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**FLORIDA NON-PROFIT CORPORATION**

**Citrus Park Commons Association, Inc.**

Certificate of Status	0
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*me 7/30*



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

July 17, 2003

C T CORP. SYSTEM

SUBJECT: CITRUS PARK COMMONS ASSOCIATION, INC.  
REF: W03000020438

We have received your electronically transmitted document. However, the document was submitted under the wrong electronic filing type and cannot be processed by this office.

To proceed, you must abandon this filing and resubmit your filing under the appropriate electronic filing type.

You must list at least one incorporator with a complete business street address.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

The registered agent must sign accepting the designation.

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Doris Brown  
Document Specialist  
New Filings Section

FAX And. #: H03000235676  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION OF  
CITRUS PARK COMMONS ASSOCIATION, INC.**

**I. NAME AND ADDRESS**

The name of this corporation shall be *Citrus Park Commons Association, Inc.* (sometimes hereinafter referred to as the "Association"). The address of the Association shall be, c/o Buckley Shuler Properties, Inc., 270 Carpenter Drive, Suite 200, Atlanta, Georgia 30328, or such other address as the Association may hereafter select.

**II. DEFINITIONS**

When used herein, the following terms shall have the meanings set forth below:

- A. "Articles of Incorporation" shall mean the Articles of Incorporation of the Association, together with all modifications, and amendment thereto.
- B. "Association" shall mean Citrus Park Commons Association, Inc., a not for profit corporation organized under the laws of the State of Florida.
- C. "Board" shall mean the duly elected or appointed Board of Directors of the Association.
- D. "By-Laws" shall mean the duly adopted By-Laws of the Association, together with all modifications and amendments thereto.
- E. "Declaration" shall mean the Declaration of Easements and Assessments for Citrus Park Commons recorded by the Declarant in the public records of Hillsborough County, Florida, and all of the conditions, covenants, restrictions, easements, reservations, assessments,

liens, standards and criteria set forth therein or adopted pursuant to the Declaration, together with all modifications and amendments thereto.

F. "Developer" or "Declarant" shall mean Buckley Shuler Land Holdings, LLC, a Georgia limited liability company organized under the laws of the State of Georgia, its successors and assigns, unless the context indicates otherwise.

G. "Director" shall mean a duly elected or appointed member of the Board

H. "Property" shall mean the real property described in Exhibit "A."

I. "Citrus Park Commons" shall mean all or any portion of the Property.

J. "Drainage Improvements" shall mean any surface water management facilities serving the Property, including, but not limited to, all inlets, ditches, swales, culverts, creek beds, streams, water control structures, retention and detention ponds, lakes floodplain compensation areas, wetlands and any associated buffer areas, wetland mitigation areas, underground lines or pipes, manholes, lakes, headwall, or similar facilities.

K. "Member" shall mean any person or entity meeting the criteria and qualifications necessary to become a member of the Association, as set forth in the Declaration and herein.

L. "Owner" shall mean the record owner, and if there is more than one (1) record owner, then all such record owners collectively, of fee simple title to any Parcel as disclosed by the Public Records maintained by the Clerk of the Circuit Court of Hillsborough County, Florida.

M. "Parcel" shall mean any subdivided lot or parcel of land within the Property, whether improved or unimproved.

N. "Person" shall mean any individual, profit or nonprofit corporation, partnership, limited partnership, association, estate, trust or other entity. It shall not included the City of Tampa or any other governmental agencies.

O. "Plat" shall mean any subdivision plat of all or any portion of the Property, which has been or shall be prepared by the Developer and recorded in the Public Records of Hillsborough County, Florida, together with all alterations, additions or changes thereto or any replat of all or any portion of the Exhibit "A" Property by the Developer or any successor Developer.

### III. PURPOSES

The general nature, objects and purposes for which the Association has been organized are as follows:

- A. To perform all the functions, duties and obligations contemplated of the Association in the Declaration.
- B. To operate the Association without profit for the benefit of its Members and Citrus Park Commons.
- C. To do, perform or provide any other acts, services or matters whatsoever that are not in conflict with these Articles or the By-Laws and that may be allowed by Chapter 617, Florida Statutes or any successor thereto.

