

OPINION OF TITLE

Broward County Land Development Code - Section 5-189(c)(3)
Florida Statutes Chapter 177

To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from the beginning to the 18th day of April, 2013 at the hour of 11:59 P.M., inclusive, of the following described property:

Legal Description *(must match plat legal description):*

See Exhibit A attached hereto and made a part hereof by this reference.

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

Special Warranty Deed from Land Holding, LLC, a Delaware limited liability company, to The Lofts at Tarpon River, LLC, a Florida limited liability company, dated March 20, 2013, recorded March 21, 2013, in Official Records Book 49622, at Page 590, of the Public Records of Broward County, Florida.

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

Names of all Owner(s) of Record:

*THE LOFTS AT TARPON RIVER, LLC, a
Florida limited liability limited company ("Owner")*

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record *(if none, state none):*

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Mortgage and Security Agreement executed by Owner in favor of David O. Deutch, Mitchell M. Friedman, as Trustee of the Mitchell M. Friedman Living Trust u/a dated June 29, 2007; Michael D. Wohl; and Venture LW, L.L.C. a Florida limited liability company, dated March 21, 2013, recorded March 21, 2013, in Official Records Book 49622, at Page 595, of the Public Records of Broward County, Florida.

List of easements and Rights-of-Way lying within the plat boundaries (if none, state none). (Attach copies of all recorded document(s) [excluding recorded plats].

5' Additional Thoroughfare Dedication, 5' Utility Easement and 10' Utility Easement lying within the Plat of PAT'S PLAT, recorded in Plat Book 154, at Page 5, as affected by that Agreement for Amendment of Notation on Plat recorded September 28, 2012 in Official Records Book 49119, Page 249, all of the Public Records of Broward County, Florida.

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I 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 8th day of May, 2013.

SHUTTS & BOWEN LLP

By: 

Print Name: Robert Cheng, Partner

Florida Bar No. 0462772

EXHIBIT A

Parcel "B" of PAT'S PLAT, according to the Plat thereof, as recorded in Plat Book 154, Page 5, of the Public Records of Broward County, Florida.