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August 25, 2006

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1151 NORTH ORANGE AVENUE
WINTER PARK, FLORIDA 32789

Board of County Commissioners
201 South Rosalind Avenue
Orlando, Florida 32801

OPINION OF TITLE

I HEREBY CERTIFY, based upon an examination of the Public Records of Orange County, Florida, that as of August 14, 2006, at 5:00 P.M., fee simple title to that certain parcel of real property situate in Orange County, Florida, more particularly described as follows, viz,

A portion of Lots 3 and 4, SOUTHCENTER, according to the Plat thereof, as recorded in Plat Book 46, Pages 129 through 132, Public Records of Orange County, Florida, being described as follows:

Commence at the Southeast corner of Lot 8, SOUTHCENTER as a point of reference; thence run South 00 degrees 01 minutes 40 seconds East, along the West right of way line of Orange Blossom Trail as shown on said plat of SOUTHCENTER, 550.00 feet to the POINT OF BEGINNING; thence run South 00 degrees 01 minutes 40 seconds East, continuing along said West line, 14.94 feet; thence run South 89 degrees 57 minutes 08 seconds East along said West line 10.00 feet; thence run South 00 degrees 01 minutes 40 seconds East continuing along said West line 756.26 feet to the South line of the aforementioned Lot 4; thence run South 76 degrees 28 minutes 00 seconds West, along said South line, 421.66 feet to a line 410 feet West of the West right of way line of Orange Blossom Trail; thence run North 00 degrees 01 minutes 40 seconds West, along said line, 869.67 feet; thence run North 89 degrees 58 minutes 20 seconds East, 400.00 feet to the POINT OF BEGINNING,

was vested in **Best American Property Investment, L.L.C.**, a Florida limited liability company, subject only to ad valorem real property taxes for 2006, and subsequent years, and the following easements:

1. Easements, dedications and matters as set forth, shown or reflected on the Plat of SOUTHCENTER, Plat Book 46, Pages 129 through 132, Public Records of Orange County, Florida.

2. *Perpetual Easement* in favor of the State of Florida Department of Transportation recorded April 11, 2002, in Official Records Book 6499, Page 5617, Public Records of Orange County, Florida (as to Parcel 1).

3. *Temporary Construction and Fill Easement Agreement* by and between S & B Partners, a Florida general partnership, and New Motors, Inc., a Florida corporation, recorded August 15, 2003, in Official Records Book 7052. Page 3392, Public Records of Orange County, Florida.

A handwritten signature in black ink, appearing to read "Philip Tatch", written over a horizontal line.

Philip Tatch, Esquire
Florida Bar No. 095649