### IV. GENERAL POWERS

The general powers that the Association shall have are as follows:

- A. To own and convey real and personal property or interests therein.
- B. To hold funds for the benefit of the Members for purposes set forth in these Articles of Incorporation and in the By-Laws and Declaration.
- C. To promulgate and enforce rules, regulations, by-laws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized and to further the interests of the Owners.

- D. To establish procedures and policies relating to the governance and operation of the Association and the Drainage Improvements.
- E. To enter into contracts with such Persons as the Board deems necessary or appropriate to provide for the administration, operation and/or management of the Association.
- F. To delegate power or powers where such is deemed in the interest of the Association.
- G. To operate, manage, repair, maintain, reconstruct, restore, renovate, rebuild, replace, improve and alter the Drainage Improvements.
- H. To enter into, make, perform or carry out contracts and agreements of every kind with any Person to provide for operation and maintenance of the Drainage Improvements.
- I. To fix regular or special assessments to be levied upon the Owners of Parcels and against such Parcels to defray the costs, fees, and capital and non-capital expenditures of the Association and to effectuate the objectives and purposes of the Association, and to fix fines and other charges for the nonpayment of such dues, charges, fees or assessments or for the violation of the Articles of Incorporation, By-Laws, or Declaration, and to authorize the Board, in its discretion, to enter into, perform and carry out contracts or agreements with such Persons as are selected by the Board from time to time to provide for the collection of such dues, charges, fees and assessments.
- J. To (i) commence actions, suits or proceedings to restrain, prevent, terminate or enjoin any breach or threatened breach of the Declaration, the Articles of Incorporation or By-Laws of the Association, (ii) enforce, by mandatory injunction or otherwise, the provisions of the Declaration or the Articles of Incorporation or By-Laws of the Association, and (iii) to collect

any assessment charge or other amount due to the Association from any Owner of property in Citrus Park Commons or any person or entity claiming by or through such Owner.

K. To enter into agreements with Persons to provide the following services on behalf of the Association: legal, accounting, engineering, managerial, appraisal, landscape design and such other services as the Board deems necessary or desirable.

L. To create reserves to provide for the deferred maintenance, renovation, rebuilding, reconstruction, replacement, improvement or alteration of any portion of the Drainage Improvements.

M. To enter upon any Parcel for the purpose of ascertaining whether the Owner thereof is in compliance with the Declaration, these Articles of Incorporation and the By-Laws and to undertake such actions as the Association in its discretion determines is necessary or appropriate to insure full, complete and continuing compliance with the Declaration, these Articles of Incorporation and the By-Laws.

N. To separately charge any Owner of property within Citrus Park Commons when such separate charge is deemed appropriate by the Board and authorized by the Declaration.

O. To pay taxes, assessments, utilities and other charges, if any, levied or assessed on or against property owned, leased or maintained by the Association.

P. To do any and all acts necessary or expedient for carrying on or accomplishing any and all of the purposes for which the Association has been formed and for effectuating all of the powers and objectives set forth in these Articles of Incorporation and in the Declaration which are not forbidden by the laws of the State of Florida.

Q. To have, in general, all powers conferred upon a not for profit corporation by the laws of the State of Florida, except, as prohibited herein, which are necessary or convenient to accomplish any of the objects and purposes for which the Association is organized.

#### V. MEMBERS

A. Each Owner, including the Developer, of fee simple title to a Parcel within Citrus Park Commons shall automatically become a Member of the Association for so long as such ownership continues. Association membership shall be an interest which is appurtenant to fee simple title of a Parcel within Citrus Park Commons and shall not be divisible or transferable separate and apart from ownership of any such Parcel; provided, however, that in the event an Owner of a Parcel executes a ground lease relating to such parcel with any other Person for an initial term of twenty (20) years or more, the Owner and such Person may, upon written notice to the Association, enter into a written agreement pursuant to which the Owner assigns to such Person all or any part of the rights and privileges the Owner is entitled to exercise under these Articles of Incorporation or under the Declaration of By-Laws, including the Owner's right to vote. Such assignment of the Owner's rights and privileges shall automatically terminate upon the termination of the lease with such Person. In no event shall the assignment of all or any part of the Owner's rights and privileges relieve the Owner of any of the duties or obligations set forth herein or in the Declaration or By-Laws.

