

# SCOTT D. CLARK, P.A.

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October 30, 2003

Gary Showe, Platting Section  
Orange County Development Engineering Division  
4200 S. John Young Parkway  
Orlando, Florida 32839

Re: **Plat of Country Lake/  
Whitemark at Corner Lake, LLC, Developer**

To Whom It May Concern:

## **CERTIFICATE OF TITLE AND ENCUMBRANCES [pursuant to FLA. STAT. §177.041 (2000)]**

This firm has obtained a search of the Public Records of Orange County, Florida for the property described in the attached Exhibit "A" (the "**Property**"). We have searched for the information prescribed by FLA. STAT. § 177.041 (2000) (the "**Statute**"). Based upon that title search this firm certifies that as of October 22, 2003 at 8:00 a.m.:

A. **Record Owner.** The record owner of the Property is **WHITEMARK AT CORNER LAKE, L.L.C. a Delaware limited liability company.**

B. **Recorded Mortgages.** The following mortgages are all of the mortgages of record that have not been satisfied or released of record or barred by statute:

Mortgage and Security Agreement dated July 17, 2002, executed by Whitemark at Corner Lake, LLC, a Delaware limited liability company in favor of Wachovia Bank, N.A. recorded July 17, 2002 in Official Records 6569, Page 4471, Public Records of Orange County, Florida.

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C. **Taxes.** All ad valorem taxes assessed to the Property have been paid through December 31, 2002, under Orange County Tax Collector Account Numbers 16-22-32-0000-00001.

D. **Rights-of-way and Easements.** The Official Records reflect that the Property is subject to the following rights-of-way, easements and related matters:

Drainage Easement recorded in Official Records Book 383, Page 520,  
Public Records of Orange County, Florida;

Southern Bell easement recorded in Official Records Book 4286,  
Page 1633, Public Records of Orange County, Florida;

Road Impact Fee Agreement recorded in Official Records Book 7039,  
Page 971, Public Records of Orange County, Florida; and

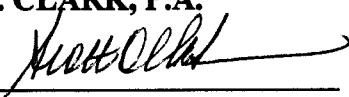
Declaration of Restrictions on Real Estate for County Lake recorded  
in Official Records Book 6653, Page 5049; as amended and restated  
by instrument to be recorded in the Public Records of Orange County,  
Florida.

This opinion certifies only the information expressly set forth above and this opinion should not be read as certifying that no other matters affect title to the Property. We render no opinions with respect to matters that are not disclosed in the Official Records of Orange County, Florida. The person signing this opinion is an attorney-at-law licensed in Florida.

Sincerely yours,

**SCOTT D. CLARK, P.A.**

By:

  
\_\_\_\_\_  
Scott D. Clark,  
President

## EXHIBIT "A"

Commence at the southwest corner of the Northwest 1/4 of Section 16, Township 22 South, Range 32 East, Orange County, Florida, thence N 00° 31' 26"W, along the west line of said Section 16, a distance of 791.97 feet for the POINT OF BEGINNING; thence continue along said west line N 00° 31' 26" W, a distance of 1673.98 feet; thence N 89° 42' 52" E, a distance of 2265.83 feet to a point on the westerly right of way line of County Road No. 419; thence S 17° 27' 00" W, along said westerly right of way line, a distance of 1922.11 feet to a point on a curve concave to the southwest, having a radius of 35.00 feet, a central angle of 90° 00' 00", a chord of 49.50 feet and a chord bearing of N 27° 33' 00" W; thence northwesterly along the arc of said curve, a distance of 54.98 feet; thence N 72° 33' 00" W, a distance of 85.00 feet; thence S 17° 27' 00" W, a distance of 144.76 feet; thence N 81° 54' 13" W, a distance of 1542.09 feet to the POINT OF BEGINNING;

Together with:

Begin at the southwest corner of the Northwest 1/4 of Section 16, Township 22 South, Range 32 East, Orange County, Florida, thence N 00° 31' 26"W, along the west line of said Section 16, a distance of 141.97 feet; thence S 57° 27' 13" E, a distance of 335.00 feet; thence S 27° 17' 01" E, a distance of 160.00 feet; thence S 06° 50' 37" W, a distance of 490.00 feet; thence S 89° 47' 29" W, a distance of 292.59 feet to a point on the west line of the southwest 1/4 of Section 16; thence N 00° 17' 48" W, a distance of 668.04 feet to the POINT OF BEGINNING.