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FLORIDA PROFIT/NON PROFIT CORPORATION

ROLLING OAKS PROPERTY OWNERS ASSOCIATION, INC.

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ARTICLES OF INCORPORATION
OF ROLLING OAKS PROPERTY OWNERS ASSOCIATION, INC.
A Florida Not for Profit Corporation

STATE OF FLORIDA)
)ss
COUNTY OF MIAMI-DADE)

THE UNDERSIGNED hereby makes, subscribes, swears, acknowledges and files these Articles of Incorporation (the "Articles") for **ROLLING OAKS PROPERTY OWNERS ASSOCIATION, INC.**

1. NAME

The name of the corporation shall be **ROLLING OAKS PROPERTY OWNERS ASSOCIATION, INC.**, hereinafter referred to as the "Association".

2. PURPOSE

The lands described on Exhibit "A" hereto (collectively, the "Project") are collectively owned by Western Beltway Associates, LLC, a Florida limited liability ("Western Beltway"); Rolling Oaks Investment Properties, LLLP, a Florida limited liability partnership ("Rolling Oaks"), and Wooden Bridge Hotel, LLC, a Florida limited liability company ("Wooden Bridge") (together the "Declarants") and will be subjected to the Rolling Oaks Declaration of Protective Covenants to be recorded in the Public Records of Osceola County, Florida (the "Declaration"). This Association is organized for the purpose of owning, operating, governing, administering and managing the Storm Water Management System which is intended to service various portions of the Project and to exercise all powers and discharge all responsibilities granted to it as a not-for-profit corporation under the laws of the State of Florida and its By-Laws (the "By-Laws"), and to acquire, hold, convey and otherwise deal in and with real and personal property.

3. DEFINITIONS

Each capitalized term used herein, shall have the meaning or definition ascribed to such term in the Declaration, unless otherwise defined in these Articles

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4. POWERS

The powers of the Association shall include and be governed by the following provisions:

4.1 The Association shall have all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of its By-Laws, these Articles or the Declaration.

4.2 The Association shall have all of the powers reasonably necessary to implement its purpose, including, but not limited to, the following:

(a) To own (all or such parts as may be conveyed to it) and to operate, maintain, repair and convey the Storm Water Management System;

(b) To make and collect assessments against the Members to defray the costs of the Association's fulfillment of its responsibilities;

(c) To use the proceeds of assessments in the exercise of its powers and duties;

(d) To establish rules and regulations;

(e) To enforce the provisions of the Declaration and these Articles;

(f) To sue and be sued;

(g) To contract for services;

(h) To possess, enjoy and exercise all powers necessary to implement, enforce, and carry into effect the powers above described, including the power to acquire, hold, convey, and deal in real and personal property;

(i) To be and constitute the Association to which reference is made in the Declaration, to perform all obligations and duties of the Association and to exercise all rights and powers of the Association, as specified therein and in the Bylaws, and as provided by law; and

(j) To perform those functions reserved by the Association in the Declaration.

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4.3 All funds and title to all properties acquired by the Association and the proceeds thereof shall be held only for the benefit of its Members. No part of the income, if any, of the Association shall be distributed to the Members, directors or officers of the Association.

4.4 The powers of the Association shall be subject to and be exercised in accordance with the provisions of the Declaration.

5. MEMBERS

5.1 Each owner of a Parcel within the Project shall automatically be a Member of the Association, and a Parcel owner's Membership shall automatically terminate when it is no longer the owner of a Parcel.

5.2 In the event that any Parcel is subdivided by the then owner of such Parcel, the owner of such Parcel shall provide notice to the Secretary of the Association and upon the recording of the applicable deed subdividing the applicable Parcel, each such subdivided portion shall be deemed a separate Parcel. The Voting Interests allocated to the larger Parcel shall be prorated among the new Parcels and calculated in accordance with these Articles.

5.3 The owner(s) or one or more Parcel(s) shall have the right to form a Sub-Association to govern the Parcel(s) and elect, by providing notice to the Secretary of the Association, for the Sub-Association to cast all of the Voting Interests allocated to the applicable Parcel(s).

5.4 Each Member is entitled to vote its Voting Interest, in accordance with the By-Laws. For all purposes, a "Voting Interest" for each Parcel shall be a vote equal to 100 multiplied by a fraction whose numerator is the number of total acreage of property within the Parcel and whose denominator is the number of total acreage of property within all Parcels. The owner of each Parcel shall designate one (1) Voting Representative for its Parcel as set forth in the By-Laws. The initial Voting Interest for each Parcel shall be as set forth in Section 12 (b) of the Declaration.