B. The voting rights of Members shall be set forth in the By-Laws.

C. The rights, duties, privileges and obligations of each Member of the Association shall be those set forth herein and in the Declaration and By-Laws, and all such rights, duties, privileges and obligations shall be exercised in accordance with the terms, provisions, covenants,



restrictions and conditions set forth herein and in the Declaration and By-Laws of the Association.

## VI. BOARD OF DIRECTORS

A. The affairs of the Association shall be managed and directed by a Board of Directors which shall include at least two (2) Directors. Only individuals may serve as Directors. The Board shall consist of an even number of Directors. The By-Laws shall provide (i) the manner in which Directors are to be appointed or elected, (ii) the manner in which vacancies on the Board are to be filled, (iii) the manner in which Directors may be removed from office, and (iv) that each Member shall be entitled to one (1) vote for each acre of the Parcel which is owned by such Member computed as follows:

(1) for each partial acre of the Parcel, if any, which is included within a Parcel, fractional voting corresponding to the fraction of the acre owned by such Member shall be permitted; provided, however, that all such fractions shall be rounded off to the nearest one-tenth of an acre,

(2) in the event title to any Parcel is held in the name of more than one (1) Person, the Owners of such Parcel shall jointly determine the manner in which the vote for such Parcel is to be cast and in no event may the vote relating to any Parcel be split or divided among the persons owning such Parcel and, instead must be voted as a whole by such persons or entities,

(3) if the Owners of any Parcel cannot agree among themselves as to the manner in which their vote is to be cast on the issue submitted to the Members, then no vote shall be counted in respect to such Parcel in connection with such issue,

(4) in no event shall more than one (1) vote per acre included within a Parcel be cast regardless of the number of Persons which owns such Parcel, and

(5) in the event the Owners of any Parcel cannot agree among themselves as to the manner in which their vote is to be cast on the issues submitted to the Members, such Owners shall not be deemed Members "for purposes of determining a quorum or majority vote of the Members."

(The aforesaid rights shall collectively be referred to as the "Voting Rights").

B. The names and address of members of the initial Board who, subject to these Articles of Incorporation and the By-Laws of the Association, shall hold office for the first year of the existence of the Association, or until an election is held by the Members for the election of Directors, or until their successors are elected or appointed and have qualified in accordance with the By-Laws, are as follows:

NAME	ADDRESS
Shannon Letts	2001 S.E. 10 <sup>th</sup> Street Bentonville, AR 72716-0550
Richard E. Buckley	4244 International Blvd., Suite 134 Atlanta, GA 30354
E. E. Porter	1355 Snell Isle Boulevard, Suite 207 St. Petersburg, FL 33704

## VII. OFFICERS

The officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create. One (1) person may concurrently hold two (2) or more offices. Officers shall be elected by a majority vote of the Board in accordance with the procedures set forth in the By-Laws. The By-Laws

shall provide the manner in which (i) the duties of each officer are to be determined, (ii) officers are to be appointed or elected, (iii) vacancies in any position are to be filled, and (iv) the manner in which officers may be removed from office.

#### VII. REGISTERED OFFICE AND REGISTERED AGENT

The name of the Association's initial registered agent is CT Corporation System and the street address of the corporation's initial registered office is 1200 South Pine Island Road, Plantation, Florida 33324. The Association shall keep the Department of State and the State of Florida informed of the current city, town, or village and street address of said registered office together with the name of the registered agent. (See Attachment)

#### VIII. CORPORATE EXISTENCE

The Association shall have perpetual existence unless sooner dissolved in accordance with the laws of the State of Florida; provided, however, if the Association is dissolved, the control or right of access to the easement areas containing the Drainage Improvements shall be conveyed or dedication is not accepted, then the Association's rights, duties, and obligations with respect to the Drainage Improvements shall be conveyed to a non-profit corporation similar to the Association.

