

N980000006177
UNIVERSITY OF FLORIDA FOUNDATION, INC.

2012 West University Avenue
P.O. Box 14425 ■ Gainesville, FL 32604-2425
Telephone: (352) 392-1691 ■ Fax: (352) 392-8736

■ Direct Line: (352) 392-9251
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October 27, 1998

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****131.25 *****87.50

State of Florida
Secretary of State
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

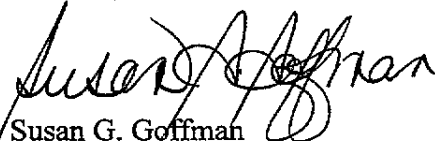
RE: Articles of Incorporation of Cellon Creek Industrial Park owners Association, Inc.

Dear Sir/Madam:

Enclosed for filing are Articles of Incorporation of Cellon Creek Industrial Park Owners Association, Inc. along with our check #00032083 in the amount of \$131.25. Please return a certified copy of the articles, a certificate of status along with a receipt in the enclosed pre-paid Federal Express envelope after the filing is completed.

Please call me at (352) 392-9251 if you have any questions or require any further information.

Sincerely,



Susan G. Goffman
Counsel

SGG/pal

Enclosures

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
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DIVISION OF CORPORATIONS

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ARTICLES OF INCORPORATION

OF

CELLON CREEK INDUSTRIAL PARK
OWNERS ASSOCIATION, INC.

ARTICLE I - NAME

The name of this corporation is: CELLON CREEK INDUSTRIAL PARK OWNERS ASSOCIATION, INC.

ARTICLE II - ADDRESS OF PRINCIPAL OFFICE

The address of the principal office of the corporation is 2012 West University Avenue, Gainesville, Florida 32603, and the mailing address of the office of the corporation is Post Office Box 14425, Gainesville, Florida 32604.

ARTICLE III - PURPOSE OF CORPORATION

1. The purpose of this corporation is to provide for an owners association for the owners of the property in Alachua County, Florida, described in Exhibit A hereto.

2. The corporation will carry out the functions and duties of the "Association" as such are defined and set out in the Declaration of Covenants, Conditions, and Restrictions for Cellon Creek Industrial Park as such Declaration is recorded in the public records of Alachua County, Florida, and as may be amended from time to time in accordance with the provisions thereof.

3. The corporation will levy and collect adequate assessments from members of the corporation for the costs of landscaping and mowing along the roadway and for construction, maintenance, and operation of a development sign and a common stormwater management system, if any.

ARTICLE IV - ELECTION OF DIRECTORS

The method of election of directors will be as provided in the Bylaws of the corporation.

ARTICLE V - REGISTERED AGENT AND INITIAL REGISTERED OFFICE

The registered agent and the street address of the initial registered office of this corporation in the State of Florida is:

Bruce D. DeLaney
University of Florida Foundation, Inc.
2012 West University Avenue
Gainesville, Florida 32603

ARTICLE VI - INITIAL DIRECTORS

The names of the initial directors of this corporation and their street addresses are:

Bruce D. DeLaney
2012 West University Avenue
Gainesville, Florida 32603

Tamsin S. Schulte
2012 West University Avenue
Gainesville, Florida 32603

Ronald C. Chambers
4045 N.W. 43rd Street
Gainesville, Florida 32606

The number of directors may be increased from time to time by a majority vote of the Board of Directors, but may never be less than three nor more than twelve.

ARTICLE VII - MEMBERS

Each owner of any of the property described in Article III above will automatically be a member of this corporation. Membership in this corporation will automatically terminate at such time as the member no longer owns any portion of the property described in Article III above.

ARTICLE VIII - INITIAL MEMBERS

The initial members of this corporation are RONALD CHAMBERS and JAMES T. LUCKEY, and UNIVERSITY OF FLORIDA FOUNDATION, INC.

ARTICLE IX - INCORPORATOR

The name and address of the person signing these Articles of Incorporation as the Incorporator is:

Bruce D. DeLaney
2012 West University Avenue
Gainesville, Florida 32603

ARTICLE X - ASSESSMENTS

The assessments will be used for landscaping and mowing along the roadway and for construction, maintenance, and operation of a development sign and a common stormwater management system, if any.

ARTICLE XI - EXISTENCE AND DURATION

Existence of the corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The corporation shall exist in perpetuity.

ARTICLE XII - AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation, this 15th day of October, 1998.

By: Bruce D. DeLaney (SEAL)
Bruce D. DeLaney, Incorporator

STATE OF FLORIDA

COUNTY OF ALACHUA

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

98 OCT 28 AM 8:18

The foregoing instrument was acknowledged before me this 15th day of October, 1998,
by Bruce D. DeLaney, who is personally known to me.



Susan G. Goffman
MY COMMISSION # CC546936 EXPIRES
April 18, 2000
BONDED THRU TROY FAIN INSURANCE, INC.

(NOTARIAL SEAL)

Susan G. Goffman
Notary Public, State and County aforesaid
Print Name: _____
Commission No: _____
My commission expires: _____

ACCEPTANCE OF APPOINTMENT
AS REGISTERED AGENT

I HEREBY ACCEPT appointment as Registered Agent for CELLON CREEK INDUSTRIAL
PARK OWNERS ASSOCIATION, INC., on whom process may be served in the State of Florida.

