

SITE B - CLUSTER C

EXHIBIT "A-1"

LEGAL DESCRIPTION

Sheoah, a Condominium, Section 4, a replat of part of Tract "B", the Highlands Section Two as recorded in Plat Book 17, Page 47, the Public Records of Seminole County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Tract "B"; thence N13°45'39"E, a distance of 678.34 feet to the point of beginning; thence continue N13°45'39"E a distance of 295.52 feet; thence N28°38'56"W a distance of 236.16 feet; thence S67°41'44"W a distance of 140.38 feet to an intersection with the easterly right-of-way line of Sheoah Boulevard; said intersection being on the arc of a circular curve, concave westerly, having a radius of 806.13 feet; thence southerly along the arc of said curve through a central angle of 28°26'03", a distance of 400.06 feet, to an intersection with a line that bears S76°14'21"E; thence along said line, a distance of 169.28 feet to the point of beginning. Containing 1.9 acres more or less and said land lying in Seminole County, Florida.

The name of the Condominium Association is:

SHEOAH HIGHLANDS FOUR, INC.

HENRICH, INC.

SURVEYING and MAPPING

EXHIBIT A-2
page 1 of 5

PHONE
(305) 647-7346

890 WYMORE ROAD
WINTER PARK, FLORIDA 32789

February 28, 1972

Mr. J. Nolan Reed
Florida Land Company
P. O. Box 44
Winter Park, Florida 32789

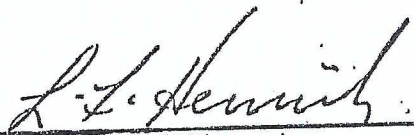
LEGAL DESCRIPTION

NORTH ORLANDO HIGHLANDS, APARTMENT SITE NO. ONE:

From the Southwest corner of North Orlando Ranches Section 13, as recorded in Plat Book 13, page 40, Public Records of Seminole County, Florida, run thence N. $12^{\circ}54'04''$ E. along the West Line of said North Orlando Ranches Section 13, 118.68 feet to the point of beginning on the South Line of Lot 21, Block "C"; D. R. Mitchell's Survey of Moses E. Levy Grant, as recorded in Plat Book 1, page 5, Public Records of Seminole County, Florida, run thence S. $89^{\circ}56'10''$ E. 310.52 feet to a point on a curve concave North-easterly, having a radius of 596.12 feet, a central angle of $68^{\circ}53'20''$, and a tangent bearing of S. $09^{\circ}57'11''$ W.; run thence Southeasterly along the arc of said curve a distance of 716.74 feet to the point of tangency; run thence S. $38^{\circ}17'22''$ W. 223.59 feet; run thence S. $23^{\circ}11'55''$ W. 304.63 feet; run thence S. 45° W. 438.41 feet; run thence S. $83^{\circ}17'25''$ W. 171.17 feet; run thence N. $30^{\circ}57'50''$ W. 116.62 feet; run thence N. $25^{\circ}10'25''$ E. 200.00 feet; run thence N. $39^{\circ}24'55''$ E. 389.75 feet; run thence N. $21^{\circ}30'43''$ W. 261.09 feet; run thence N. $00^{\circ}27'30''$ E. 365.97 feet; run thence N. $89^{\circ}56'10''$ W. 975.99 feet to the East right-of-way line of a Florida Power Corporation easement recorded in O. R. Book 353, page 51, of the Public Records of Seminole County, Florida; run thence N. $03^{\circ}08'27''$ W. along said East right-of-way line, 208.32 feet to the aforesaid South line of Lot 21, Block "C", D. R. Mitchell's Survey of Moses E. Levy Grant, run thence S. $89^{\circ}56'10''$ E. along said South line 954.95 feet to the point of beginning, containing 16.0352 acres, more or less.

HENRICH, INC.

L. F. HENRICH, Pres.



R. L. S. NO. 1263

HENRICH, INC.

