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FLORIDA PROFIT/NON PROFIT CORPORATION

Florida Hospital Fish Memorial Property Owner's Asso

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T. Burch DEC 7 2006

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**ARTICLES OF INCORPORATION
OF**

**FLORIDA HOSPITAL FISH MEMORIAL PROPERTY OWNER'S
ASSOCIATION, INC., a not for profit corporation**

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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The undersigned subscribers, all of whom are above the age of 18 years and competent to contract, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit under the provisions of Chapter 617, Florida Statutes, and do hereby agree and certify as follows:

ARTICLE I - NAME

The name of this Association shall be **FLORIDA HOSPITAL FISH MEMORIAL PROPERTY OWNER'S ASSOCIATION, INC.**, a Florida not for profit corporation. (the "Association")

ARTICLE II - PURPOSE

The Association 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, preservation and architectural control of the Parcels and Common Area of Florida Hospital Fish Memorial (the "Campus"), to be established by **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.** and **SOUTHWEST VOLUSIA HEALTHCARE CORPORATION** (hereinafter called "Declarant") upon the following described property, situated, lying and being in Volusia County, Florida:

See Exhibit "A" attached hereto and made a part hereof,

and to undertake the performance of the acts and duties incident to the administration of the operation and maintenance of said common areas and in accordance with the terms, provisions, conditions and authorizations contained in these Articles and which may be contained in the Declaration of Easements, Covenants and Restrictions (the "Declaration"), which will be recorded in the Public Records of Volusia County, Florida, and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of the Common Area. The Association shall be conducted as a non-profit organization for the benefit of its members.

ARTICLE III - POWERS

The Association shall have the following powers:

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A. All of the powers and privileges granted to corporations not for profit under the law pursuant to which this Association is chartered, and all of the powers and privileges which may be granted unto said Association or exercised by it under any other applicable laws of the State of Florida.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, but not limited to, the following:

1. To make and establish reasonable rules and regulations governing the use of each Parcel and Common Area in accordance with the terms as may be defined in the Declaration.

2. To levy and collect assessments against members of the Association to defray the common expenses of the maintenance and operation of the Common Area as may be provided in the Declaration and in the Bylaws of this Association which may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal, which may be necessary or convenient in the operation and maintenance of the Common Area and in accomplishing the purposes set forth in the Declaration.

3. To maintain, repair, replace, operate and manage the Common Area of this Campus and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvement of said property.

4. To enforce the provisions of the Declaration and these Articles, the Bylaws of the Association which may be hereafter adopted, and the rules and regulations governing the use of the Common Area as the same may be hereafter established.

5. To now or hereafter acquire and enter into leases and agreements of every nature, whereby the Association acquires leaseholds, memberships and other possessory or use interests in land or facilities, whether or not contiguous to lands of this Campus, for the benefit and use of the owners of the property within this Campus, all as may be deemed by the Board of Directors to be in the best interests of the Association.

6. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association pursuant to the Declaration.

7. To 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 Association.

8. To borrow money, and with the assent of the representatives seventy five percent (75%) of each class of Members, mortgage, pledge, deed in trust, or

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hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

9. To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes.

10. To participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional property and Common Area.

11. To sue and be sued in a court of law.

12. To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

13. To operate, maintain and manage the surface water or stormwater management system in a manner consistent with the St. Johns River Water Management District Permit requirements and applicable District rules and shall assist in enforcement of the Declaration which relate to the surface water or stormwater management system.

14. To levy and collect adequate assessments against the Owners for the costs of maintenance and operation of the surface water or stormwater management system.

ARTICLE IV - MEMBERS

The qualification of the members, the manner of their admission to membership, termination of such membership, and voting by members shall be as follows:

A. The Declarant and the owners of any Parcel in the Campus shall be members of the Association, and no other persons or entities shall be entitled to membership. Membership is appurtenant to, and inseparable from, ownership of a Parcel.

B. Membership shall be established by the acquisition of fee title to a Parcel in the Campus or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise, and the membership of a party shall be automatically terminated upon his or her being divested of all title to or his or her entire fee ownership interest in any Parcel, except that nothing herein contained shall be construed as terminating the membership of any party who may own two or more Parcels, so long as such party shall retain title to or a fee ownership interest in any Parcel.

C. The interest of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his or her Parcel. The funds and assets of the Association shall belong solely to the Association, subject to the limitation that the same be expended, held or used for the

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benefit of the membership and for the purposes authorized herein in the Declaration and in the Bylaws.