#### IX. BY-LAWS

A. The Board shall adopt By-Laws consistent with these Articles. The Association reserves to the Board the right to modify, amend or rescind the By-Laws from time to time in whole or in part only by a majority vote of the Directors present at any duly called and convened meeting of the Board at which a quorum is present.

B. All rights, interests and privileges conferred upon any Member of the Association by these Articles of Incorporation or the By-Laws shall be subject to and subordinate to the reservation set forth above in Paragraph X.A.

#### **XI. AMENDMENT TO ARTICLES OF INCORPORATION**

A. These Articles may be altered, amended or rescinded only, and not otherwise, after a majority of the Directors present at a duly called and convened meeting has adopted a resolution approving the proposed alteration, amendment or rescission, and the proposed alteration, amendment or rescission is submitted to a vote of the Members at either an annual or special meeting and is approved by a majority of the Members present at the duly called and convened meeting at which a quorum of the Members is present, as provided in the Declaration.

B. The rights, interests and privileges conferred upon any Member of the Association by these Articles of Incorporation are subject to the right of the Association to alter, amend or rescind these Articles of Incorporation.

#### **XII. INCORPORATOR**

The name of the Association's Incorporator is Richard E. Buckley and the Street address of the incorporator's office is 4244 International Blvd., Suite 134, Atlanta, Georgia 30354.



**EXHIBIT "A"****Developer Property****Parcel 2**

A parcel of land located within the East ½ of Section 12, Township 28 South, Range 17 East, Hillsborough County, Florida. Being more particularly described as follows:

To find the Point of Beginning, commence at the Northeast corner of the Southeast ¼ of said Section 12; run thence along the north line of said Southeast ¼, North 89 degrees 05 minutes 10 seconds West, for 20.86 feet to the West right-of-way line of HENDERSON ROAD, as it now exists; thence along the West right-of-way line of said HENDERSON ROAD, North 00 degrees 54 minutes 29 seconds East, for 126.54 feet; thence North 89 degrees 15 minutes 42 seconds West, for 6.71 feet; thence North 00 degrees 44 minutes 18 seconds East, for 285.72 feet to the southerly right-of-way line of GUNN HIGHWAY; thence along said southerly right-of-way line, North 52 degrees 32 minutes 08 seconds West, for 46.65 feet; thence along said southerly right-of-way line North 70 degrees 58 minutes 11 seconds West, for 1011.76 feet to the POINT OF BEGINNING: from the Point of Beginning as thus established, thence leaving said southerly right-of-way line, South 19 degrees 01 minutes 49 seconds West, for 231.86 feet; thence North 90 degrees 00 minutes 00 seconds West, for 187.83 feet to the easterly right-of-way line of NORMANDIE ROAD, as recorded in Official Records Book 4446, Page 69 of the public records of Hillsborough County, Florida; thence along said easterly right-of-way line, North 00 degrees 44 minutes 31 seconds East, for 280.59 feet to the southerly right-of-way line of said GUNN HIGHWAY; thence along said southerly right-of-way line the following five (5) courses: (1) South 89 degrees 15 minutes 21 seconds East, for 37.25 feet; (2) North 19 degrees 01 minutes 49 seconds East, for 10.00 feet; (3) South 70 degrees 58 minutes 11 seconds East, for 120.00 feet; (4) North 19 degrees 01 minutes 49 seconds East, for 5.00 feet; (5) South 70 degrees 58 minutes 11 seconds East, for 110.25 feet to the POINT OF BEGINNING.

Containing 1.36 acres, more or less, and being shown as Parcel 1 on that certain Sketch and Legal Description Composite Exhibit dated September 13, 2001 prepared for Buckley Shuler Land Holdings, LLC by Polaris Associates, Inc.

