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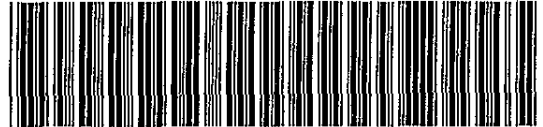
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TALLAHASSEE, FLORIDA

C.S. 5-6

# Salter, Feiber, Murphy, Hutson & Menet, P.A.

Attorneys at Law

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[www.salterlaw.net](http://www.salterlaw.net)

April 29, 2005

Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Re: Fort Clarke Office/Warehouse Association, Inc.  
Our File #04-007.2

Dear Sir/Madam:

Enclosed please find an original and one (1) copy each of the Articles of Corporation for the above-referenced not-for-profit corporation.

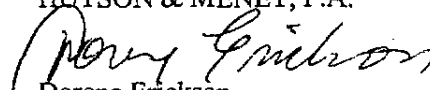
Also enclosed please find this firm's checks in the amount of \$78.75 each for the following:

Filing Fee	\$ 35.00
Registered Agent Designation	35.00
Certification Copy of Articles	<u>8.75</u>
	\$ 78.75

We appreciate your cooperation in this matter. If you require any further information or have any questions, please advise.

Sincerely yours,

SALTER, FEIBER, MURPHY,  
HUTSON & MENET, P.A.

  
Dorene Erickson  
Paralegal

/dee

enclosures

F:\Jenese\Letters\Secretary of State file Corp.wpd

**ARTICLES OF INCORPORATION  
OF  
FORT CLARKE OFFICE/WAREHOUSE ASSOCIATION, INC.**

FILED  
05 MAY -3 AM 8:36  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

By these Articles of Incorporation, the undersigned Subscriber forms a corporation not for profit in accordance with Chapter 617, Florida Statutes, and pursuant to the following provisions ("these Articles");

**ARTICLE I**

**NAME**

The name of the corporation shall be **FORT CLARKE OFFICE/WAREHOUSE ASSOCIATION, INC.** For convenience, the corporation shall be referred to in this instrument as the "Association."

**ARTICLE II**

**DURATION**

The Association shall exist perpetually unless and until dissolved according to law. Corporate existence of the Association shall commence upon the filing of these Articles with the Florida Department of State.

**ARTICLE III**

**PRINCIPAL OFFICE**

The principal office of the Association is located at **4031 N.W. 97<sup>th</sup> Boulevard, Gainesville, Florida 32606.**

**ARTICLE IV**

**REGISTERED OFFICE AND AGENT**

**James D. Salter**, whose address is **3940 N.W. 16<sup>th</sup> Boulevard, Building B, Gainesville, Florida 32605**, is hereby appointed the initial registered agent of the Association and the registered office shall be at said address.

## ARTICLE V

### PURPOSE AND POWERS OF The Association

The Association shall not pay dividends and no part of any income of the Association shall be distributed to its Members, directors or officers. The Association is formed to carry out the duties and responsibilities imposed upon it by the Declaration of Covenants, Conditions and Restrictions executed by **Joyner Construction, Inc.**, a Florida corporation, and **SB-Gainesville, LLC**, a Georgia limited liability company. The Association shall have all the powers of a nonprofit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in these Articles, the By-laws, or the Declaration. The Association shall have the power and duty to do any and all lawful things which may be authorized, assigned, required or permitted to be done by the Declaration, these Articles and the By-laws, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association for the benefit of the Owners and for the maintenance, administration and improvement of the Exhibit "A" Property (the "Joyner Parcel") and Common Property within its jurisdiction and for the Exhibit "B" Property (the "LLC Parcel") and for the real property described in the Official Records Book 2831, Page 1338 of the Public Records of Alachua County, Florida..

## ARTICLE VI

### MEMBERSHIP

Each Owner of an interest in either the Joyner Parcel or the LLC Parcel as defined in the Declaration shall be a Member of the Association. Any person or entity who holds any interest merely as a security for the performance of any obligation shall not be a Member. The Association membership of each such Owner shall be appurtenant to the Parcel giving rise to such membership, and shall not be transferred except upon the transfer of title to said Parcel and then only to the transferee of title thereto. Any prohibited separate transfer shall be void. Any transfer of title shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof.

