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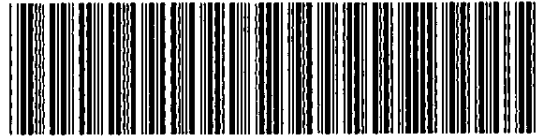
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GRAY | ROBINSON
ATTORNEYS AT LAW

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August 8, 2014

VIA HAND DELIVERY

Florida Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

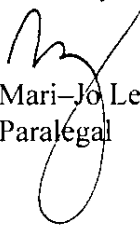
Re: Boggy Creek Neighborhood Market Property Owners Association, Inc.
Our File No. 540000-140

Dear Madam or Sir:

Enclosed for filing are an original and one (1) copy of the Articles of Incorporation of **BOGGY CREEK NEIGHBORHOOD MARKET PROPERTY OWNERS ASSOCIATION, INC. PLEASE FILE THESE ARTICLES AND ISSUE A CERTIFIED COPY.** A check in the amount of \$78.75 is enclosed. Upon receipt of this request, please date-stamp the copy of this letter attached, and call me when the certified copy is ready to be picked up.

Thank you for your assistance in this matter.

Sincerely,


Mari-Jo Lewis-Wilkinson
Paralegal

Enclosures

540000140 - # 7614899 v1



FLORIDA DEPARTMENT OF STATE
Division of Corporations

August 11, 2014

GRAY ROBINSON
ATTN: MARI-JO LEWIS-WILKINSON
P.O. BOX 11189
TALLAHASSEE, FL 32302-3189

SUBJECT: BOGGY CREEK NEIGHBORHOOD MARKET PROPERTY
OWNERS ASSOCIATION, INC.
Ref. Number: W14000048705

We have received your document for BOGGY CREEK NEIGHBORHOOD MARKET PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

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

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Maryanne Dickey
Regulatory Specialist II
New Filing Section

Letter Number: 614A00017115

**ARTICLES OF INCORPORATION OF
BOGGY CREEK NEIGHBORHOOD MARKET PROPERTY OWNERS ASSOCIATION, INC.**

I. NAME AND ADDRESS

The name of this corporation shall be **BOGGY CREEK NEIGHBORHOOD MARKET PROPERTY OWNERS ASSOCIATION, INC.** (the "Association"). The address of the Association shall be 2001 S.E. Tenth Street, Bentonville, Arkansas 72716-5525, 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 amendments thereto.

B. "Association" shall mean **BOGGY CREEK NEIGHBORHOOD MARKET PROPERTY OWNERS ASSOCIATION, INC.**, a Florida non-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" or "ECR" shall mean the Easements and Assessments with Covenants and Restrictions Affecting Land recorded by the Declarant in the Public Records of Osceola 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 Wal-Mart Stores East, LP, a Delaware limited partnership, its successors and assigns ("Wal-Mart"), and Regent Development Company, LC, a Florida limited liability company, unless the context indicates otherwise.

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

H. "District" shall mean the South Florida Water Management District.

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TALLAHASSEE, FLORIDA

I. "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.

J. "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 Osceola County, Florida.

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

L. "Person" shall mean any individual, profit or nonprofit corporation, partnership, limited partnership, association, estate, trust or other entity. It shall not include Osceola County or any other governmental agencies.

M. "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 Osceola 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.

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

O. "Surface Water Management System Facilities" shall include, but are not limited to, all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands, and any associated buffer areas, and wetland mitigation areas, underground lines or pipes, manholes, lakes, headwall, or similar facilities, including all lakes, retention areas, culverts and related appurtenances serving the Property.

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, which is to hold title to the Surface Water Management System Facilities and to maintain same.

B. To operate the Association without profit for the benefit of its Members and Owners.

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.

D. To perform all functions, duties, and obligations associated with the operation and maintenance of the Surface Water Management System Facilities. Operation and maintenance and re-inspection reporting shall be performed in accordance with the terms and conditions of the Environmental Resource Permit.

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 Surface Water Management System Facilities, as permitted by the District, including all lakes, retention areas, culverts and related appurtenances, as well as establishing procedures and policies relating to wetland mitigation, maintenance, and monitoring.

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 Surface Water Management System Facilities.

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 Surface Water Management System Facilities.

I. In the event that Wal-Mart assumes responsibility for managing the Association, Wal-Mart shall have the right to assign such management and operational obligations to an affiliated entity established by Wal-Mart for such purpose.

