

State of Florida

The seal of the State of Florida, featuring a central figure holding a bow and arrow, surrounded by a circular border with the text "IN GOD WE TRUST".

Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of SOUTHCHASE PARCEL 6 COMMUNITY ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on June 30, 1989, as shown by the records of this office.

The document number of this corporation is N33096.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
6th day of July, 1989.



Jim Smith

Jim Smith
Secretary of State

ARTICLES OF INCORPORATION

OF

SOUTHCHASE PARCEL 6 COMMUNITY ASSOCIATION, INC.

In compliance with the requirements of Florida Statutes, Chapter 617, the undersigned, all of whom are residents of the State of Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

FILED
MAR 13 1985
CLERK OF COUNTY
RECORDS
ORANGE COUNTY
FLORIDA

ARTICLE I

NAME OF CORPORATION

The name of the corporation is SOUTHCHASE PARCEL 6 COMMUNITY ASSOCIATION, INC. (hereinafter called the "Association").

ARTICLE II

PRINCIPAL OFFICE OF THE ASSOCIATION

The principal office of the Association is located at 201 South Orange Avenue, Suite 890, Orlando, Florida 32801.

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ARTICLE III

REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Association is 111 North Orange Avenue, Suite 1800, Orlando, Florida 32801 and the name of the initial registered agent at that address is Paul E. Rosenthal.

ARTICLE IV

DEFINITIONS

Unless otherwise provided herein to the contrary, all terms and words utilized herein shall be as defined in that certain Declaration of Covenants, Conditions and Restrictions for Southchase Parcel 6 to be recorded in the Public Records of Orange County, Florida, as it may from time to time be amended as provided therein (hereinafter called the "Declaration"), said Declaration being incorporated herein as if set forth at length.

ARTICLE V

PURPOSE AND POWERS OF THE ASSOCIATION

This 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 Lots and Dwelling Units, Common Area and Limited Common Area within that certain tract of property to be developed as a part of a planned unit development known as "Southchase," which property is more particularly described on Exhibit "A" ("the Property" or "Parcel 6") attached hereto, and to promote the health, safety and welfare of the residents within the Property and for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the Property of the Association;

(c) 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;

(d) Borrow money, and with the approval of a two-thirds (2/3) vote of the members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless approved by a two-thirds (2/3) vote of the members;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation

shall be approved by a two-thirds (2/3) vote of the members, unless provided otherwise in the Declaration;

(g) 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; and

(h) Convey and transfer the Limited Common Areas in accordance with the provisions of the Declaration without any vote or approval of the members being required in connection with any such conveyance.

ARTICLE VI

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants or record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VII

MEETING OF MEMBERS: QUORUM REQUIREMENTS

The presence at any meeting of members entitled to cast, [REDACTED] entitled to cast, [REDACTED] of the votes shall constitute a quorum for any action except as otherwise provided in these Articles of Incorporation, the Declaration, or the Bylaws.

ARTICLE VIII

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners with the exception of the Declarants and the Builders (as defined in the Declaration) and shall be entitled to one (1) vote for each Lot owned. When more than one person

owns 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 (1) vote be cast with respect to any Lot.

Class B. The Class B Members shall be the Declarants and the Builders (as defined in the Declaration), and they shall be entitled to six (6) votes for each Lot platted and owned by them. The Class B Membership shall cease and become converted to Class A Membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A Membership equal the total votes outstanding in the Class B Membership; or

(b) On June 1, 1994.

From and after the happening of these events, whichever occurs earlier, the Class B Members shall be deemed to be a Class A Members entitled to one (1) vote for each Lot in which it holds the interest required for membership under Article IV of the Declaration.

ARTICLE IX

BOARD OF DIRECTORS

The affairs of this Association shall be managed and administered initially by a Board of three (3) Directors who shall serve until the organizational meeting and thereafter by a Board of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Jeffry B. Fuqua	401 Ferguson Drive Orlando, FL 32805
James H. Fant	644 Ferguson Drive Orlando, FL 32805

Larry W. Toler

370 Whooping Loop
Suite 1196
Altamonte Springs, FL 32701

At the annual meeting, the members shall elect three (3) Directors for a term of one (1) year. At each annual meeting thereafter the members shall elect three (3) Directors for a term of one (1) year.