**Parcel 3**

A parcel of land located within the East ½ of Section 12, Township 28 South, Range 17 East, Hillsborough County, Florida. Being more particularly described as follows:

To find the Point of Beginning, commence at the Northeast corner of the Southeast ¼ of said Section 12; run thence along the North line of said Southeast ¼, North 89 degrees 05 minutes 10 seconds West, for 20.86 feet to the west right-of-way line of HENDERSON ROAD, as it now exists; thence along said west right-of-way line of HENDERSON ROAD, North 00 degrees 54 minutes 29 seconds East, 126.54 feet; thence North 89 degrees 15 minutes 42 seconds West, for 6.71 feet; thence North 00 degrees 44 minutes 18 seconds East, 285.72 feet to the south right-of-way line of GUNN HIGHWAY; thence along said southerly right-of-way line North 52 degrees 32 minutes 08 seconds West, 46.65 feet; thence North 70 degrees 58 minutes 11 seconds West, 639.34 feet to the POINT OF BEGINNING; from the Point of Beginning as thus established continuing along the south right-of-way line of GUNN HIGHWAY North 70 degrees 58 minutes 11 seconds West, 208.21 feet; thence leaving said right-of-way line and running South 18 degrees 59 minutes 35 seconds West, 4.78 feet; thence South 71 degrees 00 minutes 25 seconds East, 13.94 feet; thence South 19 degrees 01 minute 49 seconds West, 241.84 feet; thence South 70 degrees 58 minutes 11 seconds East, for 117.97 feet; thence South 90 degrees 00 minutes 00 seconds East, for 108.04 feet; thence North 00 degrees 00 minutes 00 seconds West, 74.72 feet; thence North 18 degrees 25 minutes 33 seconds East, 140.75 feet to the south right-of-way line of GUNN HIGHWAY and the POINT OF BEGINNING.

Containing 1.1054 acres, more or less, and being shown as Parcels 2, 8A and 8B on that certain Sketch and Legal Description Composite Exhibit dated September 13, 2001 prepared for Buckley Shuler Land Holdings, LLC by Polaris Associates, Inc.

**Parcel 4**

A parcel of land located within the East ½ of Section 12, Township 28 South, Range 17 East, Hillsborough County, Florida. Being more particularly described as follows:

Commence at the Northeast corner of the Southeast ¼ of said Section 12, thence along the north line of said Southeast ¼, North 89 degrees 05 minutes 10 seconds West, for 20.86 feet to the west right-of-way line of HENDERSON ROAD, as it now exists; thence along the west right-of-way line of said HENDERSON ROAD, North 00 degrees 54 minutes 29 seconds East, 126.54 feet; thence North 89 degrees 15 minutes 42 seconds West, 6.71 feet; thence North 00 degrees 44 minutes 18 seconds East, 285.72 feet to the southerly right-of-way line of GUNN HIGHWAY; thence along said southerly right-of-way line North 52 degrees 32 minutes 08 seconds West, 46.65 feet; thence North 70 degrees 58 minutes 11 seconds West, 284.43 feet to the POINT OF BEGINNING; thence North 70 degrees 58 minutes 11 seconds West, 354.91 feet; thence leaving said southerly right-of-way line of GUNN HIGHWAY South 18 degrees 25 minutes 33 seconds West, 4.65 feet; thence South 18 degrees 25 minutes 33 seconds West, 136.10 feet; thence South 00 degrees 00 minutes 00 seconds West, 142.67 feet; thence South 90 degrees 00 minutes 00 seconds East, 54.61 feet; thence South 90 degrees 00 minutes 00 seconds East, 325.39 feet; thence North 00 degrees 00 minutes 00 seconds West, 160.48 feet to the southerly right-of-way line of GUNN HIGHWAY and the POINT OF BEGINNING.

Containing 1.8956 acres, more or less, and being shown as Parcels 3A, 3B, 8C and 8D on that certain Sketch and Legal Description Composite Exhibit dated September 13, 2001 prepared for Buckley Shuler Land Holdings, LLC by Polaris Associates, Inc.



