

**ID# 23708\_Coral Gables Public Safety Building**

\*NOTE: The title search period for this original Opinion must cover the time period to within 30 days prior to submittal of signed water and sewer agreements or an assignment. FOR WARRANTY DEEDS, EASEMENTS, COVENANTS AND UNITIES OF TITLE, THE OPINION MUST COVER THE TIME PERIOD THROUGH THE DATE OF EXECUTION OF THE DEED, EASEMENT, COVENANT OR UNITY.

**MIAMI-DADE COUNTY  
MIAMI-DADE WATER AND SEWER DEPARTMENT  
OPINION OF TITLE**

To: MIAMI DADE COUNTY, a political subdivision of the State of Florida.

With the understanding that this original opinion of Title is furnished to MIAMI-DADE COUNTY, FLORIDA, as an inducement for execution of an agreement covering the real property hereinafter described or for acceptance of a warranty deed, easement, covenant or unity of title, as applicable, it is hereby certified that I (we) have examined the City records for the Property as described below:

I have searched the Miami Dade County Property Appraiser Public Records and certain City of Miami Municipal Records concerning the City of Coral Gables Facility ID# 23708 named **CORAL GABLES PUBLIC SAFETY BUILDING, located at 2151 SALZEDO STREET, CORAL GABLES, FLORIDA 33134.**

*(Legal description as it appears in agreement or legal document)*

**Lots 1 through 4, and Lots 38 through 48, inclusive, in Block 20, of CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Miami-Dade County, Florida.**

Basing my (our) opinion on said complete abstract or title policy covering said period I (we) am (are) of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in: CITY OF CORAL GABLES, a Florida Municipal Corporation.

Subject to the following liens, encumbrances and other exceptions:

**GENERAL EXCEPTIONS**

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

**SPECIAL EXCEPTIONS**

- No special exceptions exist
- Special exceptions (indicate details on separate sheet)

None of the exceptions listed above will restrict the use of the property for the purposes set forth in the water and sewer agreement, assignment, warranty deed, easement, covenant and unity of title, as applicable.

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

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
CITY ATTORNEY