

**LANE & ASSOCIATES, P.A.**

68/47-48

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January 23, 2007

Board of County Commissioners  
Orange County, Florida

**Re: Proposed Plat / Beauclaire Estates of Mount Dora, Phase II / in Orange County,  
Florida**  
(see attached Legal Description – Exhibit A)

Dear Ladies & Gentlemen:

Based on a search of the Public Records of Orange County, Florida as prepared by Attorney's Title Insurance Fund, Inc., fee simple title to the above referenced property is vested in Beauclaire Estates II, LLC, a Florida Limited Liability Company.

The title to the above described property is subject to a Mortgage and Security Agreement recorded at Official Record Book 7025, Page 36, and a First Note and Mortgage Modification and Future Advance Agreement recorded at Official Record Book 8178, Page 4234. The current owner and holder of that Mortgage and Security Agreement and First Note and Mortgage Modification and Future Advance Agreement is United Heritage Bank. The owner and holder of that mortgage shall join in and consent to the Plat by way of a separate document of record.


All taxes and assessments have been paid through and including the year 2006.

Please be further advised that current areas of right of way concerning Beauclair Avenue (on the north) and Allen Street (on the east) shall be dedicated to Orange County as part of the plat itself.

**THIS LETTER IS EFFECTIVE AS OF JANUARY 23, 2007.**

Sincerely,

Lane & Associates, P.A.

By:   
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Paul Camp Lane  
Attorney at Law

## EXHIBIT A

### LEGAL DESCRIPTION:

Commence at a 4" x 4" concrete monument (no surveyor number) situated at the Southeast corner of the Southwest 1/4 of Section 5, Township 20 South, Range 27 East, Orange County, Florida; Thence run N.87°35'02"W. along the South line of said Southwest 1/4, a distance of 616.73 feet to the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 5; Thence run N.01°41'58"E. along the East line of said Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 5, and a Northerly prolongation thereof, a distance of 990.00 feet to the Point of Beginning; Thence run N.87°35'02"W. parallel with the South line of said Southwest 1/4, a distance of 1052.44 feet to a point lying 825.00 feet East of the West line of said Southwest 1/4; Thence run N.00°00'31"E. parallel with said West line, a distance of 1013.44 feet to a point lying 660.00 feet South of the North line of said Southwest 1/4 of Section 5; Thence run S.88°55'48"E. parallel with said North line, a distance of 494.86 feet to a point lying 1320.00 feet East of the said West line of the Southwest 1/4 of Section 5; Thence run N.00°00'31"E. parallel with said West line, a distance of 630.00 feet to the South Right-of-way line of Beauclair Avenue, as recorded in Road Book 3, Pages 1-6, Project No.51, Public Records of Orange County, Florida; Thence run S.88°55'48"E. along said South Right-of-way line, a distance of 66.37 feet to the East Right-of-way line of said Beauclair Avenue; Thence run N.01°04'12"E. along said East Right-of-way line, a distance of 30.00 feet to the said North line of the Southwest 1/4 of Section 5; Thence run S.88°55'48"E. along said North line, a distance of 540.03 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5; Thence run S.01°41'58"W. along the East line of said Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 5, and a Southerly prolongation thereof, a distance of 1697.98 feet to the Point of Beginning.