

## 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 \_\_\_\_\_ [***Please write in one of the following: a Declaration of Use, Unity of Title, Declaration of Restrictions, Development Agreement, zoning action in compliance with Chapter 28, or proposed final subdivision plat*** ], pursuant to Public Hearing No. \_\_\_\_\_ [***if applicable***], it is hereby certified that I have examined [***Please write in one of the following: a complete Abstract of Title or Title Insurance Policy (identified by company name and policy number)***] covering the period from the beginning to the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at the hour of \_\_\_\_\_, inclusive, of the property described on **Exhibit A** hereto. [***if examining Title Insurance Policy, please also include:***] I know of no reason that this Title Policy is inaccurate or incomplete.

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, liens and other exceptions (If "none" please indicate):

1. **RECORDED MORTGAGES:**
  
  
  
  
  
  
  
  
  
  
2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**
  
  
  
  
  
  
  
  
  
  
3. **GENERAL EXCEPTIONS:**
  
  
  
  
  
  
  
  
  
  
4. **SPECIAL EXCEPTIONS:**

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I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the \_\_\_\_\_ **[Please write in the type of instrument to be recorded.]**

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the \_\_\_\_\_ a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
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The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
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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 agreement.

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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Print Name

**Florida Bar No.** \_\_\_\_\_

Address:  
\_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA  
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