



First American Title Insurance Company
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**CERTIFICATE OF TITLE INFORMATION FOR THE FILING
OF A SUBDIVISION PLAT IN
Lake County, Florida**

FATIC File No.: 2037-3259441

A search of the Public Records of Lake County, Florida, through November 24, 2014 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of VISTA AT CHERRY LAKE (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated November 9, 2004 and recorded January 3, 2005 in Official Records Book 2728, Page 257; dated March 22, 2005 and recorded April 25, 2005 in Official Records Book 2816, Page 2385; dated December 20, 2005 and recorded February 23, 2006 in Official Records Book 3092, Page 1206; dated January 4, 2007 and recorded January 10, 2007 in Official Records Book 3345, Page 960; dated April 26, 2007 and recorded May 8, 2007 in Official Records Book 3427, Page 1824; dated February 25, 2008 and recorded February 26, 2008 in Official Records Book 3587, Page 1187; dated January 29, 2008 and recorded February 5, 2008 in Official Records Book 3578, Pages 1617 and 1620; dated June 15, 1990 and recorded June 22, 1990 in Official Records Book 1064, Page 1403 and dated June 15, 1990 and recorded June 22, 1990 in Official Records Book 1064, Page 1395, Public Records of Lake County, Florida.

B. The record title holder is Wannee Land Company, a Florida corporation; Castle Management Partners, LLP, a Florida limited liability partnership; L & D, LLC, a Florida limited liability company (all as to a portion) AND Lawrence E. White, not individually but as Trustee under Land Trust Agreement LEWTA2, dated June 15, 1990.

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of VISTA AT CHERRY LAKE.

D. Unsatisfied mortgages or liens encumbering said property are as follows:

1. Mortgage Deed executed by The LaSalle Group, as Trustee in favor of TLSSG, Inc. dated December 1, 1987 and recorded December 4, 1987 in Official Records Book 944, Page 321; as assigned in favor of Lawrence E. White, as Trustee by virtue of Assignment of Mortgage recorded July 23, 1990 in Book 1068, Page 501; dated December 1, 1987 and recorded December 4, 1987 in Official Records Book 944, Page 332; as assigned in favor of Lawrence E. White, as Trustee by virtue of Assignment of Mortgage recorded July 23, 1990 in Official Records Book 1068, Page 505; dated January 16, 1990 and recorded January 18, 1990 in Official Records Book 1042, Page 219; as assigned in favor of Lawrence E. White, as Trustee by virtue of Assignment of Mortgage recorded July 23, 1990 in Book 1068, Page 509; dated January 16, 1990 and recorded January 18, 1990 in Official Records Book 1042, Page 211; as assigned in favor of Lawrence E. White, as Trustee by virtue of Assignment of Mortgage recorded July 23, 1990 in Book 1068, Page 515; all of which were modified by that Mortgage Modification and Spreader Agreement recorded April 15, 2010 in Official Records Book 3894, Page 2216, Public Records of Lake County, Florida.

2. Mortgage executed by L&D, LLC in favor of Mohawk Investment Group, LLC dated January 29, 2008 and recorded February 5, 2008 in Official Records Book 3578, Page 1623, Public Records of Lake County, Florida.

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. Right-of-Way or easement as set forth and described in that Quit Claim Deed recorded May 18, 1956 in Deed Book 383, Page 148, Public Records of Lake County, Florida.

2. Right-of-Way Easement in favor of Sumter Electric Cooperation, Inc. recorded February 9, 1978 in Official Records Book 644, Page 1473; as amended by that Quit Claim Deed recorded August 2, 1990 in Official Records Book 1069, Page 2292, Public Records of Lake County, Florida.

3. Utility Easement Agreement by and between Cherry Lake Farms, as Trustee under Land Trust Agreement CLFTB1 dated June 15, 1990, Lawrence E. White, as Trustee under Land Trust Agreement LEWTB2 dated June 15, 1990, Cherry Lake Farms, as Trustee under Land Trust CLFTA1 dated June 15, 1990 and Lawrence E. White, as Trustee under Land Trust dated June 15, 1990, recorded September 23, 1991 in Official Records Book 1127, Page 1434, Public Records of Lake County, Florida.

4. Easement For Ingress and Egress in favor of Cherry Lake Farms, as Trustee under Land Trust Agreement CLFTA1 dated June 15, 1990 and Lawrence E. White, as Trustee under Land Trust Agreement LEWTA2 dated June 15, 1990 recorded September 23, 1991 in Official Records Book 1127, Page 1458, Public Records of Lake County, Florida.

5. The plat of Groveland Farms (Section 09-22-25) as recorded in Plat Book 2, Page 10, Public Records of Lake County, Florida.

F. Other information regarding said property includes:

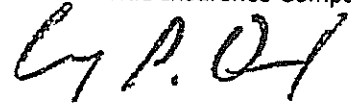
1. Ordinance 2006-01-01 recorded October 24, 2011 in Official Records Book 4085, Page 2445, Public Records of Lake County, Florida.