J. 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.

K. 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 the Property or any person or entity claiming by or through such Owner.

L. 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.

M. To create reserves to provide for the deferred maintenance, renovation, rebuilding, reconstruction, replacement, improvement or alteration of any portion of the Surface Water Management System Facilities.

N. 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.

O. To separately charge any Owner of property within the Property when such separate charge is deemed appropriate by the Board and authorized by the Declaration.

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

Q. 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.

R. 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.

S. To perform all functions, duties, and obligations associated with the operation and maintenance of the Surface Water Management System Facilities. Operation and maintenance and re-inspection reporting shall be performed in accordance with the terms and conditions of the Environmental Resource Permit.

V. TERM

A. The term for which this Association is to exist shall be perpetual. In the event of dissolution of the Association (unless same is reinstated), other than incident to a merger or consolidation, all of the assets of the Association shall be conveyed to a similar property owners' association or a public agency having a similar purpose.

VI. MEMBERS

A. Each Owner, including the Developer, of fee simple title to a Parcel within the Property 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 the Property 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 and shall provide 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; and

(6) Notwithstanding the voting allocations set forth above, or any other provision of these Articles, for so long as Wal-Mart (or an affiliate of Wal-Mart) is the fee simple owner, lessee, or user of the Wal-Mart Tract (as defined in the ECR) or any portion of any other Parcel, if Wal-Mart's relative proportional ownership of the aggregate square acreage in the Wal-Mart Tract and the other Parcels combined is fifty percent (50%) or less, Wal-Mart shall be entitled to cast fifty-one percent (51%) of the votes in the Association and may delegate such right to a third-party management company or individual department or division within Wal-Mart. (The aforesaid rights shall collectively be referred to as the "Voting Rights").

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.

VII. BOARD OF DIRECTORS

A. The affairs of the Association shall be managed and directed by a Board of Directors which shall include at least three (3) Directors and not more than six (6) Directors. Only individuals may serve as Directors. Subject to the provisions of these Articles of Incorporation, 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; and (iii) the manner in which Directors may be removed from office.

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:

- (1) Director/President:
Romona West
Wal-Mart Senior Director of Realty Manager
2001 S.E. Tenth Street
Bentonville, AR 72716-5525

- (2) Director/Vice President/Secretary:
Barri Tulgetske
Wal-Mart Division Manager
2001 S.E. Tenth Street
Bentonville, AR 72716-5525
- (3) Director/Treasurer:
Quick Mack
Wal-Mart Realty Management
2001 S.E. Tenth Street
Bentonville, AR 72716-5525

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TALLAHASSEE, FLORIDA

VIII. 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.

IX. 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 Surface Water Management System Facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility or, if such conveyance or dedication is not accepted, then the Association's rights, duties, and obligations with respect to the Surface Water Management System Facilities shall be conveyed to a non-profit corporation similar to the Association.

X. BY-LAWS

A. The Board shall adopt By-Laws consistent with these Articles. The Association reserves to the Members 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 Members present at any duly called and convened meeting of the Members 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.

C. Any amendment to any provision of these Articles expressly pertaining to or affecting the Surface Water Management System Facilities, or the operation and maintenance of the Surface Water Management System Facilities, shall have either: (i) the prior written approval of the District; or (ii) District permit modification relating to such change or modification.

XII. ENFORCEMENT

Notwithstanding any enforcement rights contained in the ECR by the Members, the District shall have the right to take necessary enforcement measures against the Association, including maintaining a civil action for injunctive and/or other relief, to compel the Association to correct any outstanding non-compliance of the Surface Water Management System Facilities.

XIII. INCORPORATOR

The name and address of the Incorporator is: Phillip R. Finch, 301 E. Pine Street, Suite 1400, Orlando, Florida 32801.

**BOGGY CREEK NEIGHBORHOOD MARKET PROPERTY OWNERS
ASSOCIATION, INC.**

**ARTICLES OF INCORPORATION – DESIGNATION AND ACCEPTANCE BY
REGISTERED AGENT/ INCORPORATOR**

The name and Florida street address of the registered agent is:

Name: Phillip R. Finch c/o GrayRobinson, P.A.