The Property is described on Exhibit A by the Parcel identifications which are listed on the following chart. Those Parcels have Voting Interests as follows:

PARCEL	ACREAGE	VOTING INTEREST
Western Beltway Parcel	44.2971	49.214
Rolling Oaks Parcel	28.9619	31.177
Wooden Bridge Parcel	16.75	18.609

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It is intended that the Western Beltway Property and the Rolling Oaks Property will be platted together into the Rolling Oaks Commons Plat, to be recorded in the Public Records of Osceola County, Florida. Upon such recordation, the Rolling Oaks Property and the Western Beltway Property will be identified by platted lots and the ownership and allocation will be as follows:

PLATTED LOT	OWNER	ACREAGE	VOTING INTEREST
Lot 1	Western Beltway	4.1348	4.594 votes
Lot 2	Western Beltway	2.939	3.265 votes
Lot 3	Western Beltway	17.4263	19.361 votes
Lot 4	Western Beltway	19.797	21.994 votes
Lot 5	Rolling Oaks	28.9619	32.177 votes
Hotel Site described on Exhibit A	Wooden Bridge	16.75	18.609 votes

The share of a Member in the funds and assets of the Association shall not be assigned, hypothecated, or transferred in any manner except as an appurtenance to its Parcel(s).

5. EXISTENCE

The Association shall have perpetual existence.

6. SUBSCRIBER

The name and address of the subscriber hereto is Todd Levine, 1541 Sunset Drive, Suite 300, Coral Gables, Florida 33143.

7. DIRECTORS

7.1 The affairs and property of this Association shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than seven (7) members (each, a "Director"). The first Board of Directors shall have three (3) members, and the number of Directors on subsequent Boards will be determined from time to time in accordance with the provisions of the By-Laws.

7.2 Directors shall each serve a one (1) year term, except that a director's term shall automatically end when he or she is no longer affiliated with a Member.

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7.3 All Officers shall be elected by the Board of Directors in accordance with the By-Laws at regular, annual meetings of the Board of Directors, to be held as provided in the By-Laws.

7.4 The following persons shall constitute the first Board of Directors:

<u>Name</u>	<u>Address</u>
Todd Levine	1541 Sunset Drive Suite 300 Coral Gables, Florida 33143
Jeff Scott	1541 Sunset Drive Suite 300 Coral Gables, Florida 33143
Albo J. Antenucci, Jr.	1951 NW 19 th Street, Suite 200, Boca Raton, FL 33431

8. OFFICERS

Subject to the direction of the Board of Directors, the affairs of the Association shall be administered by the officers designated in the By-Laws (each, an "Officer"). The names and titles of the Officers who shall serve for the first year of the Association's existence are as follows:

<u>Name</u>	<u>Title</u>
TODD LEVINE	PRESIDENT
ALBO J. ANTENUCCI, JR.	VICE PRESIDENT
JEFF SCOTT	SECRETARY/TREASURER

9. BY-LAWS

The By-Laws of the Association shall be adopted by the first Board of Directors of the Association and may be altered, amended, or rescinded only in the manner provided in the By-Laws.

10. AMENDMENTS

These Articles may be amended by the Voting Representative(s) representing the Member(s) holding at least 90% of the Voting Interests of the Association. Notwithstanding anything to the contrary herein contained, (a) amendments for correction of scrivener's errors may be made by the Board of Directors of the Association alone without need of consent of any other person, including the Voting Representatives, and (b) as long as any Declarant (as defined in the Declaration) owns any portion of the Property, that Declarant must join in the amendment. Any amendment to these Articles that would alter any aspect

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of the Storm Water Management System, conservation areas or any water management areas of the common Property must have the prior approval of the SFWMD. Any such proposed amendments must be submitted to the SFWMD for a determination of whether the amendment necessitates a modification to the SFWMD Permit. If the proposed amendment necessitates a modification to the SFWMD Permit, the modification to the SFWMD Permit must be approved by the SFWMD prior to the amendment of these Articles. Notwithstanding the foregoing, matters stated herein to be or which are in fact governed by the Declaration may not be amended except as provided in such Declaration. Additionally, provisions which are governed by the Bylaws of this Association may not be amended except as provided in the Bylaws.

