



N. Dwayne Gray, Esq.
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 East Coast Property Investment Group, 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"

Beginning a point 25 feet North of and 27 feet East of the point of intersection of the South line of the North 1/2 of Government Lot 2, Section 28, Township 42 South, Range 43 East, with a line running with U.S. Highway #1 (Broadway or S.R. #5) known as the Potter Line and being 27 feet West of the Easterly right-of-way of said U.S. # 1; thence Easterly for 664.23 feet; thence Southerly for 50 feet; thence Easterly for 160.45 feet to the Westerly right-of-way line of Avenue A; thence Northerly along said Westerly right-of-way line for 227.52 feet; thence Westerly for 736.7 feet to the Easterly right-of-way line of U.S. #1; thence Southerly with the Easterly right-of-way line of U.S. #1 for 160.14 feet; to the point of beginning. Said lands being in Palm Beach County, Florida.