Address: 301 E. Pine Street Suite 1400
Orlando, Florida 32801

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CLERK OF DISTRICT COURT
HALL COUNTY FLORIDA

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


Phillip R. Finch, Registered Agent
and Incorporator

IN WITNESS WHEREOF, these Articles of Incorporation are hereby executed on behalf of
BOGGY CREEK NEIGHBORHOOD MARKET PROPERTY OWNERS ASSOCIATION, INC. this
25th day of June, 2014.

BOGGY CREEK NEIGHBORHOOD MARKET
PROPERTY OWNERS ASSOCIATION, INC.
a Florida non-profit corporation

By: REGENT DEVELOPMENT COMPANY, LC,
a Florida limited liability company

By: [Signature]
Print Name: Phillip C. Owen
Title: Managing Member

STATE OF FLORIDA)

SS.

COUNTY OF Osceola)

The foregoing instrument was acknowledged before me this 25th day of June, 2014,
by Phillip C. Owen, Managing Member of REGENT DEVELOPMENT COMPANY, LC, a
Florida limited liability company, as the Member of BOGGY CREEK
NEIGHBORHOOD MARKET PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit
corporation, on behalf of the Association.

Margaret D. Miller
Signature of Notary Public

(Print Notary Name)

Margaret D. Miller

My Commission Expires: 10/29/2014

Commission No.: EE 021777

☒ Personally known, or

☐ Produced Identification

Type of Identification Produced

AFFIX NOTARY STAMP



WAL-MART STORES EAST, LP,
a Delaware limited partnership

By: WSE MANAGEMENT, LLC, a Delaware
limited liability company, its general partner

By: Mary Rottler
Print Name: Mary Rottler
Title: Vice President

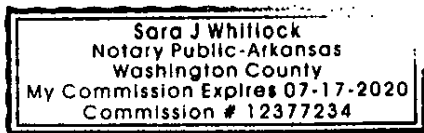
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CLERK OF DISTRICT COURT
JACKSONVILLE, FLORIDA

STATE OF ARKANSAS)

SS.

COUNTY OF BENTON)

The foregoing instrument was acknowledged before me this 30 day of June, 2014,
by Mary Rottler, Vice President of WSE MANAGEMENT, LLC, a Delaware limited
liability company, general partner of WAL-MART STORES EAST, LP, a Delaware limited
partnership, on behalf of the partnership.



AFFIX NOTARY STAMP

Sara J. Whitlock

Signature of Notary Public
(Print Notary Name)

Sara J. Whitlock

My Commission Expires: 7/17/2020

Commission No.: 12377234

☒ Personally known, or

☐ Produced Identification

Type of Identification Produced

EXHIBIT "A"

(Wal-Mart Tract legal description)

PARCEL 1: (SURVEYOR'S WAL-MART PARCEL)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1755, PAGE 1471, OFFICIAL RECORD BOOK 1815, PAGE 456 AND OFFICIAL RECORD BOOK 2182, PAGE 2813, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 25 SOUTH, RANGE 30 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 30 EAST; THENCE RUN N29°44'14"E ALONG THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1815, PAGE 456, A DISTANCE OF 463.39 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF OSCEOLA PARKWAY A 160.00 FOOT WIDE RIGHT OF WAY (FORMERLY KNOWN AS DART BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 958, PAGE 1592, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5649.85 FEET; THENCE FROM A CHORD BEARING OF S58°18'14"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°54'53" AN ARC DISTANCE OF 386.02 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°03'30" AN ARC DISTANCE OF 202.98 FEET TO THE POINT OF TANGENCY; THENCE RUN S54°17'18"E A DISTANCE OF 250.52 FEET TO THE NORTHWEST CORNER OF PARCEL "B" AS DESCRIBED IN OFFICIAL RECORD BOOK 3315, PAGE 2623, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE DEPARTING THE AFORESAID SOUTH RIGHT OF WAY LINE OF OSCEOLA PARKWAY RUN S35°42'24"W ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "B" DESCRIBED IN OFFICIAL RECORD BOOK 3315, PAGE 2623, A DISTANCE OF 399.08 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B" AS DESCRIBED IN OFFICIAL RECORD BOOK 3315, PAGE 2623; THENCE RUN S54°17'36"E ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "B" AS DESCRIBED IN OFFICIAL RECORD BOOK 3315, PAGE 2623 AND THE EXTENSION THEREOF, A DISTANCE OF 252.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF BOGGY CREEK ROAD A 100.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON THE STATE ROAD RIGHT OF WAY MAP TRANSFER BOOK 1, PAGES 16 THROUGH 20, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S35°42'24"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 51.00 FEET TO A POINT; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN N54°17'36"W A DISTANCE OF 40.00 FEET; THENCE RUN N35°42'24"E A DISTANCE OF 20.00 FEET; THENCE RUN N54°17'36"W A DISTANCE OF 185.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 65.00 FEET; THENCE FROM A CHORD BEARING OF S80°53'50"W RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°37'08" AN ARC DISTANCE OF 101.67 TO THE POINT OF TANGENCY; THENCE RUN S36°05'16"W A DISTANCE OF 120.04 FEET; THENCE RUN N53°57'59"W A DISTANCE OF 414.65 FEET; THENCE RUN N22°32'02"E A DISTANCE OF 85.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 145.12 FEET; THENCE FROM A CHORD BEARING OF N10°34'40"E RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°54'43" AN ARC DISTANCE OF 60.57 TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE RUN S53°54'51"E A DISTANCE OF 150.61 FEET; THENCE RUN N36°05'09"E A DISTANCE OF 131.88 FEET; THENCE RUN N53°54'47"W A DISTANCE OF 106.14 FEET; THENCE RUN N36°05'09"E A DISTANCE OF 326.33 TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE FROM A CHORD BEARING OF N23°15'03"E RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°40'12" AN ARC DISTANCE OF 13.44 FEET TO THE POINT OF BEGINNING.