SURVEYING and MAPPING

EXHIBIT A-2

page 2 of 5 PHONE

(305) 647-7346

590 WYMORE ROAD
WINTER PARK, FLORIDA 32789

February 28, 1972

Mr. J. Nolan Reed
Florida Land Company
P. O. Box 44
Winter Park, Florida 32789

LEGAL DESCRIPTION

NORTH ORLANDO HIGHLANDS, APARTMENT SITE NO. TWO:

From the Southwest corner of North Orlando Ranches Section 13, as recorded in Plat Book 13, page 40, Public Records of Seminole County, Florida, run thence N. $12^{\circ}54'04''$ E. along the West line of said North Orlando Ranches Section 13, 118.68 feet to a point on the South line of Lot 21, Block "C", D. R. Mitchell's Survey of the Moses E. Levy Grant, as recorded in Plat Book 1, page 5, Public Records of Seminole County, Florida; run thence S. $89^{\circ}56'10''$ E. 310.52 feet to a point on a curve concave Northeasterly having a radius of 596.12 feet, a central angle of $74^{\circ}54'06''$, and a tangent bearing of S. $09^{\circ}51'11''$ W.; run thence Southeasterly along the arc of said curve 779.30 feet to the point of tangency; run thence S. $65^{\circ}02'55''$ E. 72.00 feet to the point of curvature of a curve concave Southwesterly, having a radius of 354.78 feet and a central angle of $28^{\circ}25'41''$; run thence Southeasterly along the arc of said curve 176.03 feet to the point of a compound curve concave Southwesterly having a radius of 726.13 feet, a central angle of $56^{\circ}00'18''$ and a tangent bearing of S. $36^{\circ}37'14''$ E.; run thence Southeasterly along the arc of said curve 536.28 feet to the point of beginning; thence continue along the arc of said curve 173.49 feet to the point of tangency; run thence S. $19^{\circ}23'04''$ W. 302.26 feet to the point of curvature of a curve concave Easterly, having a radius of 972.98 feet, a central angle of $24^{\circ}11'06''$ and a tangent of 208.46 feet, run thence Southerly along the arc of said curve 410.70 feet to the point of tangency; run thence S. $85^{\circ}11'58''$ W. 144.76 feet; run thence N. $12^{\circ}05'41''$ W. 143.18 feet; run thence N. $46^{\circ}32'53''$ W. 261.73 feet; run thence N. $81^{\circ}24'59''$ W. 268.00 feet; run thence S. $77^{\circ}54'19''$ W. 214.77 feet; run thence N. $44^{\circ}05'26''$ W. 222.77 feet; run thence N. $62^{\circ}17'11''$ E. 892.37 feet; run thence N. $25^{\circ}46'10''$ E. 161.01 feet; run thence S. $63^{\circ}05'00''$ E. 363.25 feet to the point of beginning, containing 12.4948 acres, more or less.

HENRICH, INC.

L. F. HENRICH, Pres.


P. L. S. NO. 1263

HENRICH, INC.

SURVEYING and MAPPING

EXHIBIT A-2
page 3 of 5

500 WYMORE ROAD
WINTER PARK, FLORIDA 32789

February 28, 1972

PHONE
(308) 547-7345

Mr. J. Nolan Reed
Florida Land Company
P. O. Box 44
Winter Park, Florida 32789


LEGAL DESCRIPTION

NORTH ORLANDO HIGHLANDS, APARTMENT SITE NO. THREE:

From the Southwest corner of North Orlando Ranches Section 13, as recorded in Plat Book 13, page 40, Public Records of Seminole County, Florida, run thence N. $12^{\circ}54'04''$ E. along the West line of said North Orlando Ranches Section 13, 118.68 feet to a point on the South line of Lot 21, Block "C", D. R. Mitchell's Survey of the Moses E. Levy Grant, as recorded in Plat Book 1, page 5, Public Records of Seminole County, Florida; run thence S. $89^{\circ}56'10''$ E. 310.52 feet to a point on a curve concave Northeasterly having a radius of 596.12 feet, a central angle of $74^{\circ}54'06''$ and a tangent bearing of S. $09^{\circ}51'11''$ W.; run thence Southeasterly along the arc of said curve a distance of 779.30 feet to the point of tangency; run thence S. $65^{\circ}02'55''$ E. 72.00 feet; run thence N. $24^{\circ}57'05''$ E. 80.00 feet to the point of curvature of a curve concave Southwesterly, having a radius of 434.78 feet, a central angle of $07^{\circ}43'46''$ and a tangent bearing of S. $65^{\circ}02'55''$ E. run thence Southeasterly along the arc of said curve 58.65 feet to the point of beginning; run thence N. $28^{\circ}16'45''$ E. 624.44 feet; run thence N. $37^{\circ}34'07''$ E. 492.04 feet; run thence S. $81^{\circ}52'12''$ E. 212.13 feet; run thence S. $03^{\circ}00'46''$ W. 550.47 feet; run thence S. $26^{\circ}05'08''$ E. 236.03 feet; run thence N. $72^{\circ}38'21''$ W. 468.18 feet; run thence S. $41^{\circ}30'00''$ W. 503.23 feet to a point on a curve concave Southwesterly, having a radius of 434.78 feet, a central angle of $17^{\circ}44'58''$ and a tangent bearing of N. $39^{\circ}34'11''$ W.; run thence Northwesterly along the arc of said curve 134.69 feet to the point of beginning, containing 8.7340 acres, more or less.

HENRICH, INC.

L. F. HENRICH, Pres.



P. L. S.

Fla Reg No 1263

890 WYMORE ROAD
WINTER PARK, FLORIDA 32789

EXHIBIT A-2

page 4 of 5

PHONE
(800) 647-7646

February 23, 1972

Mr. J. Nolan Reed
FLORIDA LAND COMPANY
P. O. Box 44
Winter Park, Florida 32789

Subject: NORTH ORLANDO HIGHLANDS

LEGAL DESCRIPTION

APARTMENT SITE NO. FOUR: From the Southwest corner of North Orlando Ranches Section 13, as recorded in Plat Book 13, page 40, Public Records of Seminola County, Florida, run thence N. $12^{\circ}54'04''$ E. along the West line of said North Orlando Ranches Section 13, a distance of 383.37 feet; thence run S. $77^{\circ}05'56''$ E. 408.67 feet to the point of curvature of a curve concave Northeasterly, having a radius of 516.12 feet, a tangent of 578.04 feet, a central angle of $96^{\circ}28'41''$ and a tangent bearing of S. $31^{\circ}25'46''$ W.; run thence Southerly along the arc of said curve a distance of 869.07 feet to the point of tangency; run thence S. $65^{\circ}02'55''$ E. 72.00 feet to the point of curvature of a curve concave Southwesterly, having a radius of 434.78 feet and a central angle of $25^{\circ}29'44''$; run thence Southeasterly along the arc of said curve 193.34 feet to the point of beginning; run thence N. $41^{\circ}30'00''$ E. 503.23 feet; run thence S. $72^{\circ}38'21''$ E. 469.18 feet; run thence S. $26^{\circ}05'08''$ E. 321.00 feet; run thence S. $10^{\circ}00'29''$ W. 172.63 feet; run thence S. $86^{\circ}56'19''$ W. 549.86 feet; run thence S. $13^{\circ}45'39''$ W. 973.86 feet; run thence S. $86^{\circ}44'45''$ W. 177.69 feet to the point of curvature of a curve concave Easterly having a radius of 892.98 feet, a central angle of $22^{\circ}14'35''$ and a tangent bearing of N. $02^{\circ}51'31''$ W.; run thence Northerly along the arc of said curve 346.67 feet to the point of tangency; run thence N. $19^{\circ}23'04''$ E. 302.26 feet to the point of curvature of a curve concave Westerly having a radius of 808.13 feet and a central angle of $56^{\circ}00'18''$; run thence Northerly along the arc of said curve 787.97 feet to the point of a compound curve concave Southwesterly having a radius of 434.78 feet and a central angle of $02^{\circ}56'57''$; run thence Northwesterly along the arc of said curve a distance of 22.38 feet to the point of beginning. All of the above described being in Seminola County, Florida, containing 15,8040 acres, more or less, Less the property described in Exhibit A-1 in this Declaration.

HENRICH, INC.

L. F. HENRICH, Pres.

M. E. Ayers

M. E. Ayers, R.L.S.
Fla Reg. No. 2003

HENRICH, INC.

SURVEYING and MAPPING

890 WYMORE ROAD
WINTER PARK, FLORIDA 32780

February 23, 1972

EXHIBIT A-2

page 5 of 5

PHONE
(305) 847-7346

Mr. J. Nolan Reed
Florida Land Company
P. O. Box 44
Winter Park, Florida 32789

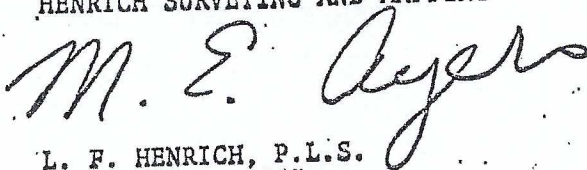
Subject: NORTH ORLANDO HIGHLANDS

LEGAL DESCRIPTION - REVISED

APARTMENT SITE NO. FIVE:

Beginning at the Northeast corner of Lot 56, Block "D", D. R. Mitchell's Survey of Levy Grant, as recorded in Plat Book 1, page 5, Public Records of Seminole County, Florida, run thence S. $0^{\circ}49'13''$ E. along the East side of said Lot 56 a distance of 210.36 feet to a point on a curve on the Northerly right-of-way line of State Road No. S-434, concave Northerly, with a tangent bearing of S. $86^{\circ}41'21''$ E., a tangent of 42.72 feet, a radius of 2870.65 feet and a central angle of $1^{\circ}42'19''$; run thence Easterly along the arc of said curve and said right-of-way line a distance of 85.44 feet to the point of tangency; run thence S. $88^{\circ}23'40''$ E. 91.24 feet; thence leaving said right-of-way line N. $01^{\circ}36'20''$ E. 721.75 feet to the point of curvature of a curve concave Easterly with a radius of 1545.74 feet, a central angle of $3^{\circ}07'04''$, and a tangent of 42.07 feet; run thence Northerly along the arc of said curve a distance of 84.11 feet to the point of tangency; thence S. $87^{\circ}14'54''$ W. 112.94 feet; run thence South 235.00 feet; thence S. $14^{\circ}44'05''$ W. 360.30 feet to the point of beginning, containing 2.6320[±] acres.

HENRICH SURVEYING AND MAPPING



L. F. HENRICH, P.L.S.
Fla Reg. No. 1263

THE "C" EXHIBITS WILL
BE AMENDED TO THIS
DECLARATION OF CONDO-
MINIUM PRIOR TO THE
FIRST CLOSING.

EXHIBIT E

OWNERSHIP PERCENTAGES AND SHARE OF COMMON EXPENSES

SITE B - CLUSTER C

<u>BUILDING NO.</u>	<u>UNIT NUMBER</u>	<u>% OWNERSHIP</u>
421	1	3.65630713
421	3	3.65630713
421	5	3.65630713
421	7	3.65630713
423	9	4.01014330
423	10	3.76835525
423	11	3.76835525
423	12	4.01014330
423	13	3.76835525
423	14	3.88630064
423	15	3.76835525
423	16	3.76835525
423	17	3.71527983
423	18	3.76835525
423	19	3.71527983
423	20	3.76835525
425	21	4.18706139
425	23	4.09860236
425	25	4.06911600
425	27	4.06911600
425	29	4.06911600
425	31	4.06911600
427	33	3.77425252
427	35	3.77425252
427	37	3.77425252
427	39	3.77425252

This Instrument Prepared By:
WARREN E. WILLIAMS
Attorney at Law
P.O. Box 1621
Winter Park, FL 32789

EXHIBIT F

WARRANTY DEED

THIS INDENTURE, made and executed this _____ day of _____, 197____, by DEVELOPMENT ENTERPRISES, INCORPORATED, a Florida corporation with its principal office at 239 North New York Avenue, Winter Park, Orange County, Florida, hereinafter called the Grantor to: _____ whose post office address is: _____, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable considerations, to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell and convey unto the Grantee, their heirs and assigns, forever, the following described land situate, lying and being in the County of Seminole, State of Florida, to wit:

CONDOMINIUM RESIDENCE UNIT NO. _____, according to the floor plan which is part of the plat plan and survey which are Exhibit "C" to the Declaration of Covenants, Conditions, Restrictions and Easements of Sheoah, a Condominium, Section One, recorded in Official Records Book 956, Pages 542 to 546, Public Records of Seminole County, Florida, and said Exhibits to the aforesaid Declaration, recorded in Official Records Book 956, Pages 537 to 582, and amended at Official Records Book 969, Pages 0706 to 0731, Public Records of Seminole County, Florida, together with an undivided interest in and to the Common Elements as exemplified, referred to and set forth in said Declaration and said Exhibit "E" as amended.

This conveyance is made subject to the following:

1. That certain mortgage executed in favor of First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, dated _____, 197____, and recorded _____, 19____, in Official Records Book _____, Page _____, Public Records of Seminole County, Florida, in the original amount of \$ _____, which Grantee herein assumes and agrees to pay.

2. Covenants, conditions, restrictions, terms and other provisions of the Declaration of Condominium as recorded in Official Records Book 956, Pages 504-582, and as amended at Official Records Book 969, Pages 0704-0731, Public Records of Seminole County, Florida, and those certain Exhibits attached to and made

a part of the Declaration of Condominium and the survey and plat plan recorded in Plat Book 17, Pages 79-83, Public Records of Seminole County, Florida.

3. All of the rights of all other owners of Condominium Units to use in common the common areas and equipment pursuant to the provisions of this warranty Deed and the enabling Declaration.

4. Any and all taxes assessed against the Condominium Unit hereinabove conveyed subsequent to December 31, 1972.

5. Grantee, by acceptance and extension of this Warranty Deed, acknowledges that this conveyance is subject in every respect to all of the foregoing provisions, including the Declaration of Condominium and Exhibits thereto, as amended, hereinabove referred to, and acknowledges that each and every provision thereof is essential to the successful operation and management of the Condominium, and in the interest and for the benefit of all of the owners thereof. Grantee covenants and agrees to abide by each and every provision of the aforesaid Declaration of Condominium and the Exhibits attached thereto, including but not limited to payment of all assessments. Grantee hereby acknowledges receipt of the Declaration of Condominium, plus attached Exhibits, and acknowledges that all pertinent information concerning the Condominium Units, Condominium Association, Common Elements, Management Agreement and all other items have been fully explained. Grantee further agrees to the terms of the Management Agreement as defined in Exhibit "D", attached to and made a part of the Declaration of Condominium. Grantee further agrees that the New Leaf Maintenance Company and Sheoah Highlands, Inc. shall have first lien upon each unit (junior and inferior only to holders of mortgages made by mortgage banks, life insurance companies, and savings and loan associations), covering the delinquent payment of assessments, and Grantee agrees to each and every provision of the aforesaid Declaration of Condominium and Exhibits thereto. Grantee further agrees that his right to use and enjoyment of the premises, including all Common Elements, is conditioned and dependent upon the prompt and regular payments of all assessments.

6. All easements and restrictions of record and such zoning or other restrictions upon the use of the property as may be imposed by governmental authorities.

7. Riparian or littoral rights.

8. Subject to that certain Declaration of Covenants, Conditions and Restrictions of the Highlands Homeowner's Association, recorded in the Official Records Book 969, Pages 0734 to 0764, Public Records of Seminole County, Florida

And the Grantors do hereby fully warrant the title to the said property hereinabove described and will defend the same against the lawful claims of all persons whomsoever.

The word "Grantees" is used herein for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the day and year first above written.

Signed, Sealed and Delivered in the presence of:

DEVELOPMENT ENTERPRISES, INCORPORATED

By: _____
Vice President

STATE OF FLORIDA)
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgements, personally appeared Warren E. Williams, to me known to be the person described herein as Vice President of Development Enterprises, Incorporated, and who executed the foregoing instrument and acknowledged before me that he executed same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this _____ day of _____, 197__.

Notary Public

My Commission Expires:

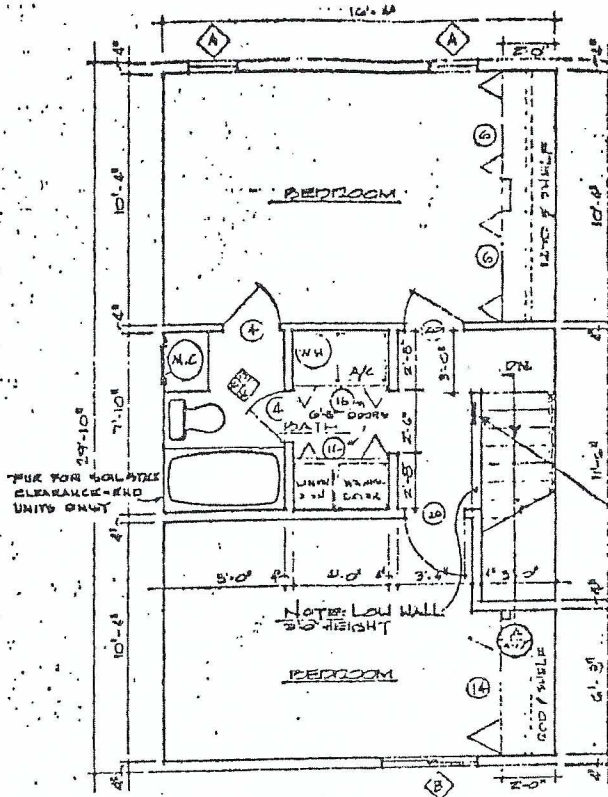
The terms and conditions contained herein are hereby accepted by the Grantees.

WITNESSES:

Sworn to and subscribed before me this ___ day of _____, 197__.

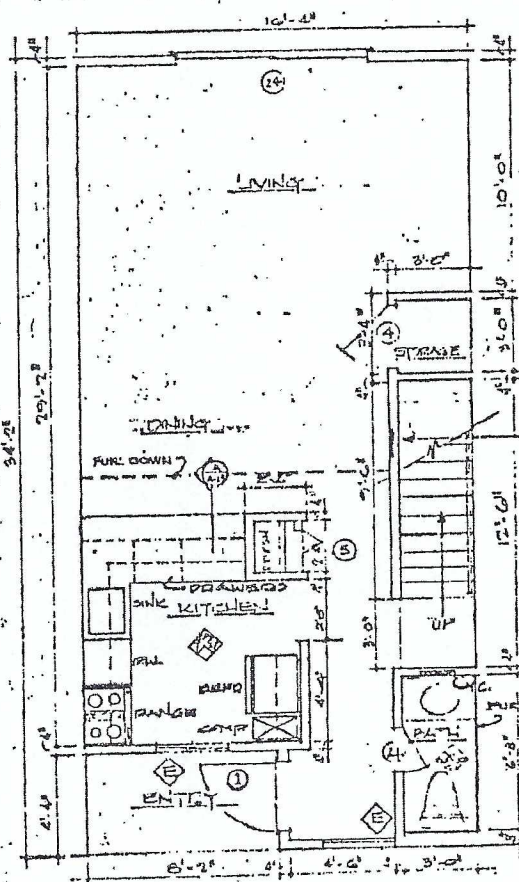
Notary Public

My Commission Expires:



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 BEDROOM - 1/2 BATH TOWNHOUSE