11. INDEMNIFICATION OF OFFICERS AND DIRECTORS

11.1 Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liability, including counsel fees, reasonably incurred by or imposed upon him in which he may become involved, by reason of his being or having been 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 in the performance of his duties; provided that in the event of any claim for reimbursement or indemnification hereunder same shall apply only if the Board of Directors approves such settlement or reimbursement as being in the interests of the Association. Such approval shall be made by a majority vote of a quorum (as set forth in the By-Laws) consisting of Directors who were not parties to such proceedings. 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.

12. TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

12.1 No contract or transaction between the Association and one or more of its Directors or Officers, or between the Association and any other corporation, partnership, association, trust or other organization in which one or more of its Directors or Officers are Directors or Officers, or have a financial interest, shall be invalid, void, or voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction, or solely because said Officer's or Director's votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that said Director or Officer may be interested in any such contract or transaction. Notwithstanding the foregoing, Directors shall make all reasonable efforts to disclose any material interests they possess in any entity doing business with the Association.

12.2 Interested Officers and Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

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13. PRINCIPAL OFFICE

The Association's principal office shall be at 1541 Sunset Drive, Suite 300, Coral Gables, Florida.

14. ADDRESS OF REGISTERED OFFICE

The street address of the registered office of this Association in the State of Florida shall be 1541 Sunset Drive, Suite 300, Coral Gables, Florida. The name of the initial registered agent shall be Todd Levine.

15. DISSOLUTION

The Association may be dissolved if Voting Representative(s) representing Member(s) holding at least three-fourths (3/4) of the Voting Interests of the Association cast a vote at a duly held meeting of the Voting Representatives of the Association in favor of dissolution. Upon dissolution of the Association, in the event the Association owns the Storm Water Management System, the Members of the Association shall (i) form a successor association to hold title to the assets and the Storm Water Management System of the Association, including without limitation the Storm Water Management System and the property comprising the Storm Water Management System, and to provide for the maintenance and upkeep thereof; or (ii) dedicate the assets and the Storm Water Management System to a local government agency determined to be acceptable by the SFWMD to be used for purposes similar to those for which this Association was created, provided, however, that in the event that such dedication is refused acceptance, such assets and the Storm Water Management System shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

IN WITNESS WHEREOF, the subscriber has sworn to and executed these Articles, at Coral Gables, Florida this 29 day of February, 2008.


TODD LEVINE

STATE OF FLORIDA

}
} ss.

COUNTY OF MIAMI-DADE

}

The foregoing instrument was sworn to and acknowledged before me this 29

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day of FEBRUARY, 2008 by TODD LEVINE. He is personally known to me or has
produced _____ as identification.



David Jardine
My Commission DD537839
Expires September 05, 2008

David Jardine
Notary Public
State of Florida at Large

DAVID JARDINE
Printed Notary Signature

My commission expires:

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ACCEPTANCE OF APPOINTMENT BY RESIDENT AGENT

The undersigned, TODD LEVINE, hereby accepts appointment as the Resident Agent for ROLLING OAKS PROPERTY OWNERS ASSOCIATION, INC., and does agree to accept service of process on behalf of the Association and to forward same to all appropriate corporate officers. The undersigned is familiar with and accepts the obligations provided for in Florida Statutes Section 607.324.

WITNESS my hand this 29 day of February, 2008.


TODD LEVINE

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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EXHIBIT "A"
PROJECT