(Developer Tract and Outparcels legal description)

LEGAL DESCRIPTION:

PARCEL I: (OFFICIAL RECORD BOOK 1815, PAGE 456)

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER (1/4), OF THE SOUTHWEST ONE QUARTER (1/4), OF THE NORTHEAST ONE QUARTER (1/4) OF THE SECTION 5, TOWNSHIP 25 SOUTH, RANGE 30 EAST; THENCE NORTH 29°44'14" EAST, 463.39 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF DART BOULEVARD, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THRU SAID POINT BEARS SOUTH 29°44'19" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5649.85 FEET, A DELTA OF 5°58'23" , AN ARC DISTANCE OF 589.00 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 54°17'18" EAST, 189.09 FEET; THENCE SOUTH 35°42'24" WEST, 300.00 FEET; THENCE SOUTH 54°17'18" EAST, 300.00 FEET; THENCE SOUTH 35°42' 24" WEST, 261.65 FEET; THENCE SOUTH 89°47'07" WEST, 793.17 FEET; THENCE NORTH 00°06'46" WEST, 660.44 FEET TO THE POINT OF BEGINNING.

AND

PARCEL II: (OFFICIAL RECORD BOOK 1755, PAGE 1471)

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER (1/4), OF THE SOUTHWEST ONE QUARTER (1/4), OF THE NORTHEAST ONE QUARTER (1/4) OF THE SECTION 5, TOWNSHIP 25 SOUTH, RANGE 30 EAST; THENCE NORTH 29°44'14" EAST, 463.39 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF DART BOULEVARD, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THRU SAID POINT BEARS SOUTH 29°44'19" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5649.85 FEET, A DELTA OF 5°58'23" , AN ARC DISTANCE OF 589.00 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 54°17'18" EAST, 189.09 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 54°17'18" EAST, 275.00 FEET; THENCE SOUTH 09°17'18" EAST, 35.36 FEET; THENCE SOUTH 35°42'24" WEST, 275.00 FEET; THENCE NORTH 54°17'18" WEST, 300.00 FEET; THENCE NORTH 35°42'24" EAST, 300.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING: (A PORTION OF OFFICIAL RECORD BOOK 3315, PAGE 2623, BEING PARCEL "B" THEREOF)

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER (1/4), OF THE SOUTHWEST ONE QUARTER (1/4) OF THE NORTHEAST ONE QUARTER (1/4) OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 30 EAST; THENCE NORTH 29°48'50" EAST, 463.39 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DART BOULEVARD SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THRU SAID POINT BEARS SOUTH 29°44'19" WEST);

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS 5649.85 FEET, A DELTA OF $5^{\circ}58'23''$, AN ARC DISTANCE OF 589.00 FEET; THENCE TANGENT TO SAID CURVE SOUTH $54^{\circ}12'42''$ EAST 250.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $54^{\circ}12'42''$ EAST 213.57 FEET; THENCE SOUTH $09^{\circ}12'42''$ EAST, 35.38 FEET; THENCE SOUTH $35^{\circ}47'00''$ WEST, 373.98 FEET; THENCE NORTH $54^{\circ}13'00''$ WEST 238.57 FEET; THENCE NORTH $35^{\circ}47'00''$ EAST 399.00 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING IN OSCEOLA COUNTY, FLORIDA.