ARTICLE X

INITIAL OFFICERS

The affairs of the Association shall be managed by a President, Vice President, Secretary and Treasurer and such other officers as permitted by the Bylaws. The names and addresses of those persons who shall act as officers of the corporation until the election of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Jeffry B. Fuqua, President	401 Ferguson Drive Orlando, FL 32805
Larry W. Toler, Vice President	370 Whooping Loop Suite 1196 Altamonte Springs, FL 32701
James H. Fant, Secretary-Treasurer	644 Ferguson Drive Orlando, FL 32805

The above-named officers shall serve until the first annual organizational meeting of the Board of Directors of the Association. The officers shall be elected by the Directors at the first meeting of the Board of Directors and shall hold office for a one (1) year period from the date of their election.

ARTICLE XI

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by members representing not less than two-thirds (2/3) of the votes of the members. Upon dissolution, the assets of the Association shall be dedicated to an appropriate

public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes. This procedure shall be subject to court approval upon dissolution pursuant to Section 617.05, Florida Statutes.

ARTICLE XII

DURATION

The corporation shall exist perpetually.

ARTICLE XIII

AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the votes of the entire membership. Amendment of these Articles may be proposed by the Board of Directors and shall be voted on at a Special Meeting of the Membership duly called for that purpose, or at an annual meeting of the Membership.

ARTICLE XIV

BYLAWS

The Bylaws of this corporation shall be adopted by the Board of Directors and may be altered, amended, or rescinded by a majority vote of a quorum of all members voting in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is a Class B Membership.

ARTICLE XV

FHA/VA APPROVAL

do we need this!

As long as there is a Class B Membership, the following actions will require prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties; mergers and consolidations; mortgaging of

Common Area; dedication of Common Area, except as expressly authorized in the Declaration; dissolution; and amendment of these Articles.

ARTICLE XVI

INDEMNIFICATION

The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement as long as actually and reasonably incurred by him in connection with such action, suit or proceeding, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful, except that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or misfeasance or malfeasance in the performance of his duty to the Association, unless and only to the extent that the court in which such action or suit was brought shall determine upon application that despite the adjudication of liability, but in view of all of the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper. The termination of any action, suit or proceedings by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

ARTICLE XVII

SUBSCRIBERS

The name and residence of the subscribers to these Articles of Incorporation are:

Jeffry B. Fuqua
401 Ferguson Drive
Orlando, FL 32805

Hubert R. Earley
201 South Orange Avenue
Suite 890
Orlando, FL 32801

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 28 day of JUNE, 1989.

Jeffry B. Fuqua
Jeffry B. Fuqua
Hubert R. Earley
Hubert R. Earley

STATE OF FLORIDA)
COUNTY OF ORANGE) "

The foregoing instrument was acknowledged before me this 28th day of June, 1989 by Jeffry B. Fuqua.

Beverly J. Emore
Notary Public

(NOTARIAL SEAL)

My commission expires:

Notary Public, State of Florida
My Commission Expires: 11/11/92
Beverly J. Emore

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me
this 27th day of June, 1989 by Hubert R. Earley.

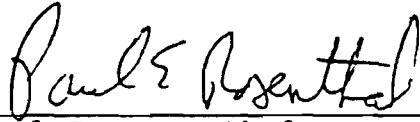
Carol E. Elder
Notary Public

(NOTARIAL SEAL)

My commission expires:
Notary Public, State of Florida at Large
My Commission Expires March. 27, 1992
Bonded thru Agent's Notary Brokerage

ACCEPTANCE OF THE REGISTERED AGENT

I, Paul E. Rosenthal hereby consent to be the Registered Agent for SOUTHCHASE PARCEL 6 COMMUNITY ASSOCIATION, INC. as provided in Article III above.