D. The Association shall have two classes of voting membership:

1. CLASS A. Class A members shall be all Parcel owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each full one hundred (100) square feet of land in Owners' Parcel. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

2. CLASS B. Class B member shall be the Declarant (as defined in the Declaration), who shall be entitled to twenty five (25) votes for each full one hundred (100) square feet of land in Declarant's Parcel. The Class B membership shall cease and be converted to Class A membership ("Turnover Date") on the happening of any of the following events, whichever occurs earlier:

(a) upon voluntary conversion to Class A membership by Declarant, the total votes outstanding in the Class A Membership equals the total votes outstanding in the Class B Membership; or

(b) December 31, 2026; or

(c) when Declarant no longer owns a Parcel.

ARTICLE V - TERM

Existence of the Association shall commence with the filing of these Articles with the Florida Secretary of State. The Association shall exist in perpetuity. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management systems must be transferred to and accepted by an entity which would comply with Section 40C-42.027, Florida Administrative Code ("F.A.C."), and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation. Any other assets will be dedicated to a public body, or conveyed to a non-profit organization of similar purposes.

ARTICLE VI - PRINCIPAL OFFICE

The principal office of the Association shall be located initially at 1055 Saxon Boulevard, Orange City, Florida 32763 but the Association may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

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H06000288721 3**ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT**

The initial registered office of this Association shall be located at 1055 Saxon Boulevard, Orange City, Florida 32763 and the initial registered agent of the Association shall be Joe Johnson. The Association may change its registered agent or the location of its registered office, or both, from time to time without amendment of these Articles. The registered agent for the Association shall maintain copies of all permits issued by St. Johns River Water Management District for the benefit of the Association, so long as such copies are provided to the registered agent by the Association.

ARTICLE VIII - DIRECTORS

The affairs of the Association shall be managed by the Board of Directors. The number of members of the first Board of Directors of the Association shall be one (1). The number of members of succeeding boards of directors shall be three (3) except as changed from time to time by the Bylaws of the Association. The members of the Board of Directors shall be elected as provided by the Bylaws of the Association, which provide for election of directors at the annual meeting to be held on the second Tuesday of January of each year. The first annual meeting shall be held on or before January 31, 2007. The Board of Directors shall be members of the Association or shall be authorized representatives, officers or employees of a corporate member of this Association.

Any vacancies in the Board of Directors occurring before the first election will be filled by the remaining directors.

The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Name:	Address:
Joe Johnson	1055 Saxon Blvd., Orange City, Florida 32763
Stephen Cantwell	1055 Saxon Blvd., Orange City, Florida 32763
Lewis Seifert	1055 Saxon Blvd., Orange City, Florida 32763

ARTICLE IX - OFFICERS

The Board of Directors shall elect a President, Vice President and Secretary/Treasurer and as many additional Vice Presidents and Assistant Secretary/Treasurers as the Board shall determine. The President shall be elected from

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among the membership of the Board of Directors but no other officer needs to be a director.

The affairs of the Association shall be administered by the officers designated in the Bylaws of this Association. Said officers will be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and, with the approval of the Board of Directors, may employ a managing agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the Common Area and the affairs of the Association, and any such person or entity may be so employed without regard to whether such person or entity is a member of the Association or a Director of the Association.

The names and addresses of the officers who will serve until their successors are designated are as follows:

	Name:	Address:
President	Joe Johnson	1055 Saxon Blvd., Orange City, Florida 32763
Vice President	Lewis Seifert	1055 Saxon Blvd., Orange City, Florida 32763
Secretary	Stephen Cantwell	1055 Saxon Blvd., Orange City, Florida 32763
Treasurer	Stephen Cantwell	1055 Saxon Blvd., Orange City, Florida 32763

ARTICLE X - SUBSCRIBERS

The subscriber to these Articles of Incorporation is:

Name:	Address:
Joe Johnson	1055 Saxon Blvd., Orange City, Florida 32763

ARTICLE XI - BYLAWS

The original Bylaws of the Association shall be adopted by the Board of Directors and thereafter, such Bylaws may be altered or rescinded by the Board in such manner as said Bylaws may provide.

ARTICLE XII - INDEMNIFICATION**H06000288721 3**

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Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees reasonably incurred by or imposed upon him or her in connection with any proceeding to which he or she may be a party, or in which he or she may become involved, by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties. Provided, however, that in the event of any claim for reimbursement of indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests 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.