## ARTICLE VII

### BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board, elected as provided for in the by-laws of the Corporation, of not less than three (3), nor more than five (5) directors who need not be Members. The initial Board shall be comprised of three (3) people. Anything in these Articles to the contrary notwithstanding, until such time as Declarant has conveyed to purchasers not affiliated with Declarant all lands, or at such earlier date as may be selected by Declarant, Declarant shall be entitled to designate the Board of Directors of the Association. The names and address of

persons who are to act in the capacity of director until appointment or election of their successors pursuant to these Articles are:

<u>Name</u>	<u>Address</u>
Millard K. Joyner	4031 N.W. 97 <sup>th</sup> Boulevard Gainesville, FL 32606
Richard Wagner	4031 N.W. 97 <sup>th</sup> Boulevard Gainesville, FL 32606
James D. Salter	3940 N.W. 16 <sup>th</sup> Boulevard, Bldg. B Gainesville, FL 32605

Once Declarant relinquishes its right to appoint the Board of Directors, the Members shall elect the directors for staggered terms of two (2) years each. To create the staggered terms, one post shall become vacant in one (1) year and a successor director shall be elected. The second post shall be deemed vacant at the end of the second year, and a successor director shall be elected. All successor directors shall serve for terms of two (2) years each. In the event that the number of people comprising the Board of Directors is changed, such change in number shall be implemented in such a manner as to have as nearly equal in number as possible the number of directors whose terms expire in any given year.

## **ARTICLE VIII**

### **OFFICERS**

The affairs of the Association shall be administered by the officers designated in the By-laws. The officers shall be elected by the Board of Directors at the first meeting, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>Office</u>	<u>Name</u>	<u>Address</u>
President	Millard K. Joyner	4031 N.W. 97 <sup>th</sup> Boulevard Gainesville, FL 32606
Vice Pres/Secretary/Treasurer	Richard Wagner	4031 N.W. 97 <sup>th</sup> Boulevard Gainesville, FL 32606

Asst. Secretary/Treasurer

James D. Salter

3940 N.W. 16<sup>th</sup> Boulevard,  
Bldg. B  
Gainesville, FL 32605

## ARTICLE IX

### INDEMNIFICATION

9.1 Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding whether civil, criminal, administrative or investigative, or any settlement of any proceeding, or any appeal from such proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, or having served at the Association's request as a director or officer of any other corporation, whether or not he is a director or officer at the time such expenses are incurred, regardless of by whom the proceeding was brought, except in relation to matters as to which any such director or officer shall be adjudged liable for gross negligence or willful misconduct, provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors of the Association approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

9.2 Expenses incurred in defending a suit or proceeding whether civil, criminal, administrative or investigative may be paid by the Association in advance of the final disposition of such action, suit or proceeding if authorized by all of the non-interested directors upon receipt of an undertaking by or on behalf of the director or officer to repay such amount if it shall ultimately be determined that he is not to be indemnified by the Association as authorized by these Articles of Incorporation.

9.3 The Association shall have the power to purchase at its expense and maintain insurance on behalf of any person who is or was a director or officer of the Association, or is or was serving at the request of the Association as a director or officer of another association, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of these Articles.

## ARTICLE X

### BY-LAWS

The By-laws of the Association shall be adopted by the Board of Directors and may be

altered, amended or rescinded in the manner provided by the By-laws.

## **ARTICLE XI**

### **AMENDMENTS**

Amendments to these Articles of Incorporation shall be made in the following manner:

**11.1 Resolution.** The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may be either the annual or a special meeting.

**11.2 Notice.** Within the time and in the manner provided in the By-laws for the giving of notice of meetings of Members, written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record entitled to vote thereon. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

**11.3 Vote.** At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving both the affirmative vote of a majority of the votes of Members of each class entitled to vote thereon as a class and the affirmative vote of a majority of the votes of all Members entitled to vote thereon.

**11.4 Multiple Amendments.** Any number of amendments may be submitted to the Members and voted upon by them at one meeting.

**11.5 Agreement.** If all of the Directors and all of the Members eligible to vote sign a written statement manifesting their intention that an amendment to these Articles be adopted, then the amendment shall thereby be adopted as though subsections 13.1 through 13.3 had been satisfied.

**11.6 Action Without Directors.** The Members may amend these Articles without an act of the Directors at a meeting for which notice of the changes to be made is given.

