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OPINION OF TITLE FOR CONVEYANCE OF WATER DISTRIBUTION & WASTEWATER FACILITIES TO THE CITY OF COOPER CITY

With the understanding that this Opinion of Title is furnished to the City of Cooper City, Broward County, Florida, as an inducement for the acceptance of a Bill of Sale and Grant of Easement in connection with certain water distribution facilities to serve the single-family residence located at **11000 SW 59th Street, Davie, Florida 33328 (Folio No. 5041-31-01-0614)**, it is hereby certified as follows.

I hereby certify that I have examined Owner's Title Insurance Policy No. **OYFL-08567844** issued by **Old Republic National Title Insurance Company** (Issuing Agent: Titlelogic, LLC, File No. TL-2026-468) covering the period from the beginning to **August 24, 2026**, at the hour of **4:32 p.m.** inclusive, together with a supplemental search of the Official Records of Broward County, Florida from that date through the Clerk's released-through date of **September 21, 2026** (released through Instrument No. **121108152**), of the following described property:

See Exhibit "A" attached hereto and by this reference made a part hereof ("**Property**").

It is my opinion that on the last mentioned date, the fee simple title to the Property was vested in:

> **Kem Hussain and Waheeda Baksh-Hussain, husband and wife**, by Warranty Deed from Annamarie Kinch, a single woman, dated July 31, 2026 and recorded August 24, 2026 at Official Records Instrument No. 121058516.

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGES:

1.1 Mortgage (Security Instrument) dated July 31, 2026, from Kem Hussain and Waheeda Baksh-Hussain, husband and wife, as Consumer, to Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Co-Owner 2004-0000436, LLC (Guidance Residential, LLC, originator) and its successors and assigns, securing an Original Acquisition Balance of $678,750.00, together with 1-4 Family Rider, recorded August 24, 2026 at Official Records Instrument No. 121058517.

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

None disclosed by the Owner's Policy or identified in the supplemental Public Records search through the effective date stated above.

3. GENERAL EXCEPTIONS:

3.1 Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the time period covered by this Opinion of Title.

3.2 Taxes for 2026 and subsequent years, and taxes or special assessments which are not shown as existing liens by the Public Records.

3.3 Rights or claims of parties in possession not shown by the Public Records.

3.4 Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the Property.

3.5 Easements or claims of easements not shown by the Public Records.

3.6 Any lien or right to a lien for labor, equipment, material, or supplies heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

3.7 Any adverse claim to all or any part of the Property which is now under water or which has previously been under water but filled or exposed through the efforts of man.

4. SPECIAL EXCEPTIONS:

4.1 Plat of Florida Fruit Lands Company Subdivision No. 1, recorded February 18, 1911 in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.

4.2 UCC Financing Statement (fixture filing) naming Kem Hussain and Waheeda Baksh Hussain, as debtors, and Dorado I Resi Solar LLC, as secured party, covering residential solar photovoltaic equipment which may contain an integrated battery, recorded August 13, 2026 at Official Records Instrument No. 121039728. The collateral described in the financing statement is limited to the residential solar photovoltaic equipment and any integrated battery identified therein and does not purport to grant a security interest in the fee title to the land. Based solely upon the recorded financing statement, no joinder by Dorado I Resi Solar LLC is identified as necessary, subject to confirmation that the proposed easement does not include, require relocation of, impair access to, or otherwise affect the solar equipment or fixtures.

All recording references are to the Public Records of Broward County, Florida, unless otherwise noted.

Based on the record title described above, it is my opinion that the following parties must join in, or consent to, the proposed Bill of Sale and Grant of Easement, as applicable, in order to make those instruments valid and binding conveyances of the interests described therein. The form of any mortgagee joinder, consent or subordination shall be as the City may require:

Name	**Interest**	**Exception Number**
Kem Hussain	Fee simple owner	—
Waheeda Baksh-Hussain	Fee simple owner	—
Mortgage Electronic Registration Systems, Inc., as nominee for 2004-0000436, LLC (Co-Owner under Co-Ownership Agreement)	Mortgage interest holder; consent, joinder or subordination as required by the City	1.1

The legal description of the Property is set forth in Exhibit "A" attached hereto. As of the date of this Opinion, the proposed Bill of Sale and Grant of Easement have not been furnished to the undersigned, and no opinion is expressed as to the legal descriptions or other terms contained therein. Upon receipt of those instruments, the undersigned will confirm in writing whether the legal description of the Property contained therein is the same as that set forth in Exhibit "A".

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 on this 24th day of September, 2026.

By: Khalid

Khalid Hussain, Esq.
Florida Bar No. 1038529

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [X] online notarization on Sept 24th, 2026, by Khalid Hussain, who (check one) [X] is personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of Florida
[SEAL] Print Name: AYESHA HACK
My commission expires: 04-17-2030

AYESHA HACK
Notary Public - State of Florida
Commission # HH 786338
My Comm. Expires Apr 17, 2030
Bonded through National Notary Assn.

EXHIBIT "A"

Legal Description

A certain parcel of land situate, lying and being in the SW 1/4 of Section 31, Township 50 South, Range 41 East, Broward County, Florida, more fully described as follows: The West 156.875 feet of the East 470.625 feet of the North 94.75 feet of Tract 41 and the West 156.875 feet of the East 470.625 feet of the South 168.50 feet of Tract 42 of the Subdivision of Section 31, Township 50 South, Range 41 East, according to the Florida Fruit Land Company's Map No. 1, recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, now lying, being and situate in Broward County, Florida.

Property Address: 11000 SW 59th Street, Davie, Florida 33328

Parcel ID: 5041-31-01-0614



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	**11000 SW 59 STREET, DAVIE FL 33328-6302**
Property Owner	BAKSH-HUSSAIN, WAHEEDA HUSSAIN, KEM
Mailing Address	11000 SW 59 ST DAVIE FL 33328

ID #	5041 31 01 0614
Millage	2413
Use	01-01

Abbr Legal Description	FLA FRUIT LANDS CO SUB NO 1 2-17 D 31-50-41 TRACT 41 W 156.875 OF E 470.625 OF N 94.75,TR 42 W 156.875 OF E 470.625 OF S 168.50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	$254,380	$462,560	$716,940	$527,000	
2025	$254,380	$441,810	$696,190	$513,150	$9,572.24
2024	$254,380	$526,750	$781,130	$498,690	$9,273.37

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$716,940	$716,940	$716,940	$716,940
Portability	0	0	0	0
Assessed/SOH 22	$527,000	$527,000	$527,000	$527,000
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$26,411	0	$26,411	$26,411
Wid/Vet/Dis 2	$5,000	$5,000	$5,000	$5,000
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$470,589	$497,000	$470,589	$470,589

Sales History

Date	Type	Price	Book/Page or CIN
7/16/2026	WD-Q	$905,000	**121058516**
9/10/2021	ODH-T		**117575134**
9/10/2021	OSA-T		**117575090**
12/9/2009	QCD-T	$100	**46736 / 53**
9/1/1989	QCD	$100	**16798 / 483**

Land Calculations

Price	Factor	Type
$267,766	0.95	AC
Adj. Bldg. S.F. (Card, Sketch)		1911
Units		1
Eff./Act. Year Built: 1975/1974		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
24	D		B			DV		
R	1		B					
1						1		