ARTICLE XIII - DISSOLUTION

The Association shall exist in perpetuity; provided, however, if the Association is dissolved, the assets and property of the Association, including the surface water management system, shall be conveyed to an appropriate agency of local government. In the event that such conveyance or dedication is refused, the assets and property of the Association, including the surface water management system, shall be conveyed or dedicated to a similar nonprofit corporation, association or other organization to be devoted to such similar purposes. In any event, the Association may only be dissolved with the assent given in writing and signed by not less than the representatives of seventy five percent (75%) of each class of Members.

In the event of termination, dissolution or final liquidation of the Association, 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, Florida Administrative Code, and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XIV - COMMENCEMENT AND DURATION OF CORPORATE EXISTENCE

This Association shall commence corporate existence on the date of filing these Articles with the Florida Secretary of State and shall have perpetual existence unless sooner dissolved according to law.

ARTICLE XV - AMENDMENTS

This Association reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, provided that it is approved by sixty percent (60%) of each class of Members.

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ARTICLE XVI - DEFINITIONS

Capitalized terms contained herein shall have the definitions and meanings set forth in the Declaration.

IN WITNESS WHEREOF, the undersigned do hereby make and file these Articles of Incorporation declaring and certifying that the facts stated herein are true, and hereby subscribe thereto and hereunto set their hand and seal this 10th day of November, 2006.



Joe Johnson

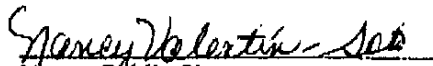
Address: 1055 Saxon Blvd., Orange City, Florida 32763

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 10th day of November, 2006, by Joe Johnson, who is personally known to me, or who produced _____ as identification.

(NOTARY SEAL)





Notary Public Signature
Print Name: Nancy Valentin-Soto
My commission expires: _____

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR THE
SERVICE OF PROCESS WITHIN FLORIDA AND
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

**FLORIDA HOSPITAL FISH MEMORIAL PROPERTY OWNER'S
ASSOCIATION, INC.**, a not for profit corporation, desiring to organize as a corporation
under the laws of the State of Florida with its registered office at 111 North Orlando
Avenue, Winter Park, Florida 32789, has named and designated T.L. Trimble as its
Registered Agent to accept service of process within the State of Florida.

ACKNOWLEDGMENT

Having been named to accept service of process for the above named Association,
at the place designated in this Certificate, I hereby agree to act in this capacity, and I
further agree to comply with the provisions of all statutes relating to the proper and
complete performance of my duties as Registered Agent.

Dated this 15th day of November, 2006.



T.L. Trimble, Registered Agent

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H06000288721 3**EXHIBIT "A"****Legal Description****PARCEL 1**

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; except the South 982.7 feet thereof, of Section 23, Township 18 South, Range 30 East, Volusia County, Florida,

AND

A portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 18 South, Range 30 East, Volusia County, Florida, more particularly described as follows: Begin at the Northwest corner of the said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24; thence run S $89^{\circ} 58' 56''$ E along the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 248.29 feet to a point on a curve, concave Easterly, having a radius of 5629.58 feet, a central angle of $02^{\circ} 26' 01''$, a chord bearing of S $03^{\circ} 42' 37''$ E, a chord distance of 239.09 feet; thence Southerly along the arc of said curve, a distance of 239.11 feet to the North line of the South 1095.0 feet of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, thence S $89^{\circ} 55' 27''$ W along said North line, a distance of 32.34 feet to the East line of the West 229.84 feet of the said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence S $00^{\circ} 22' 41''$ E, a distance of 112.32 feet to the North line of the South 982.7 feet of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence S $89^{\circ} 55' 27''$ W along said North line, a distance of 229.84 feet to the West line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence N $00^{\circ} 22' 41''$ W, along said West line, a distance of 351.33 feet to the Point of Beginning.

AND

PARCEL 2A

Lot 6, Block 1, Orange City Estates Units Nos. 1 & 2, according to map in Map Book 23, Pages 61 and 62, Public Records of Volusia County, Florida, less any portion lying in right of way of Saxon Blvd.

AND PARCEL 2B

The South 982.7 feet of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 18 South, Range 30 East and the South 982.7 feet of the West 229.84 feet of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 18 South, Range 30 East, Volusia County, Florida,

AND PARCEL 2C

The South 280.0 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 18 South, Range 30 East, Volusia County, Florida, Less any portion thereof lying in road right of way.

