corner of LOT 2; thence run Northerly along Westerly line of LOT 2 for a distance of twenty-five (25) feet to the Point of Beginning; thence continue along previously described course for a distance of forty-one and two-tenths (41.2) feet to the point on the Southerly line of Collins Canal; thence run Southwesterly along said Southerly line of Collins Canal for a distance of nineteen (19) feet to a point; thence run Southeasterly for a distance of thirty-six and one one-hundredth (36.01) feet to the Point of Beginning.

## OPINION OF TITLE

**To: Miami-Dade County**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat covering the real property described in Exhibit A attached hereto, it is hereby certified that I have examined a complete Abstract of Title or Title Search Report No. #110480002 issued by First American Title Insurance Company dated September 24, 2024, covering the period from September 20, 1977 to the 13<sup>th</sup> day of September, 2024, at the hour of 8:00 a.m.

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

**1810 IRRS HOLDINGS, LLC, a Florida limited liability company**

Subject to the following encumbrances, liens and other exceptions (if "non" please indicate):

**1. RECORDED MORTGAGES:**

NONE

**2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

NONE

**3. GENERAL EXCEPTIONS:**

- A. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
- B. Rights of persons other than the above owners who are in possession.
- C. Facts that would be disclosed upon accurate survey.
- D. Any unrecorded labor, mechanics or materialmen's liens.
- E. Zoning and other restrictions imposed by governmental authority.

**4. SPECIAL EXCEPTIONS:**

- A. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PALM VIEW SUBDIVISION, as recorded in Plat Book 6, Page(s) 29, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- B. Any additional tax year taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board.

**Note:** All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

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 for the agreement to be a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
1810 IRRS HOLDINGS, LLC	100%	

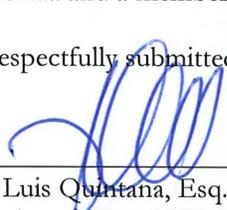
The following is a description of the aforementioned abstract and the continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
TSR #110480002	First American Title Insurance Company	1	9/20/1977 - 9/13/2024

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 agreement.

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

Respectfully submitted this 25<sup>th</sup> day of September, 2024.

  
\_\_\_\_\_  
J. Luis Quintana, Esq.  
Quintana Portal Villalon, PLLC  
145 Almeria Avenue  
Coral Gables, FL 33134

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of September, 2024, by J. Luis Quintana, Esq., who  physically appeared or  via online notarization, is  personally known to me or has  produced identification: \_\_\_\_\_

  
\_\_\_\_\_  
Notary Public

Printed Name

My Commission Expires: \_\_\_\_\_

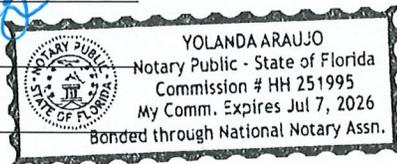


EXHIBIT "A"

All of Lot 2 in Block 10, PALM VIEW SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6 at Page 29, of the Public Records of Miami-Dade County, Florida, EXCEPT that portion described as follows:

Begin at the Southwest corner of LOT 2; thence East 6 Feet; North 25 Feet; West 6 Feet to the West Line of said LOT 2; thence South along the West Line of LOT 2, a distance of 25 Feet to the Point of Beginning. A/K/A Beginning at the Southwesterly corner of LOT 2: thence run Easterly along Southerly line of said LOT 2 for a distance of 6 feet to a point; thence run Northerly along a line parallel to and 6 feet East of Westerly line of LOT 2 for a distance of 25 feet to a point; thence run Westerly along a line parallel to and 25 feet North of Southerly Line of LOT 2 to the point on Westerly line of LOT 2; thence Southerly along Westerly line of LOT 2 for a distance of 25 feet to the Point of Beginning.

## OPINION OF TITLE

**To: Miami-Dade County**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat covering the real property described in Exhibit A attached hereto, it is hereby certified that I have examined a complete Abstract of Title or Title Search Report No. #110479992 issued by First American Title Insurance Company dated September 23, 2024, covering the period from October 4, 2019 to the 13<sup>th</sup> day of September, 2024, at the hour of 8:00 a.m.

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

**IRRS 1800 MICHIGAN, LLC, a Florida limited liability company**

Subject to the following encumbrances, liens and other exceptions (if "non" please indicate):

**1. RECORDED MORTGAGES:**

NONE

**2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

NONE

**3. GENERAL EXCEPTIONS:**

- A. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
- B. Rights of persons other than the above owners who are in possession.
- C. Facts that would be disclosed upon accurate survey.
- D. Any unrecorded labor, mechanics or materialmen's liens.
- E. Zoning and other restrictions imposed by governmental authority.

**4. SPECIAL EXCEPTIONS:**

- A. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PALM VIEW SUBDIVISION, as recorded in Plat Book 6, Page(s) 29, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- B. Any additional tax year taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board.

**Note:** All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

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 for the agreement to be a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
IRRS 1800 Michigan, LLC	100%	

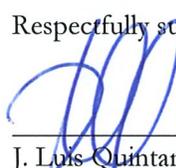
The following is a description of the aforementioned abstract and the continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
TSR #110479992	First American Title Insurance Company	1	10/04/2019 - 9/13/2024

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 agreement.

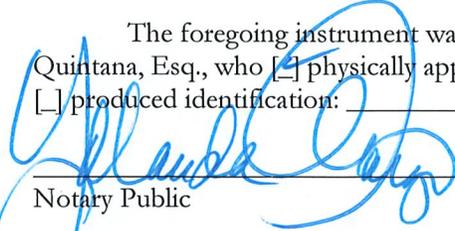
I, the undersigned, further certify that I am an attorney-at-law admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 25<sup>th</sup> day of September, 2024.

  
\_\_\_\_\_  
J. Luis Quintana, Esq.  
Quintana Portal Villalon, PLLC  
145 Almeria Avenue  
Coral Gables, FL 33134

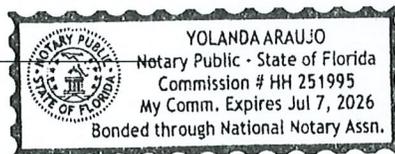
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of September, 2024, by J. Luis Quintana, Esq., who  physically appeared or  via online notarization, is  personally known to me or has  produced identification: \_\_\_\_\_

  
\_\_\_\_\_  
Notary Public

Printed Name

My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**

**Lot 1, in Block 10, PALM VIEW SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6, at Page 29, of the Public Records of Miami-Dade County, Florida.**