AND

PARCEL III: (OFFICIAL RECORD BOOK 2182, PAGE 2813)

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER ($1/4$) OF THE SOUTHWEST ONE QUARTER ($1/4$) OF THE NORTHEAST ONE QUARTER ($1/4$) OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, THENCE RUN NORTH $29^{\circ}48'50''$ EAST A DISTANCE OF 463.39 FEET TO THE SOUTH RIGHT OF WAY LINE OF OSCEOLA PARKWAY (ALSO KNOWN AS DART BOULEVARD) ACCORDING TO THE SUPPLEMENTAL AGREEMENT AS RECORDED IN BOOK 1209, PAGES 0330 THROUGH 0346, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THROUGH SAID POINT BEARS SOUTH $29^{\circ}48'55''$ WEST); THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5649.85 FEET, A DELTA OF $5^{\circ}58'23''$, AN ARC DISTANCE OF 589.00 FEET; THENCE TANGENT TO SAID CURVE, RUN SOUTH $54^{\circ}12'42''$ EAST A DISTANCE OF 504.09 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF BOGGY CREEK ROAD; THENCE RUN SOUTH $35^{\circ}47'00''$ WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 398.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $35^{\circ}47'00''$ WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 151.81 FEET; THENCE RUN SOUTH $89^{\circ}51'43''$ WEST A DISTANCE OF 18.52 FEET TO THE PROPOSED NORTHWESTERLY RIGHT OF WAY LINE OF BOGGY CREEK ROAD PER THE RIGHT OF WAY AND RIGHT OF WAY RESERVATION MAP FOR DART BOULEVARD, JOB NUMBER 89-580; THENCE RUN NORTH $35^{\circ}47'00''$ EAST A DISTANCE OF 162.67 FEET; THENCE RUN SOUTH $54^{\circ}13'00''$ EAST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1755, PAGE 1471 AND OFFICIAL RECORD BOOK 1815, PAGE 456; AND ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2182, PAGE 2813, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; LYING IN SECTION 5, TOWNSHIP 25 SOUTH, RANGE 30 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST $1/4$, OF THE SOUTHWEST $1/4$, OF THE NORTHEAST $1/4$ OF SAID SECTION 5; THENCE RUN N $29^{\circ}44'14''$ E ALONG THE NORTHWESTERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1815, PAGE 456, A DISTANCE OF 463.39 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF OSCEOLA PARKWAY A

160.00 FOOT WIDE RIGHT OF WAY (FORMERLY KNOWN AS DART BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 958, PAGE 1592, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5649.85 FEET; THENCE FROM A CHORD BEARING OF S57°16'29" E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 05°58'23" AN ARC DISTANCE OF 589.00 FEET TO THE POINT OF TANGENCY; THENCE RUN S54°17'18" E A DISTANCE OF 250.52 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3315, PAGE 2623, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE DEPARTING THE AFORESAID SOUTH RIGHT OF WAY LINE OF OSCEOLA PARKWAY RUN S35°42'24" W ALONG THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3315, PAGE 2623, A DISTANCE OF 399.08 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3315, PAGE 2623; THENCE RUN S54°17'36" E ALONG THE SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3315, PAGE 2623 AND THE EXTENSION THEREOF, A DISTANCE OF 252.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF BOGGY CREEK ROAD A 100.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON THE STATE ROAD RIGHT OF WAY MAP TRANSFER BOOK 1, PAGES 16 THROUGH 20, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S35°42'24" W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 151.60 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2182, PAGE 2813, ALSO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF THE AFOREMENTIONED SECTION 5; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN S89°42'49" W ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2182, PAGE 2813, THE SOUTH LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1815, PAGE 456 AND SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 812.35 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 5, ALSO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1815, PAGE 456; THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, RUN N00°00'28" W ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1815, PAGE 456, A DISTANCE OF 660.90 FEET TO THE POINT OF BEGINNING.

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