**11.7 Limitations.** No amendment shall make any changes in the qualifications for Members nor the voting rights of Members without approval in writing by all Members. No amendment shall be made that is in conflict with the Declaration. So long as Declarant shall own any lands within the Development Plan, no Declarant related amendment shall be made to the Declaration, or to the Articles or By-laws of the Association unless such amendment is first approved in writing by Declarant. Any amendment shall be deemed to be Declarant related if it does any of the following:

a. Directly or indirectly by its provisions or in practical application relates to Declarant in a manner different from the manner in which it relates to other Owners;

b. Modifies the definitions provided for by Article I of the Declaration in a

manner which alters Declarant's rights or status;

- c. Modifies or repeals any provision of Article II of the Declaration;
- d. Alters the character and rights or membership as provided for by Article III of the Declaration or affects or modifies in any manner whatsoever the rights of Declarant as a Member of the Association ;
- e. Alters any previously recorded or written agreement with any public or quasi-public agencies, utility company, political subdivision, public authorities or other similar agencies or bodies, respecting zoning, streets, roads, drives, easements or facilities;
- f. Denies the right of Declarant to convey to the Association Multi-Use Site Common Property;
- g. Modifies the basis or manner of assessment as applicable to Declarant or any lands owned by Declarant;
- h. Alters or repeals any of Declarant's rights or any provision applicable to Declarant's right as provided for by any such provision of the Declaration.

**11.8 Filing.** A copy of each amendment shall be certified by the Secretary of State, State of Florida, and be recorded in the Public Records of Alachua County, Florida.

## ARTICLE XII

### SUBSCRIBERS

The name and address of the Subscribers to these Articles of Incorporation are as follows:

<u>Name</u>	<u>Address</u>
James D. Salter	3940 N.W. 16 <sup>th</sup> Boulevard, Bldg. B Gainesville, FL 32605
David E. Menet	3940 N.W. 16 <sup>th</sup> Boulevard, Bldg. B Gainesville, FL 32605
Dorene E. Erickson	3940 N.W. 16 <sup>th</sup> Boulevard, Bldg. B Gainesville, FL 32605



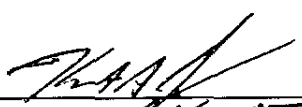
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05 MAY -3 AM 8:36  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA


**ARTICLE XIII**  
**NON-STOCK CORPORATION**

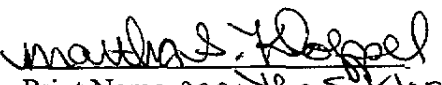
The Association is organized on a non-stock basis and shall not issue shares of stock evidencing membership in the Owner's Association ; provided, however, that membership in the Association may be evidenced by a certificate of membership which shall contain a statement that the Association is a corporation not for profit.

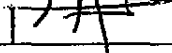
IN WITNESS WHEREOF, the undersigned Subscribers have caused these presents to be executed as of the \_\_\_ day of April, 2005.

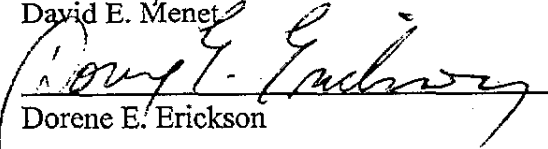
Signed, sealed and delivered  
in the presence of:

  
Print Name Kent A. Jones

  
James D. Salter  
REGISTERED AGENT

  
Print Name Martha S. Kloeppel

  
David E. Menet

  
Dorene E. Erickson

STATE OF FLORIDA  
COUNTY OF ALACHUA

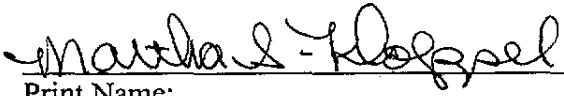
The foregoing instrument was acknowledged before me this 29 day of April, 2005, by James D. Salter, David E. Menet, and Dorene E. Erickson, as Subscribers to the Articles of Incorporations. Such person(s):

- is/are personally known to me.
- produced a current Florida Driver's license as identification.
- produced \_\_\_\_\_ as identification.



Martha S. Kloeppel  
MY COMMISSION # DD239632 EXPIRES  
September 24, 2007  
BONDED THRU TROY FAIN INSURANCE, INC.

(SEAL)

  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_  
Serial Number, if any: \_\_\_\_\_

## EXHIBIT "A"

### LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 32; THENCE NORTH 00°54'19" WEST, ALONG THE EAST LINE OF THE NW ¼ OF SECTION 32, A DISTANCE OF 80.00 FEET; THENCE NORTH 89°25'52" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT PER ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 106, PAGE 48 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°54'19" WEST, ALONG SAID EAST LINE, A DISTANCE OF 291.84 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2316, PAGE 1649 OF SAID PUBLIC RECORDS; THENCE NORTH 00°54'19" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 109.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°54'19" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 169.94 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2556, PAGE 187 OF SAID PUBLIC RECORDS; THENCE NORTH 89°05'44" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 356.24 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW 80<sup>TH</sup> BOULEVARD (A 60' PRIVATE ROAD) SAID INTERSECTION BEING ON A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 1374.20 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°58'40" EAST, 145.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°03'07", AN ARC DISTANCE OF 145.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°05'41" WEST, DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID NW 80<sup>TH</sup> BOULEVARD, A DISTANCE OF 215.93 FEET; THENCE SOUTH 64°06'47" WEST, A DISTANCE OF 71.03 FEET; THENCE SOUTH 89°05'41" WEST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 69°46'42" WEST, A DISTANCE OF 51.39 FEET; THENCE SOUTH 89°05'41" WEST, A DISTANCE OF 58.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.27 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS - EGRESS AND PUBLIC UTILITIES DESCRIBED AS FOLLOWS:

