

PLAT SEARCH

Showing Information Required by F.S. 177.041 Prior to Platting Lands

Fund File Number: 07-2008-1351.B

Provided For: Page Law Firm LLC **Agent's File Reference:** LAKE BURDEN INVESTMENTS

Effective Date of Search: March 20, 2008 at 11:00 PM

Description of Real Property Situated in Orange County, Florida.

See Exhibit A attached.

Record Title Vested in:

Lake Burden Investments, L.L.C., a Florida limited liability company
Ashton Woods Orlando Limited Partnership, a Florida limited partnership
by Special Warranty Deed's, Warranty Deeds

Recorded in: O.R. Book 9485, Page 2053, O.R. Book 9537, Page 782, O.R. Book 5799, Page 3760,
O.R. Book 5882, page 1012

Prepared this 28th day of March, 2008.

Attorneys' Title Insurance Fund, Inc.

Prepared by: Debbie Miller, Senior Title Examiner
Phone Number: 1-800-683-0392

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The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Mortgage to First Commercial Bank of Florida, mortgagee(s), recorded under O.R. Book 9485, Page 2060, Public Records of Orange County, Florida.
2. Assignment of Leases, Rents and Profits filed October 26, 2007, in O.R. Book 9485, Page 2073, Public Records of Orange County, Florida.
3. UCC Financing Statement between Lake Burden Investments, LLC, a Florida limited liability company and First Commercial Bank of Florida as recorded in O.R. Book 9485, Page 2081, Public Records of Orange County, Florida.
4. Mortgage to First Commercial Bank of Florida, mortgagee(s), recorded under O.R. Book 9537, Page 788 and Mortgage Modification Agreement recorded in O.R. Book 9556, Page 4067, Public Records of Orange County, Florida.
5. Assignment of Leases, Rents and Profits filed December 18, 2007, in O.R. Book 9537, Page 800, Public Records of Orange County, Florida.
6. UCC Financing Statement between Lake Burden Investments, LLC, a Florida limited liability company and First Commercial Bank of Florida as recorded in O.R. Book 9537, Page 807, Public Records of Orange County, Florida.

Other encumbrances affecting the title:

1. Development Agreement and Grant of Easements recorded in O.R. Book 7213, Page 2057, Public Records of Orange County, Florida.
2. Lake Burden Neighborhood PD Development Agreement recorded in O.R. Book 6274, Page 5705, Public Records of Orange County, Florida.
3. Public Education Agreement recorded in O.R. Book 6596, Page 3263, Public Records of Orange County, Florida.
4. Declaration of Easements recorded in O.R. Book 7172, Page 4584, Public Records of Orange County, Florida.
5. Environmental Resource Permit Notice recorded in O.R. Book 7454, Page 2187, Public Records of Orange County, Florida.
6. Wastewater Capacity Reservation recorded in O.R. Book 7777, Page 3578, Public Records of Orange County, Florida.
7. Development Agreement and Grant of Easements recorded in O.R. Book 7205, Page 1523 and Amendment recorded in O.R. Book 8288, Page 3704, Public Records of Orange County, Florida.
8. Pay-As-You-Go Agreement for Casa Del Lago recorded in O.R. Book 8716, Page 1979, Public Records of Orange County, Florida.
9. Developers Agreement for Road Improvements recorded in O.R. Book 8882, Page 1984, Public Records of Orange County, Florida.

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10. Use Agreement recorded in O.R. Book 9414, Page 501, Public Records of Orange County, Florida.
11. Temporary Construction and Drainage Easement recorded in O.R. Book 9469, Page 3257, Public Records of Orange County, Florida.
12. Grant of Easement recorded in O.R. Book 9485, Page 2030, Public Records of Orange County, Florida.
13. Declaration of Easements and Other Rights recorded in O.R. Book 9485, Page 2037, Public Records of Orange County, Florida.
14. Easement Agreement recorded in O.R. Book 9512, Page 2551, Public Records of Orange County, Florida.
15. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded November 5, 2007, under O.R. Book 9493, Page 3032, of the Public Records of Orange County, Florida.
16. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 17, 2007, under O.R. Book 9535, Page 2577, of the Public Records of Orange County, Florida.
17. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 17, 2007, under O.R. Book 9535, Page 4200, of the Public Records of Orange County, Florida.
18. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 17, 2007, under O.R. Book 9535, Page 4201, of the Public Records of Orange County, Florida.
19. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 17, 2007, under O.R. Book 9535, Page 4202, of the Public Records of Orange County, Florida.
20. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 17, 2007, under O.R. Book 9535, Page 4203, of the Public Records of Orange County, Florida.
21. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 17, 2007, under O.R. Book 9535, Page 4204, of the Public Records of Orange County, Florida.

This search is provided pursuant to the requirements of Florida Statute 177.041 for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

The information contained herein is furnished for information only. Maximum liability for incorrect information is \$1000.

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EXHIBIT A

A parcel of land lying in Section 25, Township 23 South, Range 27 East and in Section 30, Township 23 South, Range 28 East, Orange County, Florida.