**Parcel 5**

A parcel of land located within the East ½ of Section 12, Township 28 South, Range 17 East, Hillsborough County, Florida. Being more particularly described as follows:

Commence at the Northeast corner of the Southeast ¼ of said Section 12, thence along the north line of said Southeast ¼, North 89 degrees 05 minutes 10 seconds West, for 20.86 feet to the West right-of-way line of HENDERSON ROAD, as it now exists, being the POINT OF BEGINNING; from the Point of Beginning as thus established, thence run along said West right-of-way line of HENDERSON ROAD, North 00 degrees 54 minutes 29 seconds East, 75.27 Feet; thence continue along said West right-of-way line, North 00 degrees 54 minutes 29 seconds East, 51.27 feet; thence continue along said West right-of-way line, North 89 degrees 15 minutes 42 seconds West, 6.71 feet; thence continue along said West right-of-way line, North 00 degrees 44 minutes 18 seconds East, 90.09 feet; thence continue along said West right-of-way line, North 00 degrees 44 minutes 18 seconds East, 195.63 feet; thence leaving said West right-of-way line, North 52 degrees 32 minutes 08 seconds West, 46.65 feet to the south right-of-way line of GUNN HIGHWAY; thence along said south right-of-way line, North 70 degrees 58 minutes 11 seconds West, 217.79 feet; thence leaving said south right-of-way line, South 00 degrees 00 minutes 00 seconds West, 436.43 feet; thence South 90 degrees 00 minutes 00 seconds East, 224.71 feet; thence South 00 degrees 36 minutes 20 seconds West, 406.44 feet; thence South 00 degrees 36 minutes 20 seconds West, 187.88 feet; thence South 89 degrees 06 minutes 28 seconds East, 14.49 feet to the west right-of-way line of HENDERSON ROAD; thence along said west right-of-way line, North 00 degrees 45 minutes 29 seconds East, 187.87 feet; thence along said west right-of-way line, South 89 degrees 05 minutes 10 seconds East, 3.28 feet; thence along said west right-of-way line, North 00 degrees 54 minutes 29 seconds East, 331.50 feet to the POINT OF BEGINNING.

Containing 2.1845 acres, more or less, and being shown as Parcels 4, 9A, 9B and 9C on that certain Sketch and Legal Description Composite Exhibit dated September 13, 2001 prepared for Buckley Shuler Land Holdings, LLC by Polaris Associates, Inc.

## WAL-MART PROPERTY

A parcel of land located within the East 1/2 of Section 12, Township 28 South, Range 17 East, Hillsborough County, Florida. Being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 12, thence along the north boundary of said Southeast 1/4, N.89°05'10"W., for 40.87 feet to the proposed west right-of-way line of HENDERSON ROAD, and the POINT OF BEGINNING; Thence along the proposed west right-of-way line of said HENDERSON ROAD, S.00°36'20"W., for 519.38 feet; thence leaving said proposed west right-of-way line, N.89°06'28"W., for 937.89 feet; thence S.00°53'32"W., 128.00 feet; thence S.42°40'38"W., for 96.35 feet; thence N.89°06'28"W., for 273.19 feet; thence N.00°45'12"E., for 299.52 feet; thence S89°14'53"E., for 19.46 feet to the east right-of-way line of NORMANDIE ROAD, as it now exists; thence along said east right-of-way line, N.00°45'07"E., for 530.67 feet; thence N.00°44'31"E., for 49.70 feet to a point of curvature; thence 56.40 feet along the arc of said curve concave to the East, having a radius of 345.00 feet, a central angle of 09°22'01", a chord of 56.34 feet which bears, N.05°25'31"E. to a point of reverse curvature; thence 66.21 feet along the arc of said curve concave to the West, having a radius of 405.00 feet, a central angle of 09°22'02", a chord of 66.14 feet which bears, N05°25'31"E.; thence N.00°44'31"E., for 248.92 feet; thence leaving said east right-of-way line, N.90°00'00"E., for 187.83 feet; thence N.19°01'49"E., for 231.86 feet to the southerly right-of-way line of GUNN HIGHWAY; thence along said southerly right-of-way line, S.70°58'11"E., for 164.21 feet; thence leaving said right-of-way line, S.18°59'35"W., for 4.78 feet; thence S.71°00'25"E., for 13.94 feet; thence S.19°01'49"W., for 241.84 feet; thence S.70°58'11"E., for 117.97 feet; thence N.90°00'00"E., for 108.04 feet; thence S.00°00'00"W., for 67.95 feet; thence N.90°00'00"E., for 380.00 feet; thence N.00°00'00"E., for 160.48 feet to the southerly right-of-way line of said GUNN HIGHWAY; thence along said southerly right-of-way line, S.70°58'11"E., for 66.64 feet; thence leaving said right-of-way line, S.00°00'00"E., for 436.43 feet; thence N.90°00'00"E., for 224.71 feet to the proposed west right-of-way line of said HENDERSON ROAD; thence along said west right-of-way line, S.00°36'20"W., for 74.94 feet to the POINT OF BEGINNING.