G. 2014 Ad valorem taxes on said property are UNPAID for Tax Parcel I. D. Number 032225-0003-000-00200 and 032225-0003-000-00600.

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING
OF A SUBDIVISION PLAT IN
Lake County, Florida**

This certificate is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Lake County Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose.

First American Title Insurance Company



By: _____

Authorized Signatory, Larry P. Deal

COMMENCE AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5, THENCE COINCIDENT WITH THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 5, N 89°38'51" W A DISTANCE OF 99.33 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF CHERRY LAKE ROAD, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 44.74 FEET, A DELTA ANGLE OF 72°35'14" AND BEING SUBTENDED BY A CHORD BEARING S 35°43'27" E FOR A DISTANCE OF 52.97 FEET; THENCE SOUTHEASTERLY COINCIDENT WITH THE ARC SAID CURVE 56.68 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF CHERRY LAKE ROAD; THENCE COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY FOR THE FOLLOWING TWO (2) CALLS; 1) S 00°34'06" W A DISTANCE OF 1116.72 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 243.63 FEET, A DELTA ANGLE OF 44°40'27" AND BEING SUBTENDED BY A CHORD BEARING S 21°43'46" E FOR A DISTANCE OF 185.18 FEET; 2) THENCE SOUTHEASTERLY COINCIDENT WITH THE ARC OF SAID CURVE 189.96 FEET TO A POINT ON THE EAST BOUNDARY OF SAID GOVERNMENT LOT 5; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY BOUNDARY COINCIDENT WITH SAID EAST BOUNDARY, S 00°29'21" W A DISTANCE OF 472.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE COINCIDENT WITH SAID EAST BOUNDARY, S 00°29'21" W A DISTANCE OF 319.56 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N 87°36'08" W A DISTANCE OF 212.51 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 23°34'59" AND BEING SUBTENDED BY A CHORD BEARING S 05°13'36" E FOR A DISTANCE OF 20.44 FEET; THENCE SOUTHEASTERLY COINCIDENT WITH THE ARC OF SAID CURVE 20.58 FEET; THENCE S 83°22'52" E A DISTANCE OF 62.23 FEET; THENCE S 19°56'47" E A DISTANCE OF 120.67 FEET; THENCE S 19°47'42" W DISTANCE OF 44.01 FEET; THENCE S 84°28'43" W A DISTANCE OF 204.98 FEET; THENCE S 88°20'28" DISTANCE OF 174.73 FEET; THENCE S 85°30'41" W A DISTANCE OF 266.28 FEET; THENCE S 82°24'54" W A DISTANCE OF 228.41 FEET; THENCE S 72°58'42" W A DISTANCE OF 24.54 FEET; THENCE N 11°08'50" W A DISTANCE OF 121.03 FEET; THENCE N 31°23'05" E A DISTANCE OF 6.52 FEET; THENCE N 55°21'44" W A DISTANCE OF 173.16 FEET; THENCE N 55°49'11" W A DISTANCE OF 50.00 FEET; THENCE N 33°53'46" E A DISTANCE OF 7.59 FEET; THENCE N 33°21'03" E A DISTANCE OF 6.97 FEET; THENCE N 56°54'36" W A DISTANCE OF 155.41 FEET; THENCE N 34°15'39" E A DISTANCE OF 33.37 FEET; THENCE N 32°15'08" E A DISTANCE OF 341.20 FEET; THENCE N 23°41'18" E A DISTANCE OF 136.96 FEET; THENCE N 15°15'44" A DISTANCE OF 104.70 FEET; THENCE N 00°01'59" E A DISTANCE OF 131.91 FEET; THENCE N 13°40'06" W A DISTANCE OF 78.63 FEET; THENCE N 26°23'20" E A DISTANCE OF 41.03 FEET; THENCE N 15°05'38" W A DISTANCE OF 112.19 FEET; THENCE N 13°15'03" W A DISTANCE OF 88.47 FEET; THENCE N 35°14'22" W A DISTANCE OF 21.09 FEET; THENCE N 04°42'03" E A DISTANCE OF 54.41 FEET; THENCE N 38°48'26" W A DISTANCE OF 28.45 FEET; THENCE N 00°23'19" W A DISTANCE OF 136.70 FEET; THENCE N 61°45'41" W A DISTANCE OF 23.11 FEET; THENCE N 10°20'24" W A DISTANCE OF 23.22 FEET; THENCE N 18°35'52" W A DISTANCE OF 71.03 FEET; THENCE N 67°32'14" E A DISTANCE OF 5.70 FEET; THENCE N 06°39'13" W A DISTANCE OF 104.50 FEET; THENCE N 54°02'43" W A DISTANCE OF 83.16 FEET; THENCE N 41°23'21" W A DISTANCE OF 85.70 FEET; THENCE N 77°11'07" W A DISTANCE OF 34.71 FEET; THENCE N 00°23'42" E A DISTANCE OF 494.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, SAID CURVE OF HAVING A RADIUS OF 1211.94 FEET, A DELTA ANGLE OF 6°14'39" AND BEING SUBTENDED BY A CHORD BEARING S 86°27'32" E FOR A DISTANCE OF 132.01 FEET; THENCE COINCIDENT WITH THE ARC OF SAID CURVE 132.08 FEET; THENCE S 89°39'08" E A DISTANCE OF 189.66 FEET; THENCE N 00°09'40" E A DISTANCE OF 12.81 FEET; THENCE S 89°38'51" E A DISTANCE OF 376.69 FEET; THENCE S 00°00'00" E A DISTANCE OF 15.00 FEET TO A POINT COINCIDENT WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY BOUNDARY OF CHERRY LAKE ROAD, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD BEARING S 45°21'09" W FOR A DISTANCE OF 35.36 FEET; THENCE DEPARTING SAID PROPOSED SOUTHERLY RIGHT-OF-WAY BOUNDARY OF CHERRY LAKE ROAD COINCIDENT WITH THE ARC OF SAID CURVE 39.27 FEET; THENCE S 00°23'16" W A DISTANCE OF 12.57 FEET TO A POINT OF CURVATURE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 326.00 FEET, A CENTRAL ANGLE OF 8°16'52" AND BEING SUBTENDED BY A CHORD BEARING S 04°29'35" W FOR A DISTANCE OF 47.08 FEET; THENCE COINCIDENT WITH THE ARC OF SAID CURVE 47.12 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 93.00 FEET, A CENTRAL ANGLE OF 30°37'32" AND BEING SUBTENDED BY A CHORD BEARING S 23°56'46" W FOR A DISTANCE OF 49.12 FEET; THENCE COINCIDENT WITH THE ARC OF SAID CURVE 49.71 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 787.00 FEET, A CENTRAL ANGLE OF 6°16'08" AND BEING SUBTENDED BY A CHORD BEARING S 36°07'28" W FOR A DISTANCE OF 86.07 FEET; THENCE

