

LAWYERS TITLE INSURANCE COMPANY
2400 Maitland Center Pkwy, Ste. 110
Maitland, Florida 32751

TITLE CERTIFICATE

CASE NO. 3069148

AN EXAMINED SEARCH FOR THE ISSUANCE OF TITLE INSURANCE UNDERWRITTEN
BY LAWYERS TITLE INSURANCE COMPANY

PROVIDED FOR: Latham, Shuker, Eden & Beaudine, LLP

Effective Date of Certificate: March 4, 2010 at 8:00 A.M.

Description of real property to be insured situated in Orange County, Florida:

SEE ATTACHED EXHIBIT "A"

Title to the Fee Simple Estate or Interest in the Land described above is vested in:

The Vue-Orlando, LLC, debtor in possession, case no. 6:09-bk-14833-KSJ filed in
U.S. Bankruptcy Court Middle District of Florida, Orlando Division (as to all Parcels)
and Clifford B. Kwitowski (as to any interest in Unit 32 B1 pursuant to that Sheriff's
Deed recorded in Official Records Book 9942, Page 5374)

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to Lawyers Title Insurance Company
eliminating the need for standard exceptions, the following should be made a part of
any Lawyers Title Insurance Company Commitment and/or Final Policy.

1. Taxes for the year of the effective date of the Policy and taxes or special
assessments which are not shown as existing liens by the public records.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matter which
would be disclosed by an accurate survey and inspection of the premises.
4. Easement or claims of easements not shown by the public records.
5. Any lien, or right to lien for services, labor or material heretofore or hereafter
furnished imposed by law and not shown by the public records.

ADDITIONAL EXCEPTIONS

Outstanding Mortgages, Assignments of Rents and Leases, Financing Statements:

5. Post petition loan (the "DIP Loan") from Sovereign Bank, Comerica Bank, Great American Insurance Company, KeyBank National Association, Charter One Bank, N.A., the International Commercial Bank of China, New York, Commercebank, N.A., and Great American Life Insurance Company (collectively the "DIP Lenders") to the Vue-Orlando LLC and the lien securing same created by the Final Order (I) authorizing Debtor to Obtain Post-Petition Secured Financing, (II) Granting Certain Liens, (III) Granting adequate Protection, (IV) Funding Segregated Account with Cash Collateral, (V) modifying the automatic stay, ordered in December 28, 2005 in bankruptcy case no. 6:09-bk-14833-KSJ in re: the bankruptcy of the Vue-Orlando, LLC in the U.S. District Bankruptcy Court, Middle District, Orlando Florida.

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NOTE: Uncertified copy of Final Judgment Pursuant to Default in favor of Ali Shahnavaaz and Masooren Mollaghasemi recorded February 22, 2008 in Official Records Book 9607, Page 4125.

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Restrictions, Declarations of Condominium, Easements, Reservations and Resolutions:

1. City of Orlando Downtown Development of Regional Impact Development Order recorded January 8, 1992 in Official Records Book 4362, Page 3368; First Amendment recorded November 22, 1994 in Official Records Book 4823, Page 1341; Notice of Recordation of Omitted Exhibit recorded in Official Records Book 5157, Page 1002; and Second Amendment recorded October 24, 2000 in Official Records Book 6114, Page 4473.
2. Restrictions, covenants, conditions and easements, as contained in that certain Special Warranty Deed recorded in Official Records Book 7870, Page 3504.
3. Right of Way Utilization Agreement recorded in Official Records Book 8006, Page 4610.
4. Orlando Utilities Commission Utility Easement recorded in Official Records Book 8680, Page 3163.
5. Easement and Memorandum of Agreement recorded in Official Records Book 9319, Page 2528. *(This Agreement may be rejected, at Purchasers option)*
6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of The Vue At Lake Eola, recorded in Plat Book 62, Pages 123 and 124.
7. All the covenants, conditions, restrictions, easements, assessments and possible liens, terms and other provisions of Declaration of Condominium and Exhibits thereto, recorded in Official Records Book 9444, Page 3009, as amended in Official Records Book 9826, Page 386.

Other (Agreements for Deed, Leases and Notices of Commencement):

1. Mortgage, Assignment of Rents, Security Agreement and Fixture Filing from The Vue-Orlando, LLC, a Delaware limited liability company to KeyBank National Association, recorded September 30, 2005 in Official Records Book 8222, Page 4293.
2. UCC-1 Financing Statement recorded in Official Records Book 8222, Page 4317.

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Unsatisfied Judgments and Mechanics, Tax and Assessment Liens (State and Federal and Other Liens for the Recovery of Money):

1. Amended Notice of Lis Pendens recorded in Official Records Book 8367, Page 3879; Order of Final Judgment in favor of Jill Carbonelli recorded in Official Records Book 9931, Page 1950.
1. Notice of Charging Lien and Retaining Lien in favor of Lowndes, Drosdick, Doster, Kantor & Reed, P.A. recorded in Official Records Book 9858, Page 8780; Order of Final Judgment of Default recorded June 2, 2009 in Official Records Book 9880, Page 6914 and recorded June 23, 2009 in Official Records Book 9888, Page 3558.
2. Notice of Charging Lien and Retaining Lien in favor of Lowndes, Drosdick, Doster, Kantor & Reed, P.A. recorded in Official Records Book 9858, Page 8782; Order Granting Final Judgment of Default recorded June 25, 2009 in Official Records Book 9889, Page 6825 and recorded August 14, 2009 in Official Records Book 9918, Page 1547.
3. Notice of Charging Lien and Retaining Lien in favor of Lowndes, Drosdick, Doster, Kantor & Reed, P.A. recorded in Official Records Book 9858 Page 8784.
4. Final Judgment in favor of Clifford Kwitowski and Becky Kwitowski recorded June 25, 2009 in Official Records Book 9889, Page 6829 and recorded June 25, 2009 in Official Records Book 9890, Page 3106; Suggestion of Pendency of bankruptcy Proceeding recorded October 12, 2009 in Official Records Book 9946, Page 5622.
4. Claim of Lien filed by Creative Floors Commercial, LLC recorded in Official Records Book 9962, Page 1814.
5. Proceedings in Case No. 2007CA11248 styled Dena Ellis v. The Vue-Orlando LLC evidenced by the Order recorded March 5, 2008 in Official Records Book 9617, Page 2026.
5. Proceedings in the Complex Business Litigation Court Case No. 08-CA-006383 (Div. 32) in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, styled Churchill Development Group LLC and Xistris Ventures LLC and Michael S. Murray v. The Vue-Orlando LLC which were remanded back to the state court by the order dated February 5, 2010 entered in the adversary proceedings in Case No. 6:09-ap-00957-KSJ. Note: Suggestion of Bankruptcy and Automatic Stay recorded October 7, 2009 in Official Records Book 9944, Page 8145.

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1. None.

Title Issues:

1. Sheriff's Deed to Clifford B. Kwitowski recorded October 1, 2009 in Official Records Book 9942, Page 5374.

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Unless stated otherwise, the property described herein has legal access.

Proposed Purchaser/Mortgagor:

N/A

A 20-year name search was performed on the proposed purchaser/mortgagor for unsatisfied judgment and tax liens (state and federal and other liens for the recovery of money) and personal names were checked for unrestored incompetency and for guardianship proceedings, ALL OF WHICH RESULTED IN THE FOLLOWING:

N/A

If the current record owner is a corporation or limited partnership, its status has not been verified with the proper authorities.

NOTE: Real estate taxes for the year 2009 are DUE (See attached Tax Sheets).

- (A) In order for the title to be insured by Lawyers Title Insurance Company, it must be examined between the effective date of this certificate and the recording date(s) of the instrument(s) on which the policy is based.
- (B) Include in the Commitment, under Schedule B, any additional Requirements and/or Exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant aspects of the transaction.

This certificate is issued exclusively for the writing of a title insurance Commitment and/or Policy on Lawyers Title Insurance Company. No liability is assumed if used for any other purpose. Liability for this Certificate expires six (6) months from date of issue if no Commitment or Policy has by then been issued by the aforementioned company.

LAWYERS TITLE INSURANCE COMPANY

Dated this 11th day of March, 2010

By: *[Signature]*

CERTIFICATE NO.

3069148

CASE NO.

Schedule "A"

Units 2 A02; 2 A04; 2 A06; 2 A07; 2 A08; 2 A11; 2 A12; 2 A14; 2 A16; 4 A01; 4 A02; 4 A08; 4 A09; 4 A11; 4 A12; 4 A13; 4 A15; 4 A16; 6 S04; 6 S08; 6 S09; 6 S10; 6 S16; 6 S19; 6 S20; 6 S22; 7 S04; 7 S05; 7 S06; 7 S08; 7 S10; 7 S14; 8 A01; 8 A03; 8 A07; 8 A08; 8 A10; 8 A11; 8 A14; 8 A17; 8 A18; 8 A19; 8 A24; 10 A03; 10 A08; 10 A10; 10 A14; 10 A15; 10 A17; 10 A20; 10 A22; 10 A23; 12 A02; 12 A06; 12 A07; 12 A14; 12 A16; 12 A17; 12 A20; 12 A21; 12 A22; 12 A23; 14 A05; 14 A06; 14 A07; 14 A08; 14 A09; 14 A11; 14 A12; 14 A17; 14 A19; 14 A20; 14 A22; 14 A23; 14 A24; 16 B04; 17 B02; 17 B05; 17 B07; 17 B08; 17 C01; 18 B02; 19 B01; 19 C01; 21 B07; 21 B09; 21 C01; 22 B03; 22 B04; 22 B07; 22 B08; 22 C01; 23 B02; 23 B03; 23 B05; 23 B07; 23 C01; 24 C02; 25 C01; 26 B01; 26 B03; 26 B04; 26 B06; 26 B07; 26 C01; 26 C02; 27 B02; 27 B03; 27 B09; 27 C01; 28 B02; 28 B03; 28 B04; 28 B06; 28 B09; 28 C02; 29 B03; 29 B04; 29 B06; 29 B09; 29 C02; ~~30 B01~~; 30 B02; 30 B04; 30 B07; 30 B08; 30 B09; 30 C02; 31 B02; 31 B03; 31 B04; 31 B07; 31 B08; 31 B09; 31 C02; 32 B01; 32 B02; 32 B03; 32 B04; 32 B05; 32 B06; 32 B07; 32 B08; 32 C02; 33 B02; 33 B03; 33 B04; 33 B06; 33 B07; 33 B08; 33 B09; 33 C02; 34 B02; 34 B03; 34 B04; 34 B06; 34 B07; 34 B08; 34 C01; 34 C02; 35 B02; 35 B03; 35 B04; 35 B05; 35 B06; Commercial Unit 1A; Commercial Unit 1B; Commercial Unit 1C; Commercial Unit 1D; Commercial Unit 1E; and Commercial Unit 1F of THE VUE AT LAKE EOLA, a Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 9444, Page 3009, of the Public Records of Orange County, Florida, together with an undivided interest or share in the common elements appurtenant thereto and any amendments thereto.