



N. Dwayne Gray, Esq.  
[dgray@zkslawfirm.com](mailto:dgray@zkslawfirm.com)

April 19, 2021

City of Riviera Beach  
Planning & Zoning Division  
600 West Blue Heron Blvd.,  
Riviera Beach, Florida 33404

Re: Attorney Opinion of Title – Preliminary Plat

To Whom It My Concern:

After having examined an American Land Title Association Commitment dated February 19, 2021 at 5:00 PM, prepared by Fidelity National Title Insurance Company, under File No. 9278159, the undersigned, being an attorney at law and a member of the Florida Bar, pursuant to §177.041, F.S., hereby certifies to the City of Riviera Beach, Florida, for purposes of the enclosed preliminary plat application, that record title to the land described in Exhibit “A”, attached hereto (the “Property”), is in the name of EC Commercial Properties LLC, a Florida limited liability company. The property is not subject to any mortgages.

Please feel free to call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "N. Dwayne Gray, Jr.", is written over a light blue circular stamp.

N. Dwayne Gray, Jr., Esq.

Enclosure

**Exhibit "A"**

SITUATE, LYING AND BEING IN PALM BEACH COUNTY FLORIDA TO-WIT:

LISA PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 28, PAGE 74;

ALSO DESCRIBED AS A PARCEL OF LAND IN GOVERNMENT LOT 2, OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS: ON THE SOUTH BY A LINE PARALLEL TO AND 185 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, TO THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2; ON THE NORTH BY A LINE PARALLEL TO AND 285 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHERLY HALF OF SAID GOVERNMENT LOT 2; ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5 (FORMERLY STATE ROAD #4 AND DESCRIBED AS U.S. HIGHWAY #) AND ON THE EAST BY THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "A", AS SHOWN IN ROAD PLAT BOOK 1, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS, HOWEVER, THE EAST 250 FEET THEREOF.