#### TRACT "1"

A TRACT OF LAND SITUATED IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 32; THENCE NORTH 00°54'19" WEST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW ¼), 80.00 FEET; THENCE NORTH 89°25'52" EAST PARALLEL WITH AND 80.00 FEET PERPENDICULAR TO THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE ¼), 100.00 FEET TO THE EASTERLY LINE OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT PER ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 106, PAGE 48 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°54'19" WEST, ALONG SAID EASTERLY LINE, 291.84 FEET; THENCE NORTH 89°25'52" EAST, 561.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41°22'36" WEST, 75.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, WHOSE RADIAL POINT BEARS NORTH 48°37'24" EAST, 1374.20 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°06'07", 530.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, WHOSE RADIAL POINT BEARS SOUTH 70°43'31" WEST, 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°20'22", 21.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, WHOSE RADIAL POINT BEARS NORTH 22°23'09" EAST, 60.00 FEET; THENCE CIRCULARLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 279°19'53", 292.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, WHOSE RADIAL POINT BEARS SOUTH 58°16'58" EAST, 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°06'18", 22.30 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, WHOSE RADIAL POINT BEARS NORTH 70°36'44" EAST, 1314.20 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°59'20", 504.36 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 41°22'36" EAST, 75.46 FEET; THENCE SOUTH 48°37'24" WEST, 60.00 FEET, TO THE POINT OF BEGINNING.

THE FOREGOING EASEMENT AND ANY AND ALL RIGHTS GIVEN TO THE GRANTEE HEREUNDER ARE TEMPORARY AND SHALL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE AND

EXHIBIT "A" continued

EFFECT AT SUCH TIME AS THE ROAD IS CONSTRUCTED, AND COMPLETED AND THE EASEMENT AREA HAS BEEN DEDICATED OR CONVEYED TO AND ACCEPTED BY THE OWNERS ASSOCIATION.

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS - EGRESS AND PUBLIC UTILITIES DESCRIBED AS FOLLOWS:

TRACT "2"

A TRACT OF LAND SITUATED IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 32; THENCE RUN NORTH 89°25'52" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE ¼), 855.29 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, WHOSE RADIAL POINT BEARS NORTH 57°59'23" WEST, 78.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°09'10", 106.39 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, WHOSE RADIAL POINT BEARS NORTH 43°51'26" EAST, 82.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°24'34", 64.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'03" WEST, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, WHOSE RADIAL POINT BEARS SOUTH 89°09'46" WEST, 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°32'22", 191.04 FEET TO THE POINT OF TANGENCY; THENCE NORTH 41°22'36" WEST, 53.24 FEET; THENCE NORTH 48°37'24" EAST, 60.00 FEET; THENCE SOUTH 41°22'36" EAST, 53.24 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, WHOSE RADIAL POINT BEARS SOUTH 48°37'24" WEST, 330.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°38'37", 234.09 FEET TO THE POINT OF BEGINNING.

THE FOREGOING EASEMENT AND ANY AND ALL RIGHTS GIVEN TO THE GRANTEE HEREUNDER ARE TEMPORARY AND SHALL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT AT SUCH TIME AS THE ROAD IS CONSTRUCTED, AND COMPLETED AND THE EASEMENT AREA HAS BEEN DEDICATED OR CONVEYED TO AND ACCEPTED BY THE OWNERS ASSOCIATION.