Western Beltway Property

A PARCEL OF LAND LOCATED IN SECTION 4, T25S, R27E, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 4; THENCE N89°52'14"W, ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 4, A DISTANCE OF 2637.93 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429 (VARIABLE-WIDTH RIGHT OF WAY); THENCE ALONG THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD 429, THE FOLLOWING 3 COURSES AND DISTANCES: THENCE N04°00'35"W, A DISTANCE OF 92.11 FEET TO A POINT; THENCE N00°00'33"W, A DISTANCE OF 518.75 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 7545.44 FEET, A CENTRAL ANGLE OF 4°31'58" AND A CHORD BEARING AND DISTANCE OF N2°15'24"E, 596.78 FEET) FOR AN ARC DISTANCE OF 596.93 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROUTE 429, BEING ALSO ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 7545.44 FEET, A CENTRAL ANGLE OF 2°16'40" AND A CHORD BEARING AND DISTANCE OF N5°39'43"E, 299.95 FEET) FOR AN ARC DISTANCE OF 299.97 FEET TO A POINT; THENCE CONTINUING ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROUTE 429, N06°48'02"E, A DISTANCE OF 1021.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 192 (VARIABLE-WIDTH RIGHT OF WAY); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 192 THE FOLLOWING 3 COURSES AND DISTANCES: THENCE N89°38'31"E, A DISTANCE OF 456.44 FEET TO A POINT; THENCE N00°21'29"W, A DISTANCE OF 15.00 FEET TO A POINT; THENCE N89°38'31"E, A DISTANCE OF 288.78 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 192, S00°21'29"E, A DISTANCE OF 84.93 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 17°18'03" AND A CHORD BEARING AND DISTANCE OF S9°00'31"E, 222.60 FEET) FOR AN ARC DISTANCE OF 223.45 FEET TO A POINT; THENCE S89°38'31"W, A DISTANCE OF 1047 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 6°06'28" AND A CHORD BEARING AND DISTANCE OF S20°28'30"E, 79.91 FEET) FOR AN ARC DISTANCE OF 79.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 40°52'59" AND A CHORD BEARING AND DISTANCE OF S3°05'18"E, 639.10 FEET) FOR AN ARC DISTANCE OF 652.86 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 17°42'37" AND A CHORD BEARING AND DISTANCE OF S8°29'50"W, 250.92 FEET) FOR AN ARC DISTANCE OF 251.92 FEET TO A POINT OF TANGENCY; THENCE S00°21'29"E, A DISTANCE OF 60.66 FEET TO A POINT; THENCE S89°38'31"W A DISTANCE OF 946.31 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27.0335 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH:

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A PARCEL OF LAND LOCATED IN SECTION 4, T25S, R27E, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 4; THENCE N89°52'14"W, ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 4, A DISTANCE OF 2637.93 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429 (VARIABLE-WIDTH RIGHT OF WAY); THENCE ALONG THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD 429, THE FOLLOWING 5 COURSES AND DISTANCES: THENCE N04°00'35"W, A DISTANCE OF 92.11 FEET TO A POINT; THENCE N00°00'33"W, A DISTANCE OF 518.75 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 7545.44 FEET, A CENTRAL ANGLE OF 4°31'58" AND A CHORD BEARING AND DISTANCE OF N2°15'24"E, 596.78 FEET) FOR AN ARC DISTANCE OF 596.93 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 7545.44 FEET, A CENTRAL ANGLE OF 2°16'40" AND A CHORD BEARING AND DISTANCE OF N5°39'43"E, 299.95 FEET) FOR AN ARC DISTANCE OF 299.97 FEET TO A POINT; THENCE N06°48'02"E, A DISTANCE OF 1021.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 192 (VARIABLE-WIDTH RIGHT OF WAY); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 192 THE FOLLOWING 3 COURSES AND DISTANCES: THENCE N89°38'31"E, A DISTANCE OF 456.44 FEET TO A POINT; THENCE N00°21'29"W, A DISTANCE OF 15.00 FEET TO A POINT; THENCE N89°38'31"E, A DISTANCE OF 288.78 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 192 N89°38'31"E, A DISTANCE OF 476.37 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 192, S00°21'29"E, A DISTANCE OF 275.00 FEET TO A POINT; THENCE N89°38'31"E, A DISTANCE OF 216.63 FEET TO A POINT; THENCE S00°21'29"E, A DISTANCE OF 1020.00 FEET TO A POINT; THENCE S89°38'31"W, A DISTANCE OF 625.69 FEET TO A POINT; THENCE S00°21'29"E, A DISTANCE OF 32.00 FEET TO A POINT; THENCE S89°38'31"W, A DISTANCE OF 25.00 FEET TO A POINT; THENCE N00°21'29"W, A DISTANCE OF 60.66 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 17°42'37" AND A CHORD BEARING AND DISTANCE OF N8°29'50"E, 250.92 FEET) FOR AN ARC DISTANCE OF 251.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 40°52'53" AND A CHORD BEARING AND DISTANCE OF N3°05'18"W, 639.10 FEET) FOR AN ARC DISTANCE OF 652.86 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 6°06'28" AND A CHORD BEARING AND DISTANCE OF N20°28'30"W, 79.91 FEET) FOR AN ARC DISTANCE OF 79.95 FEET TO A POINT; THENCE N89°38'31"E, A DISTANCE OF 10.47 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 17°18'03" AND A CHORD BEARING AND DISTANCE OF N9°00'31"W, 222.60 FEET) FOR AN ARC DISTANCE OF 223.45 FEET TO A POINT OF TANGENCY; THENCE N00°21'29"W, A DISTANCE OF 84.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17.2636 ACRES OF LAND, MORE OR LESS.