I am familiar with and accept the duties and responsibilities as Registered Agent for said corporation.

DATED this 15th day of October, 1998.

Bruce D. DeLaney
Bruce D. DeLaney
Registered Agent

December 11, 1997

Legal Description

For: University of Florida Foundation, Inc.
(Parcel 5 together with J. A. Webster Site)

A portion of Fractional Section 19, and a portion of Government Lot 2 of Fractional Section 20, and a portion of Lots 3, 4, 5, 7, 8 and 9 of L.L. Dell Estate as per plat thereof, recorded in Plat Book "A", page 47 of the Public Records of Alachua County, Florida, and a portion of the S.D. Fernandez Grant, all lying and being in Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northeast corner of the southeast 1/4 of the southeast 1/4 of Fractional Section 24, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South 89°45'36" East, along the northerly boundary of Parcel 'C' of a City of Alachua powerline easement as described in Official Records Book 1659, page 2261 of the Public Records of Alachua County, Florida, 610.03 feet to the southwest corner of that certain parcel of land as described in Official Records Book 1813, page 256 of said Public Records; thence continue South 89°45'36" East, along said northerly boundary, along the northerly boundary of Parcel 'D', as described in Official Records Book 1659, page 2265 et seq. of said Public Records, and along the southerly boundary of said certain parcel of land, 989.79 feet to the northeast corner of said Parcel 'D', and the POINT OF BEGINNING; thence continue South 89°45'36" East, along said southerly boundary, 100.00 feet to the southeast corner of said certain parcel of land; thence North 00°36'40" East, 247.88 feet to the northeast corner of said certain parcel of land and a point on the boundary of that certain tract of land as described in Official Records Book 1466, page 377 et seq. of said Public Records; thence South 81°10'24" East, along said boundary of that certain tract of land as described in Official Records Book 1466, page 377 et seq., 73.09 feet to a corner of said certain tract of land; thence North 08°50'07" East, along the boundary of said certain tract of land, 1680.26 feet, to a point on the southwesterly right-of-way line of U.S. Highway No. 441 (State Road No.'s 20 & 25, 200' R/W); thence South 61°57'52" East along said right-of-way line, 1681.46 feet to the beginning of a curve, concave northeasterly, having a radius of 5896.58 feet; thence southeasterly along the arc of said curve and along said right-of-way line, through a central angle of 04°05'00", an arc distance of 420.24 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 64°00'22" East, 420.15 feet; thence South 66°02'52" East along said right-of-way line, 2242.97 feet, more or less, to the northwest corner of that certain tract of land as described in Official Records Book 1523, page 895 et seq. of said Public Records; thence South 37°52'17" West, along the west line of said certain tract of land as described in Official Records Book 1523, page 895 et seq., a distance of 2413.21 feet, more or less, to a point on the southeasterly extension of the northerly line of a 50' City of Gainesville Easement as described in Official Records Book 1589, page 2936 of said Public Records; thence westerly, northerly, westerly, southerly and westerly, along said northerly line of said 50' City of Gainesville Easement, through the following five (5) courses: 1) North 74°34'47" West, 1873.23 feet;

2) North 07°53'25" East, 75.00 feet; 3) North 82°06'35" West, 50.00 feet; 4) South 07°53'25" West, 75.00 feet; 5) North 89°38'23" West, 922.56 feet to a point on the east line of a 100' Florida Power Corporation Easement, as described in Official Records Book 50, page 297 of said Public Records; thence North 00°36'40" East, along said east line and along the east line of a 100' Florida Power Corporation Easement as described in Deed Book 226, page 201 of said Public Records, 1282.48 feet to a point on the south line of Parcel 'E' as described in Official Records Book 1659, page 2265 et seq. of said Public Records; thence North 89°45'36" West, along the south line of said Parcel 'E', a distance of 100.00 feet to a point on the east line of Parcel 'D', as described in said Official Records Book 1659, page 2265 et seq.; thence North 00°36'40" East, along said east line of Parcel 'D', 99.88 feet to the POINT OF BEGINNING.

Containing 219.62 acres, more or less.

Subject to a Florida Power Corporation easement as per Official Records Book 219, page 565 of the Public Records of Alachua County, Florida.

Subject to a Pinellas County Power Company easement as per Deed Book 226, page 201 of the Public Records of Alachua County, Florida.

Subject to a Pinellas County Power Company easement as per Deed Book 226, page 280 of the Public Records of Alachua County, Florida.

Subject to a Pinellas County Power Company easement as per Deed Book 226, page 281 of the Public Records of Alachua County, Florida.

Subject to a Florida Power Corporation easement as per Official Records Book 221, page 219 of the Public Records of Alachua County, Florida.

Subject to a City of Alachua ingress/egress easement designated as Parcel 'E' as per Official Records Book 1659, page 2265 et seq. of the Public Records of Alachua County, Florida.

Subject to a 50' City of Gainesville easement as per Official Records Book 1589, page 2936 of the Public Records of Alachua County, Florida.

Subject to a 15 foot City of Alachua utility easement over a portion of the westerly 15 feet of the above described property and the northerly 15 feet of the above described property.

ALL LESS AND EXCEPT the property conveyed to JAW Florida, Inc. by deed dated June 20, 1995, filed June 29, 1995, Official Records Book 2017, page 1857, Public Records of Alachua County, Florida.