EXHIBIT "B"

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 32; THENCE NORTH 00°54'19" WEST, ALONG THE EAST LINE OF THE NW ¼ OF SECTION 32, A DISTANCE OF 80.00 FEET; THENCE NORTH 89°25'52" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT PER ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 106, PAGE 48 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°54'19" WEST, ALONG SAID EAST LINE, A DISTANCE OF 291.84 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2316, PAGE 1649 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 00°54'19" WEST, CONTINUING ALONG THE EAST LINE OF SAID 100 FOOT FLORIDA POWER CORPORATION EASEMENT, A DISTANCE OF 109.06 FEET; THENCE NORTH 89°05'41" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 58.46 FEET; THENCE NORTH 69°46'42" EAST, A DISTANCE OF 51.39 FEET; THENCE NORTH 89°05'41" EAST, A DISTANCE OF 46.00 FEET; THENCE NORTH 64°06'47" EAST, A DISTANCE OF 71.03 FEET; THENCE NORTH 89°05'41" EAST, A DISTANCE OF 215.95 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW 80<sup>TH</sup> BOULEVARD (A 60' PRIVATE ROAD) SAID INTERSECTION BEING ON A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 1374.20 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°41'41" EAST, 129.00 FEET; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NW 80<sup>TH</sup> STREET AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°22'50", AN ARC DISTANCE OF 129.05 FEET TO THE END OF SAID CURVE; THENCE SOUTH 41°22'36" EAST, A DISTANCE OF 75.46 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2255, PAGE 1582 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°25'53" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID LANDS AND ALONG THE NORTH BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2316, PAGE 1649 OF SAID PUBLIC RECORDS, A DISTANCE OF 561.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.63 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS - EGRESS AND PUBLIC UTILITIES DESCRIBED AS FOLLOWS:

TRACT "1"

A TRACT OF LAND SITUATED IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 32; THENCE NORTH 00°54'19" WEST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW ¼), 80.00 FEET; THENCE NORTH 89°25'52" EAST PARALLEL WITH AND 80.00 FEET PERPENDICULAR TO THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE ¼), 100.00 FEET TO THE EASTERLY LINE OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT PER ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 106, PAGE 48 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°54'19" WEST, ALONG SAID EASTERLY LINE, 291.84 FEET; THENCE NORTH 89°25'52" EAST, 561.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41°22'36" WEST, 75.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, WHOSE RADIAL POINT BEARS NORTH 48°37'24" EAST, 1374.20 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°06'07", 530.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, WHOSE RADIAL POINT BEARS SOUTH 70°43'31" WEST, 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°20'22", 21.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, WHOSE RADIAL POINT BEARS NORTH 22°23'09" EAST, 60.00 FEET; THENCE CIRCULARLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 279°19'53", 292.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, WHOSE RADIAL POINT BEARS SOUTH 58°16'58" EAST, 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°06'18", 22.30 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, WHOSE RADIAL POINT BEARS NORTH 70°36'44" EAST, 1314.20 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°59'20", 504.36 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 41°22'36" EAST, 75.46 FEET; THENCE SOUTH 48°37'24" WEST, 60.00 FEET, TO THE POINT OF BEGINNING.

EXHIBIT "B" continued

THE FOREGOING EASEMENT AND ANY AND ALL RIGHTS GIVEN TO THE GRANTEE HEREUNDER ARE TEMPORARY AND SHALL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT AT SUCH TIME AS THE ROAD IS CONSTRUCTED, AND COMPLETED AND THE EASEMENT AREA HAS BEEN DEDICATED OR CONVEYED TO AND ACCEPTED BY THE OWNERS ASSOCIATION.

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS - EGRESS AND PUBLIC UTILITIES DESCRIBED AS FOLLOWS:

TRACT "2"

A TRACT OF LAND SITUATED IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 32; THENCE RUN NORTH 89°25'52" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE ¼), 855.29 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, WHOSE RADIAL POINT BEARS NORTH 57°59'23" WEST, 78.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°09'10", 106.39 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, WHOSE RADIAL POINT BEARS NORTH 43°51'26" EAST, 82.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°24'34", 64.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'03" WEST, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, WHOSE RADIAL POINT BEARS SOUTH 89°09'46" WEST, 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°32'22", 191.04 FEET TO THE POINT OF TANGENCY; THENCE NORTH 41°22'36" WEST, 53.24 FEET; THENCE NORTH 48°37'24" EAST, 60.00 FEET; THENCE SOUTH 41°22'36" EAST, 53.24 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, WHOSE RADIAL POINT BEARS SOUTH 48°37'24" WEST, 330.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°38'37", 234.09 FEET TO THE POINT OF BEGINNING.

THE FOREGOING EASEMENT AND ANY AND ALL RIGHTS GIVEN TO THE GRANTEE HEREUNDER ARE TEMPORARY AND SHALL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT AT SUCH TIME AS THE ROAD IS CONSTRUCTED, AND COMPLETED AND THE EASEMENT AREA HAS BEEN DEDICATED OR CONVEYED TO AND ACCEPTED BY THE OWNERS ASSOCIATION.