AND

A portion of the South 280.0 feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 18 South, Range 30 East, Volusia County, Florida more particularly described as follows: Begin at the SW corner of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24; thence run N $00^{\circ} 22' 41''$ W and along the West line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 280.0 feet to the North line of said Southerly 280.0 feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence run S $89^{\circ} 58' 56''$ E along said North line a distance of 244.73 feet; thence run S $00^{\circ} 05' 31''$ E a distance of 44.17 feet to the Point of Curve, concave Easterly, having a radius of 5629.58 feet, a central angle of $02^{\circ} 24' 03''$, a chord bearing of S $01^{\circ} 17' 33''$ E, a chord

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distance of 235.88 feet; thence Southerly along the arc of said curve a distance of 235.90 feet to the South line of said NW ¼ of the NW ¼; thence run N 89° 85' 56" W along said South line a distance of 248.29 feet to the Point of Beginning.

THE FOLLOWING REAL PROPERTY IS EXCLUDED AND LESSED OUT FROM THE THREE (3) PARCELS DESCRIBED ABOVE:

S ½ of Crown Boulevard Right of Way (Now known as Harley Strickland Boulevard)
The North 50.0 feet of the South 280.0 feet of the NE ¼ of the NE ¼ of Section 23, Township 18 South, Range 30 East, Volusia County, Florida,

AND LESS:

That portion of the North 50.0 feet of the South 280.0 feet of the NW ¼ of the NW ¼ of Section 24, Township 18 South, Range 30 East, Volusia County, Florida more particularly described as follows: Commencing at the SW corner of said NW ¼ of the NW ¼ of Section 24; thence run N 00° 22' 41" W and along the West line of said NW ¼ of the NW ¼ a distance of 230.0 feet to a point on the Southerly Right of Way of Harley Strickland Boulevard (100.0 foot Right of Way) and the Point of Beginning, Continue thence N 00° 22' 41" W a distance of 50.0 feet to the center line of said Harley Strickland Boulevard being the North line of the South 280.0 feet of said NW ¼ of the NW ¼; thence run S 89° 58' 56" E and along said proposed road center line and said North line a distance of 244.73 feet; thence run S 00° 05' 31" E a distance of 44.17 feet to the Point of Curve, concave Easterly having a radius of 5629.58 feet, a central angle of 00° 03' 34", a chord bearing S 00° 07' 18" E, a chord distance of 5.83 feet; thence Southerly along the arc of said curve a distance of 5.83 feet, thence Southerly along the arc of said curve a distance of 5.83 feet to the Southerly Right of Way of Harley Strickland Boulevard; thence run N 89° 58' 56" W along said Southerly Right of Way a distance of 244.49 feet to the Point of Beginning.

AND LESS:

A portion of the South 230.00 feet of the Northwest ¼ of the Northwest ¼ of Section 24, Township 18 South, Range 30 East, Volusia County, Florida, being more particularly described as follows: Begin at the Southwest corner of the Northwest ¼ of the Northwest ¼ of Section 24; thence run North 00 degrees 22 minutes 41 seconds West along the West line of said Northwest ¼ of the Northwest ¼ a distance of 230.00 feet to the North line of said Southerly 230.00 feet of the Northwest ¼ of the Northwest ¼; thence South 89 degrees 58 minutes 56 seconds East along said North line a distance of 244.49 feet; to a point on a curve, concave Easterly, having a radius of 5629.58 feet, a central angle of 02 degrees 20 minutes 30 seconds a chord bearing of South 01 degrees 19 minutes 23 seconds East, a chord distance of 230.06 feet; thence Southerly along the arc of said curve a distance of 230.08 feet to the South line of said Northwest ¼ of the Northwest ¼; thence North 89 degrees 58 minutes 56 seconds West along said South line a distance of 248.28 feet to the Point of Beginning.

AND LESS:

Veteran's Memorial Parkway Right of Way.