Paul E. Rosenthal

COMMREC/D0355b5(3)
E38-5266 (06/27/89)

FILED
JUN 30 1989
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EXHIBIT "A"

(Parcel 6)

That part of Sections 22 and 23, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of Section 15, Township 24 South, Range 29 East, Orange County, Florida; thence run S 00°01'46" W along the East line of said Southeast 1/4 for a distance of 21.28 feet to point lying 2675.82 feet South of (when measured at right angles) to the North line of Section 14, Township 24 South, Range 29 East, Orange County, Florida; thence run N 89°47'53" E parallel with the North line of said Section 14 for a distance of 60.54 feet to the Westerly Right-of-Way line of the Sunshine State Parkway (a 400' R/W); thence run S 00°29'50" E along said Westerly Right-of-Way line for a distance of 5295.15 to the point of curvature of a curve concave Easterly having a radius of 23118.31 feet; thence run Southerly along said Westerly Right-of-Way line and the arc of said curve through a central angle of 04°30'14" for a distance of 1817.22 feet; thence run N 56°00'00" W for a distance of 431.67 feet; thence run West for a distance of 1178.60 feet; thence run N 06°00'00" E for a distance of 50.71 feet to the Point of Beginning of the following described parcel of land:

Thence run N 81°22'35" E for a distance of 349.41 feet; thence run N 86°25'13" E for a distance of 313.61 feet; thence run N 55°50'33" E for a distance of 10.55 feet; thence run N 09°30'26" W for a distance of 183.76 feet; thence run N 22°10'54" W for a distance of 76.36 feet; thence run N 04°53'33" E for a distance of 44.02 feet; thence run N 19°10'30" E for a distance of 195.70 feet; thence run North for a distance of 208.00 feet; thence run West for a distance of 201.46 feet; thence run North 110.00 feet; thence run East 225.00 feet; thence run N 69°34'09" E for a distance of 129.35 feet; thence run N 37°37'07" E for a distance of 138.01 feet; thence run N 17°28'38" E for a distance of 108.09 feet; thence run S 89°33'40" W for a distance of 29.98 feet; thence run N 00°04'05" E for a distance of 106.28 feet; thence run N 89°33'39" E for a distance of 40.08 feet; thence run N 00°04'10" E for a distance of 150.53 feet; thence run N 44°18'38" W for a distance of 132.45 feet; thence run N 22°51'04" W along a radial line for a distance of 174.21 feet to a point on a curve concave Northwesterly having a radius of 340.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 37°01'20" for a distance of 219.69 feet to the end of said curve; thence run S 59°52'24" E along a radial line for a distance of 60.00 feet to a point on a curve concave Northwesterly having a radius of 400.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 42°29'13" for a distance of 296.62 feet to the end of said curve; thence run N 77°38'23" E along a radial line for a distance of 110.00 feet; thence run N 12°21'37" W for a

EXHIBIT "A" CONTINUED

(Parcel 6)

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distance of 101.23 feet; thence run N 35°55'43" E for a distance of 154.20 feet; thence run N 22°24'46" E for a distance of 129.58 feet; thence run N 00°33'40" E for a distance of 402.24 feet; thence run N 25°34'57" W for a distance of 129.18 feet; thence run N 33°58'21" W for a distance of 62.13 feet; thence run S 52°35'50" W for a distance of 114.06 feet to a point on a non-tangent curve concave Southwesterly having a radius of 300.00 feet and a chord bearing of S 18°58'16" E; thence run Southeasterly along the arc of said curve through a central angle of 39°03'54" for a distance of 204.54 feet to the point of tangency; thence run S 00°33'40" W for a distance of 197.74 feet to the point of curvature of a curve concave Northwesterly having a radius of 415.20 feet; thence run Southwesterly along the arc of said curve through a central angle of 51°05'01" for a distance of 370.18 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 83°37'44" for a distance of 36.49 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 400.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 12°44'54" for a distance of 89.00 feet to the end of said curve; thence run S 70°45'51" W along a radial line for a distance of 60.00 feet to a point on a curve concave Southwesterly having a radius of 340.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 17°52'25" for a distance of 106.07 feet to the end of said curve; thence run N 86°57'14" W for a distance of 115.00 feet; thence run N 14°43'57" W for a distance of 137.40 feet; thence run N 41°17'43" W for a distance of 93.14 feet; thence run N 56°06'12" W for a distance of 259.28 feet; thence run N 48°09'49" W for a distance of 114.62 feet; thence run N 39°01'26" W for a distance of 124.97 feet; thence run N 31°29'55" W for a distance of 166.76 feet; thence run S 89°38'56" W for a distance of 64.69 feet; thence run N 00°03'37" E for a distance of 107.76 feet; thence run N 23°52'00" W for a distance of 8.60 feet; thence run N 66°08'00" E for a distance of 152.26 feet; thence run N 23°52'00" W for a distance of 50.00 feet; thence run N 66°08'00" E for a distance of 31.66 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 71°45'26" for a distance of 31.31 feet to the point of tangency; thence run N 05°37'26" W for a distance of 108.46 feet to the point of curvature of a curve concave Southwesterly having a radius of 558.44 feet; thence run Northwesterly along the arc of said curve through a central angle of 07°26'17" for a distance of 72.50 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 100°48'17" for a distance of 43.98 feet to the point of tangency; thence run N 13°09'23" W for a distance of 50.89 feet to a point on a