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COINCIDENT WITH THE ARC OF SAID CURVE FOR A DISTANCE OF 86.11 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 18°42'56" AND BEING SUBTENDED BY A CHORD BEARING S 42°20'52" W FOR A DISTANCE OF 97.56 FEET; THENCE COINCIDENT WITH THE ARC OF SAID CURVE 98.00 FEET; THENCE S 51°42'20" W A DISTANCE OF 70.58 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 63°27'20" AND BEING SUBTENDED BY A CHORD BEARING S 19°58'41" W FOR A DISTANCE OF 283.98 FEET; THENCE COINCIDENT WITH THE ARC OF SAID CURVE 299.03 FEET; THENCE S 11°45'00" E A DISTANCE OF 387.44 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 1428.62 FEET, A DELTA ANGLE OF 9°38'28" AND BEING SUBTENDED BY A CHORD BEARING S 07°15'40" E FOR A DISTANCE OF 240.11 FEET; THENCE COINCIDENT WITH THE ARC OF SAID CURVE 240.39 FEET; THENCE N 87°33'56" E A DISTANCE OF 140.22 FEET; THENCE S 04°49'22" E A DISTANCE OF 32.83 FEET; THENCE S 03°09'47" E A DISTANCE OF 170.00 FEET; THENCE S 04°42'25" W A DISTANCE OF 123.51 FEET; THENCE S 18°44'06" W A DISTANCE OF 316.45 FEET; THENCE S 31°22'44" W A DISTANCE OF 196.80 FEET; THENCE S 31°22'51" W A DISTANCE OF 104.00 FEET; THENCE S 58°37'16" E A DISTANCE OF 80.91 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 207.95 FEET, A DELTA ANGLE OF 13°57'25" AND BEING SUBTENDED BY A CHORD BEARING S 62°49'45" E FOR A DISTANCE OF 50.53 FEET; THENCE COINCIDENT WITH THE ARC OF SAID CURVE 50.66 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 208.42 FEET, A DELTA ANGLE OF 31°54'21" AND BEING SUBTENDED BY A CHORD BEARING S 87°55'35" E FOR A DISTANCE OF 114.57 FEET; THENCE COINCIDENT WITH THE ARC OF SAID CURVE 116.06 FEET; THENCE N 82°18'51" E A DISTANCE OF 180.47 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A DELTA ANGLE OF 8°10'32" AND BEING SUBTENDED BY A CHORD BEARING N 86°24'07" E FOR A DISTANCE OF 74.85 FEET; THENCE COINCIDENT WITH THE ARC OF SAID CURVE 74.91 FEET; THENCE S 89°30'37" E A DISTANCE OF 157.21 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 70°31'44" AND BEING SUBTENDED BY A CHORD BEARING N 55°13'31" E FOR A DISTANCE OF 28.87 FEET; THENCE COINCIDENT WITH THE ARC OF SAID CURVE 30.77 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 105°05'17" AND BEING SUBTENDED BY A CHORD BEARING N 72°30'18" E FOR A DISTANCE OF 79.38 FEET; THENCE COINCIDENT WITH THE ARC OF SAID CURVE 91.71 FEET; THENCE N 39°28'15" E A DISTANCE OF 368.35 FEET TO THE POINT OF BEGINNING.