A portion of the Southwest ¼ of the Northwest ¼ of Section 24, Township 18 South, Range 30 East, Volusia County, Florida, being more particularly described as beginning at the Northwest corner of the Southwest ¼ of the Northwest ¼ of said Section 24; thence S 89° 58' 56" E along the North line of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of said Section 24 a distance of 248.28 feet to a point on a circular curve concave easterly, having a radius 5629.58 feet; and a chord bearing of S

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03° 42' 42" E (S 03° 42' 37" E Deed); thence southerly along the arc of said curve through a central angle of 02° 26' 01" for an arc distance of 239.11 feet to the point of tangency; thence S 89° 55' 27" W along the North line of the South 1095.00 feet of the Southwest ¼ of the Northwest ¼ of said Section 24 for a distance of 32.34 feet to the East line of the West 229.84 feet of the Southwest ¼ of the Northwest ¼ of said Section 24; thence S 00° 22' 41" E along said East line a distance of 112.32 feet to the North line of the South 982.70 feet of the Southwest ¼ of the Northwest ¼ of said Section 24; thence 89° 55' 27" W along said North line a distance of 158.65 feet to a point on a circular curve concave Easterly having a radius of 5829.58 feet and a chord bearing of N 04° 55' 16" W; thence Northerly along the arc of said curve through a central angle of 01° 53' 45" for an arc distance of 192.89 feet; thence S 86° 01' 36" W, a distance of 56.02 feet to the West line of said Southeast ¼ of the Northwest ¼; thence N 00° 22' 41" W along said West line, a distance of 162.94 feet to the Point of Beginning.

AND LESS

A portion of the South 982.70 feet of the West 229.84 feet of the West ½ of the Northwest ¼ of Section 24, Township 18 South, Range 30 East, Volusia County, Florida being more particularly described as follows: commencing at the Southwest corner of the NW ¼ of said Section 24; thence N 89° 55' 27" E along the South line of the NW ¼ of said Section 24 for a distance of 179.84 feet to the Point of Beginning; thence N 00° 18' 35" W a distance of 126.58 feet to the point of curvature of a circular curve concave westerly, having a radius of 5679.58 feet; thence northerly along the arc of said curve through a central angle of 06° 16' 55" for an arc distance of 622.71 feet to the point of tangency; thence N 06° 35' 30" W a distance of 168.57 feet; thence S 83° 24' 30" W a distance of 50.00 feet to a point on a circular curve concave easterly, having a radius of 5829.58 feet; thence northerly along the arc of said curve through a central angle of 00° 43' 17" for an arc distance of 73.41 feet to a point in the North line of the South 982.70 feet of the NW ¼ of said Section 24; thence N 89° 55' 27" E along said North line a distance of 158.65 feet to the point of intersection with the East line of the West 229.84 feet of the NW ¼ of said Section 24; thence S 00° 22' 41" E along said East line a distance of 982.70 feet to the South line of the NW ¼ of said Section 24; thence S 89° 55' 27" W along said South line a distance of 50.00 feet to the Point of Beginning.

AND**PARCEL 3**

Lots 4 and 5, Block 1, Orange City Estates, Units Nos. 1 & 2, according to the plat thereof recorded in Map Book 23, Page 61, Public Records of Volusia County, Florida, less and except that portion taken for right of way of Saxon Blvd. as recorded in Official Records Book 3767, Page 4462, together with that certain easement for driveway purposes and sewage disposal utility purposes over, across and upon the westerly twelve (12) feet of Lot 3, Block 2, Orange City Estates, Units 1 and 2 per Grant of Easement recorded in Official Records Book 4001, Page 3054; and

Subject to that certain easement upon, over and across the easterly 32 feet of Lot 4, Block 1, Orange City Estate, Units Nos. 1 and 2, per Grant of Easement recorded in Official Records Book 4001, Page 3054, all of the Public Records of Volusia County, Florida.

AND**PARCEL 4**

Lots 7 and 8, Block 1, Orange City Estates Unit Nos. 1 & 2, according to the plat thereof, recorded in Map Book 23, Pages 61 and 62 of the Public Records of Volusia County, Florida, less and except that portion taken for right of way of Saxon Blvd., as recorded in Official Records Book 3591, Page 1751

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and in Warranty Deed recorded in Official Records Book 3975, Page 1595, Public Records of Volusia County, Florida.

AND

PARCEL 5

All of that portion of the West Half of the Northeast Quarter of Section 23, Township 18 South, Range 30 East, Volusia County, Florida, lying South of Harley Strickland Boulevard as conveyed to the City of Orange City in Official Records Book 3811, Page 2180 and lying East of Threadgill Place as conveyed to the City of Orange County in Official Records Book 3975, Page 159, Florida and LESS the following described parcel:

Begin at the Southeast corner of the Southwest Quarter of the Northeast Quarter, Section 23, Township 18 South, Range 30 East, Volusia County, Florida, run thence South 89 degrees 59 minutes 36 seconds West along the South line of the Northeast Quarter of said Section 23 a distance of 340.60 feet; thence North 00 degrees 12 minutes 39 seconds West a distance of 60.00 feet; thence North 89 degrees 59 minutes 36 seconds East a distance of 340.23 feet to the East line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence South 00 degrees 34 minutes 05 seconds East along said East line a distance of 60.00 feet to the Point of Beginning.