**Porter Property**

A parcel of land located within the East ½ of Section 12, Township 28 South, Range 17 East, Hillsborough County, Florida. Being more particularly described as follows:

To find the Point of Beginning, commence at the Northeast corner of the Southeast ¼ of said Section 12; run thence along the north line of said Southeast ¼, North 89 degrees 05 minutes 10 seconds West, for 20.86 feet to the west right-of-way line of HENDERSON ROAD, as it now exists; thence along said West right-of-way line of HENDERSON ROAD South 00 degrees 54 minutes 29 seconds West, 331.50 feet; thence North 89 degrees 05 minutes 10 seconds West, 3.28 feet; thence South 00 degrees 45 minutes 29 seconds West, 187.87 feet to the POINT OF BEGINNING; from the Point of Beginning as thus established, thence continuing along said West right-of-way of Henderson Road South 00 degrees 45 minutes 29 seconds West 480.29 feet; thence along said west right-of-way line South 00 degrees 45 minutes 29 seconds West, 12.25 feet; thence leaving said west right-of-way line North 89 degrees 06 minutes 28 minutes West, 100.00 feet; thence South 00 degrees 45 minutes 29 seconds West, 90.00 feet; thence North 89 degrees 06 seconds 28 minutes West, 20.00 feet; thence South 00 degrees 45 minutes 29 seconds West, 210.00 feet; thence South 89 degrees 06 minutes 28 seconds East, 120 feet to said west right-of-way line of HENDERSON ROAD; thence along said west right-of-way line South 00 degrees 45 minutes 29 seconds West, 14.00 feet; thence leaving said west right-of-way line North 89 degrees 06 minutes 28 seconds West, 1290.19 feet; thence North 00 degrees 45 minutes 12 seconds East, 606.69 feet; thence South 89 degrees 06 minutes 28 seconds East, 273.19 feet; thence North 42 degrees 40 minutes 38 seconds East, 96.35 feet; thence North 00 degrees 53 minutes 32 seconds East, 128.00 feet; thence South 89 degrees 06 minutes 28 seconds East, 937.89 feet; thence South 89 degrees 06 minutes 28 seconds East 14.49 feet to the POINT OF BEGINNING.

Containing 21.6078 Acres, more or less, and being shown as Parcels 7 and 9D on that certain Sketch and Legal Description Composite Exhibit dated September 13, 2001, prepared for Buckley Shuler Land Holdings, LLC by Polaris Associates, Inc.

JUL-29-2003 17:33

CT CORPORATION SYSTEM

858 222 7615 P.22/22

**Attachment**

**Citrus Park Commons Associations, Inc.**

Having been named as registered agent to accept service of process for the above stated corporation in the State of Florida, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

CT Corporation System

Mary R. Adams

Date 7/25/03

CT Corporation System  
1200 South Pine Island Road  
Plantation, FL 33324

MARY R. ADAMS  
ASSISTANT SECRETARY

03 JUL 17 AM 11:28  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED