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[Handwritten signature]

ROBERTS & LAW, P.A.

ATTORNEYS AT LAW
POST OFFICE BOX 57
250 S. MAIN AVENUE
GROVELAND, FLORIDA 34736

TELEPHONE NUMBER: (352) 429-2183

FAX NUMBER: (352) 429-3035

ARTHUR E. ROBERTS
(1929-1997)

JULIA R. LAW

June 4, 2003

Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

Re: South Leesburg Business Center Property Owners Association, Inc.

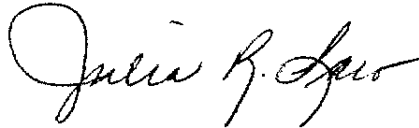
Gentlemen:

Relative to the subject new corporation, enclosed please find the original and one copy of the articles of incorporation, which I would appreciate your filing and returning the copy to me certified.

Also enclosed is my trust account check in the amount of \$122.50, representing the \$35.00 filing fee, \$52.50 for certified copy, and \$35.00 for registered agent fee.

Thanking you for your assistance in this matter, I remain

Sincerely,



JULIA R. LAW

JRL/bs

Enclosures

ARTICLES OF INCORPORATION
OF
SOUTH LEESBURG BUSINESS CENTER
PROPERTY OWNERS ASSOCIATION, INC.
(A Florida Not for Profit Corporation)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

The name of the corporation is SOUTH LEESBURG BUSINESS CENTER
PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance and preservation of the frontage road, and the surface water and storm water management system serving the frontage road, located within that certain tract described as:

ALL THAT REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF

and to promote the health, safety and welfare of the owners of the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this corporation for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the corporation as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property described in Exhibit "A" attached hereto and recorded or to be recorded in the office of the Clerk of the Circuit Court in and for Lake County, Florida, and as the same may be amended from time to time as therein provided, said declaration being incorporated herein as set forth at length;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the corporation;

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the corporation;

(d) Borrow money, and with the assent of two-thirds (2/3) of the members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer, and approved in writing by the St. Johns River Water Management District;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and common area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members;

(g) Operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. 42-069-86199-2 requirements and applicable District rules, and assist in the enforcement of the Declaration of Covenants and Restrictions

which relate to the frontage road and the surface water or stormwater management system serving the frontage road;

(h) Levy and collect adequate assessments against members of the corporation for the costs of maintenance and operation of the frontage road and the surface water or stormwater management system serving the frontage road;

(i) Have and to exercise any and all powers, rights, and privileges which a corporation may now or hereafter have or exercise under the laws of the State of Florida governing corporations not for profit.

ARTICLE III

The term of existence of the corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The corporation shall exist in perpetuity.

ARTICLE IV

There shall be three (3) members of the initial Board of Directors of the corporation. The names and address of the persons who are to serve as directors until the first election thereof are as follows:

PAUL BUCHANAN

129 Lakeshore Drive
Leesburg, Florida 34748

AUDETT T. CANTER

1500 South Pointe Drive
Leesburg, Florida 34748

MARK BENNETT

706 Pasa Del Norte Avenue
Leesburg, Florida 34748

Thereafter, the Board of Directors shall be elected by a majority of the members pursuant to the by-laws of the corporation.

ARTICLE V

The affairs of the corporation are to be managed by a President and Secretary-Treasurer. Such officers will be elected annually pursuant to the by-laws of the corporation.

ARTICLE VI

(a) This corporation shall have no capital stock and shall be composed of members rather than stockholders. The membership of the corporation shall consist of owners of a fee interest in any lot included in the lots of the South Leesburg Business Center Subdivision, Lake County, Florida, and additional adjoining unplatted lot described in Exhibit B attached hereto. Each member shall be entitled to one vote for each lot owned.

(b) Upon transfer of title to a member's interest in the aforescribed property by death, sale or otherwise, the transferor shall be terminated as a member and the transferee shall be eligible for membership pursuant to the foregoing provisions of this article.

(c) There shall at no time be more than one voting member for each lot included in the lots of South Leesburg Business Center Subdivision, Lake County, Florida.

ARTICLE VII

The by-laws of the corporation are to be made, altered or rescinded by the voting members of the corporation.

ARTICLE VIII

These Articles of Incorporation may be amended by the act of the voting members of the corporation. Such amendments may be proposed and adopted in the manner provided in the by-laws of the corporation

ARTICLE IX

This corporation shall be dissolved and its affairs wound up by a two-thirds (2/3) vote of the corporation's voting members or when the object for which the corporation is organized has been fully accomplished.

In the event of termination, dissolution or final liquidation of the corporation, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved in writing by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE X

The address of this corporation's initial registered office in the State of Florida is 129 Lakeshore Drive, Leesburg, Florida 34748. The name of the initial registered agent at the above address is PAUL BUCHANAN.


ARTICLE XI

The name and residence address of the subscriber of these Articles of Incorporation are, PAUL BUCHANAN, 129 Lakeshore Drive, Leesburg, Florida 34748.

ARTICLE XII

Existence of the corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida.

IN WITNESS WHEREOF, the undersigned, being the incorporator of this corporation under the laws of the State of Florida have executed these Articles of Incorporation on the 15th day of MAY, 2003.


PAUL BUCHANAN

STATE OF FLORIDA
COUNTY OF LAKE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared PAUL BUCHANAN, who is personally known to me or who has produced PERSONALLY KNOWN, as identification, and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of MAY, 2003.



P. B. Howell, Jr.
MY COMMISSION # CC958801 EXPIRES
August 22, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

P. B. Howell, Jr.
Notary Public
Commission Expires: Aug. 22, 2004

EXHIBIT "A"

Tract A, as shown on the Plat of SOUTH LEESBURG BUSINESS CENTER, as recorded in Plat Book 48, Pages 69-70, Public Records of Lake County, Florida.

EXHIBIT "B"

That part of the Northeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 24 East, in Lake County, Florida, bounded and described as follows: Commence at the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 14, Township 20 South, Range 24 East, and run South $00^{\circ}02'09''$ East along the West line of the Northeast $\frac{1}{4}$, a distance of 535.00 feet to a point on the South right of way line of South Pelican Isle Drive; thence continue South $00^{\circ}02'09''$ East along the West line of the Northeast $\frac{1}{4}$ of said Section 14, a distance of 186.00 feet to the Point of Beginning of this description; from said Point of Beginning run North $89^{\circ}32'38''$ East 460.39 feet; thence North $11^{\circ}26'23''$ West 186.22 feet to the South right of way line of South Pelican Isle Drive, said right of way being 66 feet in width; thence North $89^{\circ}58'30''$ East along said South right of way line of South Pelican Isle Drive, a distance of 81.62 feet to a point on the Westerly right of way line of U. S. Highway 27, said right of way being 200 feet in width; thence South $11^{\circ}26'23''$ East along the Westerly right of way line of U. S. Highway 27, a distance of 679.20 feet; thence leaving said Westerly right of way line, run South $88^{\circ}58'04''$ West, 639.56 feet to a point on the West line of the Northeast $\frac{1}{4}$ of the aforementioned Section 14; thence North $00^{\circ}02'09''$ West along the West line of the Northeast $\frac{1}{4}$, a distance of 491.01 feet to the Point of Beginning.

AND

That part of the Northeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 24 East, in Lake County, Florida, bounded and described as follows:
Commence at the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 14, Township 20 South, Range 24 East, and run South $00^{\circ}02'09''$ East along the West line of the Northeast $\frac{1}{4}$, a distance of 535.00 feet to a point on the South right of way line of South Pelican Isle Drive; thence continue South $02^{\circ}02'09''$ East along the West line of the Northeast $\frac{1}{4}$ of said Section 14, a distance of 186.00 feet to the Point of Beginning of this description; from said Point of Beginning run North $89^{\circ}32'38''$ East 460.39 feet; thence North $11^{\circ}26'23''$ West 186.22 feet to the South right of way line of South Pelican Isle Drive, said right of way being 66 feet in width; thence South $89^{\circ}58'30''$ West along said South right of way line of South Pelican Isle Drive, a distance of 423.55 feet to the West line of the Northeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 24 East; thence South $00^{\circ}02'09''$ East along the West line of the Northeast $\frac{1}{4}$ of said Section 14, a distance of 186 feet to the Point of Beginning of this description.

STATE OF FLORIDA
DEPARTMENT OF STATE

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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED AND NAMES AND ADDRESSES OF THE OFFICERS AND DIRECTORS.

The following is submitted, in compliance with Chapter 617.023, Florida Statutes:

SOUTH LEESBURG BUSINESS CENTER PROPERTY OWNERS ASSOCIATION, INC., a corporation not for profit, organized (or organizing) under the laws of the State of Florida, with its principal office at 129 Lakeshore Drive, in the City of Leesburg, County of Lake, State of Florida, has named PAUL BUCHANAN, located at 129 Lakeshore Drive, in the City of Leesburg, County of Lake, State of Florida, as its agent to accept service of process within this state.

DIRECTORS:

Name	Specific Address
PAUL BUCHANAN	129 Lakeshore Drive Leesburg, FL 34748
AUDETT T. CANTER	1500 South Pointe Drive Leesburg, FL 34748
MARK BENNETT	706 Pasa Del Norte Avenue Leesburg, FL 34748

BY: Paul Buchanan
PAUL BUCHANAN

ACCEPTANCE:

I agree as Registered Agent to accept service of process; to keep office open during prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the above Florida designated address) in some conspicuous place in the office as required by law.

Paul Buchanan
PAUL BUCHANAN
Registered Agent

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 OR 617.0501,
FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER
THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT
IN DESIGNATING THE REGISTERED AGENT/REGISTERED OFFICE, IN THE STATE
OF FLORIDA.

1. The name of the corporation is SOUTH LEEBSBURG BUSINESS
CENTER PROPERTY OWNERS ASSOCIATION, INC.
2. The name and address of the registered agent and office is PAUL
BUCHANAN, 129 Lakeshore Drive, Leesburg, Florida 34748.

Having been named as registered agent and to accept service of process for the above
stated corporation at the place designated in this certificate, I hereby accept the
appointment as registered agent and agree to act in this capacity. I further agree to
comply with the provisions of all statutes relating to the proper and complete
performance of my duties, and I am familiar with and accept the obligations of my
position as registered agent.



Paul Buchanan, Registered Agent

Date: MAY 15, 2003