SAID 5 PARCELS BEING DESCRIBED AS FOLLOWS:

A portion of Lots 4, 5, 6, 7 & 8, of Block 1 ORANGE CITY ESTATES, Map Book 23, Pages 61 & 62, and a portion of land lying in Sections 23 & 24, Township 18 South, Range 30 East, City of Orange City, Volusia County, Florida, being more particularly described as follows:

BEGINNING at the northeast corner of Lot 4, Block 1, ORANGE CITY ESTATES UNIT 1, as recorded in Map Book 23, Pages 61 and 62, of the Public Records of Volusia County Florida, said point also being on the East-West center section line of Section 23, Township 18 South, Range 30 East; thence, departing said section line, run South 00°18'33" East a distance of 243.66 feet along the east line of said Lot 4 to a point on the northerly right-of-way line of Saxon Boulevard (a 170 feet wide right-of-way); thence run the following three (3) courses along said northerly right-of-way line: North 89°57'37" West a distance of 153.37 feet to a point of curvature of a curve concave Southerly having a radius of 7709.44 feet; thence, run along the arc of said curve a distance of 394.51 feet, through a central angle of 02°55'55", to a point of reverse curvature of a curve, concave Northerly, having a radius of 7569.44 feet; thence run along the arc of said curve a distance of 176.48 feet, through a central angle of 01°20'09", to a point on the west line of Lot 8, Block 1, of said ORANGE CITY ESTATES UNIT 1; thence, departing said right-of-way line and said curve run North 00°18'33" West a distance of 260.32 feet along said west line to a point on aforesaid East-West center section line and the northwest corner of said Lot 8; thence, departing said west line of Lot 8, run North 89°59'31" West a distance of 392.52 feet along said East-West center section line, to the Southeast corner of the Southwest ¼ of the Northeast ¼ of said Section 23, Township 18 South, Range 30 East; thence, departing said section line, run North 00°33'10" West a distance of 60.00 feet; thence run North 89°59'29" West a distance of 340.23 feet; thence run South 00°11'44" East a distance of 60.00 feet to a point on said East-West center section line; thence run North 89°59'31" West along said section line, a distance of 184.99 feet to the easterly right-of-way line of Threadgill Place (a 100 feet wide right-of-way); thence, departing said section line, run North 00°40'46" West, along said right-of-way line a distance of 1597.84 feet, to an intersection with the southerly right-of-way line of Harley Strickland Boulevard (a 100 feet wide right-of-way), also being a point on a non-tangent curve, concave Northeasterly, having a radius of 850.00 feet; thence run along the arc of said curve a distance of 223.85 feet, through a central angle of 15°05'21", said curve having a

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chord bearing of South 82°20'06" East and a chord distance of 223.20 feet; thence, departing said curve, continue along said southerly right-of-way line, South 89°50'25" East a distance of 1635.51 feet to a point on the East line of the aforesaid Section 23, Township 18 South, Range 30 East also being the West line of Section 24, Township 18 South, Range 30 East and the Westerly right-of-way line of Veterans Memorial Parkway (a varying width right-of-way); thence run the following seven (7) courses and distances along said westerly right-of-way line: South 00°20'15" East a distance of 392.89 feet along the East line of said Section 23; thence, departing said section line, run North 86°04'02" East a distance of 56.02 feet to a point on a non-tangent curve, concave easterly, having a radius of 5829.58 feet; thence run along the arc of said curve a distance of 266.28 feet, through a central angle of 02°37'02", said curve having a chord bearing of South 05°14'29" East and a chord distance of 266.25 feet to a point on said curve; thence, departing said curve, run North 83°26'56" East a distance of 50.00 feet; thence run South 06°33'04" East a distance of 168.57 feet to a point of curvature of a curve concave Westerly, having a radius of 5679.58 feet; thence, run along the arc of said curve a distance of 622.71 feet through a central angle of 06°16'55" to the point of tangency; thence run South 00°16'09" East a distance of 126.30 feet; thence, departing said westerly right-of-way line, run South 89°57'53" West a distance of 179.84 feet to the Southwest corner of the Northwest ¼ of Section 24, Township 18 South, Range 30 East; thence run North 89°59'31" West a distance of 204.72 feet to the POINT OF BEGINNING.

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