EXHIBIT "A" CONTINUED

(Parcel 6)

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non-tangent curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N 21°08'00" E; thence run Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence run N 23°52'00" W for a distance of 80.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence run S 66°08'00" W for a distance of 885.08 feet to the point of curvature of a curve concave Southeasterly having a radius of 35.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 75°00'00" for a distance of 45.82 feet to the point of tangency; thence run S 08°52'00" E for a distance of 102.19 feet to the point of curvature of a curve concave Northwesterly having a radius of 1100.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 32°07'00" for a distance of 616.60 feet to the point of tangency; thence run S 23°15'00" W for a distance of 191.33 feet to the point of curvature of a curve concave Southeasterly having a radius of 1000.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 37°30'00" for a distance of 654.50 feet to the point of tangency; thence run S 14°15'00" E for a distance of 163.21 feet to the point of curvature of a curve concave Southwesterly having a radius of 1100.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 14°45'20" for a distance of 283.29 feet to the end of said curve; thence run East for a distance of 645.00 feet; thence run S 15°38'32" E for a distance of 155.77 feet; thence run S 42°42'22" E for a distance of 54.14 feet; thence run S 06°00'00" W for a distance of 685.09 feet to the Point of Beginning.

LESS: a portion of Lots 8 and 9, Block 101 and Lot 1, Block 118, PLAT OF FLAMINGO as recorded in Plat Book "K", Page 72 of the Public Records of Orange County, Florida and less the platted roadways lying in said plat.

Containing 80.862 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

EXHIBIT "A" CONTINUED

(Parcel 6)

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AND

That part of Sections 22 and 23, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

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Thence continue S 00°29'50" E along said Westerly Right-of-Way line for a distance of 2017.36 feet to the point of curvature of a curve concave Easterly having a radius of 23118.31 feet; thence run Southerly along said Westerly Right-of-Way line and the arc of said curve through a central angle of 04°30'14" for a distance of 1817.22 feet; thence run N 56°00'00" W for a distance of 431.67 feet; thence run West for a distance of 1178.60 feet; thence run N 06°00'00" E for a distance of 50.71 feet; thence run N 81°22'35" E for a distance of 349.41 feet; thence run N 86°25'13" E for a distance of 313.61 feet; thence run N 55°50'33" E for a distance of 10.55 feet; thence run N 09°30'26" W for a distance of 183.76 feet; thence run N 22°10'54" W for a distance of 76.36 feet; thence run N 04°53'33" E for a distance of 44.02 feet; thence run N 19°10'30" E for a distance of 195.70 feet; thence run North for a distance of 208.00 feet; thence run West for a distance of 201.46 feet; thence run North 110.00 feet; thence run East 225.00 feet; thence run N 69°34'09" E for a distance of 129.35 feet; thence run N 37°37'07" E for a distance of 138.01 feet; thence run N 17°28'38" E for a distance of 108.09 feet; thence run S 89°33'40" W for a distance of 29.98 feet; thence run N 00°04'05" E for a distance of 106.28 feet; thence run N 89°33'39" E for a distance of 40.08 feet; thence run N 00°04'10" E for a distance of 150.53 feet; thence run N 44°18'38" W for a distance of 132.45 feet; thence run N 22°51'04" W along a radial line for a distance of 174.21 feet to a point on a curve concave Northwesterly having a radius of 340.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 37°01'20" for a distance of 219.69 feet to the end of said curve; thence run S 59°52'24" E along a radial line for a distance of 60.00 feet to a point on a curve concave Northwesterly having a radius of 400.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 42°29'13" for a distance of 296.62 feet to the end of