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ROLLING OAKS PROPERTY

A PARCEL OF LAND LOCATED IN SECTION 4, T25S, R27E, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 4; THENCE N 89°52'14"W, ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 4, A DISTANCE OF 2637.93 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429 (VARIABLE-WIDTH RIGHT OF WAY); THENCE ALONG THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD 429, THE FOLLOWING 3 COURSES AND DISTANCES: THENCE N04°00'35"W, A DISTANCE OF 92.11 FEET TO A POINT; THENCE N00°00'33"W, A DISTANCE OF 518.75 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 7545.44 FEET, A CENTRAL ANGLE OF 4°31'58" AND A CHORD BEARING AND DISTANCE OF N2°15'24"E, 596.78 FEET) FOR AN ARC DISTANCE OF 596.93 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 7545.44 FEET, A CENTRAL ANGLE OF 2°16'40" AND A CHORD BEARING AND DISTANCE OF N5°39'43"E, 299.95 FEET) FOR AN ARC DISTANCE OF 299.97 FEET TO A POINT; THENCE N06°48'02"E, A DISTANCE OF 1021.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 192 (VARIABLE-WIDTH RIGHT-OF-WAY); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 192 THE FOLLOWING 3 COURSES AND DISTANCES: THENCE N89°38'31"E, A DISTANCE OF 456.44 FEET TO A POINT; THENCE N00°21'29"W, A DISTANCE OF 15.00 FEET TO A POINT; THENCE N89°38'31"E, A DISTANCE OF 765.15 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 192 THE FOLLOWING TWO COURSES AND DISTANCES: THENCE N89°38'31"E, A DISTANCE OF 760.87 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2764.79 FEET, A CENTRAL ANGLE OF 9°31'49" AND A CHORD BEARING AND DISTANCE OF S85°35'35"E, 459.35 FEET) FOR AN ARC DISTANCE OF 459.88 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 192, S0°13'44"E, A DISTANCE OF 932.55 FEET TO A POINT; THENCE S88°48'59"W A DISTANCE OF 632.87 FEET TO A POINT; THENCE S89°38'31"W A DISTANCE OF 456.43 FEET TO A POINT; THENCE N00°21'29"W, A DISTANCE OF 1020.00 FEET TO A POINT; THENCE S89°38'31"W, A DISTANCE OF 216.63 FEET TO A POINT; THENCE N00°21'29"W, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 28.9619 ACRES OF LAND, MORE OR LESS.

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WOODEN BRIDGE PROPERTY**Legal Description**

A portion of Block B, FLORIDA FRUIT AND TRUCK LAND COMPANY AT LOUGHMAN FLORIDA, according to the plat thereof, as recorded in Plat Book B, Page 88, Public Records of Osceola County, Florida, described as the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 25 South, Range 27 East, Osceola County, Florida, lying south of the southerly right-of-way line of State Road No. 530 (U.S. Highway 192) and being more particularly described as follows:

Commence at the northwest corner of the Northwest 1/4 of said Section 3; thence run S 00°15'19" E, along the west line of the Northwest 1/4 of the Northwest 1/4 of said Section 3, a distance of 141.77 feet to a point on the southerly right-of-way line of State Road No. 530 for the POINT OF BEGINNING; said point being a point on a non-tangent curve, concave southwesterly, having a radius of 2784.79 feet and a central angle of 14°26'01"; thence on a chord bearing of S 73°13'41" E, run 696.49 feet along the arc of said curve and along said southerly right-of-way line to a point on the east line of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 3; thence run S 00°12'39" E, along said east line, a distance of 981.24 feet to a point on the south line of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 3; thence run S 89°34'15" W, along said south line, a distance of 663.44 feet to a point on the aforesaid west line of the Northwest 1/4 of the Northwest 1/4 of said Section 3; thence run N 00°15'19" W, along said west line, a distance of 1186.66 feet to the POINT OF BEGINNING.

Containing 16.75 acres, more or less.