Being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of aforesaid Section 25 also being the Northwest corner of the Northwest 1/4 of aforesaid Section 30; thence run North 88°59'21" East along the North line of said Northwest 1/4 of Section 30 for a distance of 1369.97 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 30; thence departing said North line run South 00°51'18" West along the East line of the West 1/2 of said Northwest 1/4 of Section 30 for a distance of 1325.15 feet to the POINT OF BEGINNING; thence continuing along said East Line run South 00°51'18" West for a distance of 662.57 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Northwest 1/4 of Section 30; thence departing said East line run South 89°31'20" West along the North line of said Southeast 1/4 for a distance of 674.46 feet to the Northwest corner of said Southeast 1/4; thence departing said North line run South 00°33'21" West along the West line of said Southeast 1/4 for a distance of 660.38 feet to the Southwest corner of said Southeast 1/4; thence departing said West line run North 89°42'13" East along the South line of said Southeast 1/4 for a distance of 670.97 feet to the Southeast corner of said Southeast 1/4, also being a point on the East line of the Northwest 1/4 of the Southwest 1/4 of aforesaid Section 30; thence departing said South line run South 00°50'33" West along said East Line for a distance of 669.19 feet to a point on the South Line of the North 1/2 of said Northwest 1/4 of the Southwest 1/4: thence departing said East line run South 89°26'17" West for a distance of 1335.08 feet to a point on the West line of said Southwest 1/4, also being a point on the East line of the Southeast 1/4 of aforesaid Section 25; thence run South 89°02'40" West along the South line of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 25 and the Westerly extension thereof for a distance of 1637.48 feet to a point on the Easterly right-of-way line of Winter Garden Vineland Road; County Road 535 per Order of Taking Case #CI95-4705 Division 33, Official Records Book 4922, Page 1875, Public Records of Orange County, Florida also being a point on a non tangent curve concave Easterly and having a radius of 1041.88 feet; thence from a tangent bearing of North 04°48'45" West run Northerly along said Easterly right-of-way line and said curve through a central angle of 12°08'26" for an arc distance of 220.77 feet to a point; thence continuing along said Easterly right-of-way line run North 07°25'55" East for a distance of 56.54 feet; thence departing said Easterly right-of-way line run the following courses and distances; North 30°28'19" East for a distance of 529.80 feet; thence run North 38°54'54" East for a distance of 65.31 feet; thence run North 39°55'34" East for a distance of 78.79 feet; thence run North 16°04'51" East for a distance of 148.90 feet; thence run North 50°06'41" East for a distance of 90.71 feet; thence run North 86°56'00" East for a distance of 76.75 feet; thence run North 74°54'13" East for a distance of 30.08 feet; North 00°00'00" East for a distance of 149.55 feet; thence run North 89°59'04" East for a distance of 490.34 feet to a point on a non tangent curve concave Southeasterly and having a radius of 100.00 feet; thence from a tangent bearing of North 20°44'18" East run Northeasterly along said curve through a central angle of 61°07'39" for an arc distance of 106.69 feet to a point of tangency; thence run North 81°51'57" East for a distance of 355.80 feet to a point of curvature of a curve concave Southerly and having a radius of 1023.25 feet; thence run Easterly along said curve through a central angle of 1°39'33" for an arc distance of 29.63 feet to a point on a non tangent curve concave Easterly and having a radius of 795.00 feet; thence from a tangent bearing of North 00°19'36" West run Northeasterly along said curve through a central angle of 49°05'16" for an arc distance of 681.11 feet to a point; thence run North 42°12'29" West for a distance of 48.09 feet to a

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point of curvature of a curve concave Southwesterly and having a radius of 23.00 feet; thence run Northwesterly along said curve through a central angle of $48^{\circ}26'58''$ for an arc distance of 19.45 feet to a point of tangency, also being a point on a line parallel with and 50.00 feet South of the South line of the Northwest 1/4 of the Northwest 1/4 of aforesaid Section 30; thence run South $89^{\circ}20'34''$ West along said parallel line for a distance of 114.66 feet to a point on a line parallel with and 50.00 feet South of the South Line of the Northeast 1/4 of the Northeast 1/4 of aforesaid Section 25; thence run South $88^{\circ}38'08''$ West along said parallel line for a distance of 1120.40 feet to a point on aforesaid Easterly right-of-way line of Winter Garden Vineland Road, County Road 535; thence departing said parallel line run North $03^{\circ}37'25''$ East along said Easterly right-of-way line for a distance of 50.19 feet to a point on aforesaid South line of the Northeast 1/4 of the Northeast 1/4 of Section 25; thence departing said Easterly right-of-way line run North $88^{\circ}38'08''$ East along said South line for a distance of 1116.34 feet to the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of Section 25, also being the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of aforesaid Section 30; thence run North $89^{\circ}20'34''$ East along said South line of the Northwest 1/4 of the Northwest 1/4 of Section 30 for a distance of 1355.93 feet to aforesaid POINT OF BEGINNING.