EXHIBIT "A" CONTINUED

(Parcel 6)

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said curve; thence run N 77°38'23" E along a radial line for a distance of 110.00 feet; thence run N 12°21'37" W for a distance of 101.23 feet; thence run N 35°55'43" E for a distance of 154.20 feet; thence run N 22°24'46" E for a distance of 129.58 feet; thence run N 00°33'40" E for a distance of 402.24 feet; thence run N 25°34'57" W for a distance of 129.18 feet; thence run N 33°58'21" W for a distance of 62.13 feet; thence run S 52°35'50" W for a distance of 114.06 feet to a point on a non-tangent curve concave Southwesterly having a radius of 300.00 feet and a chord bearing of S 18°58'16" E; thence run Southeasterly along the arc of said curve through a central angle of 39°03'54" for a distance of 204.54 feet to the point of tangency; thence run S 00°33'40" W for a distance of 197.74 feet to the point of curvature of a curve concave Northwesterly having a radius of 415.20 feet; thence run Southwesterly along the arc of said curve through a central angle of 51°05'01" for a distance of 370.18 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 83°37'44" for a distance of 36.49 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 400.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 12°44'54" for a distance of 89.00 feet to the end of said curve; thence run S 70°45'51" W along a radial line for a distance of 60.00 feet to a point on a curve concave Southwesterly having a radius of 340.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 17°52'25" for a distance of 106.07 feet to the end of said curve; thence run N 86°57'14" W for a distance of 115.00 feet; thence run N 14°43'57" W for a distance of 137.40 feet; thence run N 41°17'43" W for a distance of 93.14 feet; thence run N 56°06'12" W for a distance of 259.28 feet; thence run N 48°09'49" W for a distance of 114.62 feet; thence run N 39°01'26" W for a distance of 124.97 feet; thence run N 31°29'55" W for a distance of 166.76 feet; thence run S 89°38'56" W for a distance of 64.69 feet; thence run N 00°03'37" E for a distance of 107.76 feet; thence run N 23°52'00" W for a distance of 8.60 feet; thence run N 66°08'00" E for a distance of 152.26 feet; thence run N 23°52'00" W for a distance of 50.00 feet; thence run N 66°08'00" E for a distance of 31.66 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 71°45'26" for a distance of 31.31 feet to the point of tangency; thence run N 05°37'26" W for a distance of 108.46 feet to the point of curvature of a curve concave Southwesterly having a radius of 558.44 feet; thence run Northwesterly along the arc of said curve through a central angle of 07°26'17" for a distance of 72.50 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 100°48'17"

EXHIBIT "A" CONTINUED

(Parcel 6)

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for a distance of 43.98 feet to the point of tangency; thence run N 13°09'23" W for a distance of 50.89 feet to a point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N 21°08'00" E; thence run Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence run N 23°52'00" W for a distance of 80.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a point of cusp; thence run N 66°08'00" E for a distance of 342.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 2840.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 03°57'05" for a distance of 195.86 feet; thence run N 82°39'13" E for a distance of 99.61 feet to a point on a non-tangent curve concave Southeasterly having a radius of 2820.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 02°57'49" for a distance of 145.86 feet, having a chord bearing of N 73°32'32" E; thence run N 78°04'53" E for a distance of 85.74 feet; thence run N 87°51'10" E for a distance of 127.59 feet; thence run N 85°19'43" E for a distance of 191.49 feet to the Point of Beginning.

LESS: Lots 25 and 26, Block 25; Lots 27, 28, 29, 30, 31 and 32, Block 70, PLAT OF FLAMINGO as recorded in Plat Book K, Page 72 of the Public Records of Orange County, Florida; Lots 25 and 26, Block 121; Lots 13, 14, 15 and 16, Block 144 PLAT OF FLAMINGO as recorded in Plat Book K, Page 5 of the Public Records of Orange County, Florida: AND LESS the platted Roadways per the aforesaid plats; AND LESS that portion of Columbia Avenue and Thirteenth Street per CONNELLY 1ST ADDITION as recorded in Plat Book J, Pages 58 and 59 lying West of the Sunshine State Parkway and South of Wetherbee Road.

Containing 63.425 acres more or less and being subject to any rights-of-way, restrictions and easements of record.