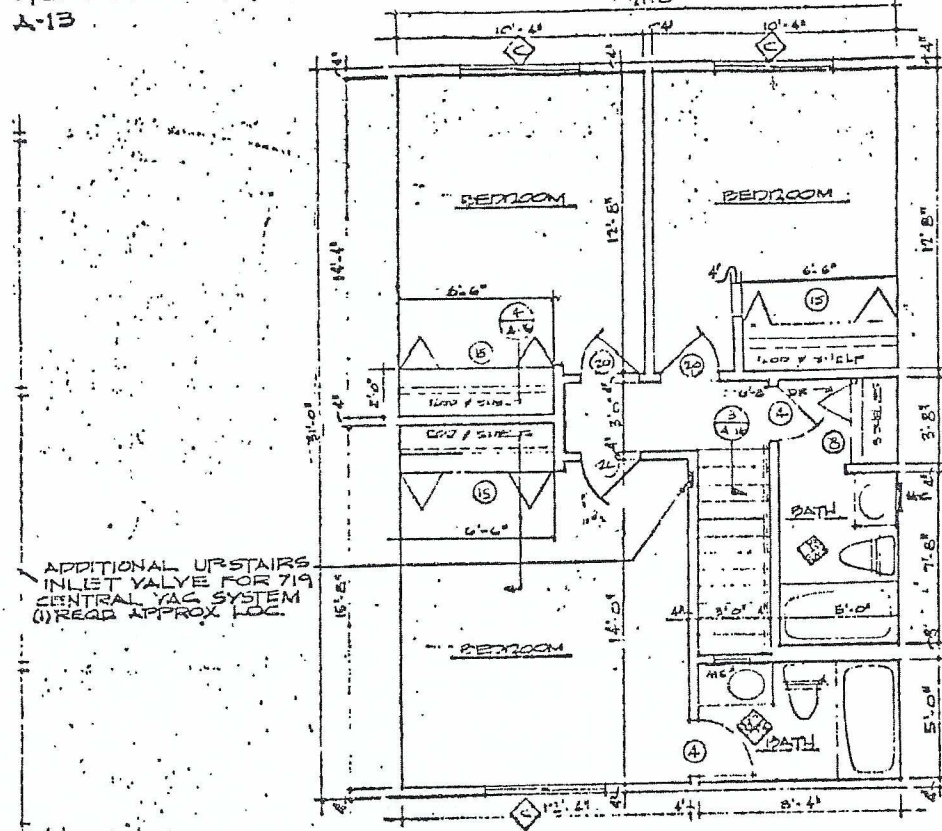
FIRST FLOOR PLAN

(1) 719 VAL-VAC POWER - YAC UNIT W/ 1/4" HOSE ASSY & STD ACCESSORY ASSORT

NOTES:
ALL DRYWALL INSTALLATION ON WALLS & CEILINGS SHALL COMPLY W/ ALL APPLICABLE CODES FOR NORTH ORLANDO, SEMOLE COUNTY AND THE STATE OF FLORIDA.

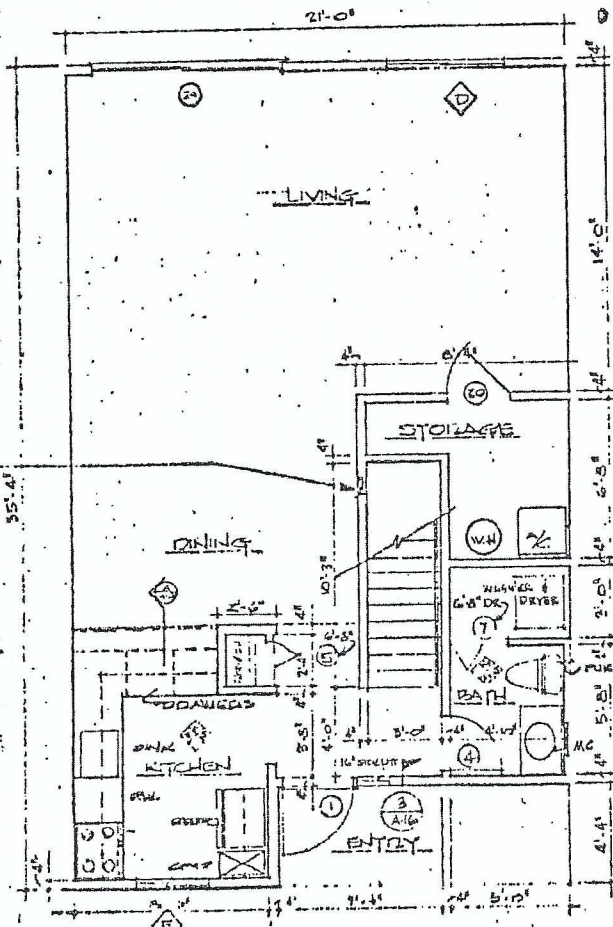
PIPE OUT VALVED REED.

TH
2



ADDITIONAL UPSTAIRS
INLET VALVE FOR 719
CENTRAL VAC SYSTEM
(1) READ APPROX LOG.

SECOND FLOOR PLAN



(1) 719 VAL-VAC POWER
VAC. UNIT W/ 2" HOSE
ASSY & STD ACCESSORY
ASSORT.

NOTE:
ALL ELECTRICAL INSTALLATIONS
ON WALLS & CEILING SHALL
COMPLY WITH ALL APPLICABLE
CODES FOR NORTH DAKOTA
SOME COUNTY AND THE
STATE OF FLORIDA.

SEE WALK-THRU

3 BEDROOM - 2 1/2 BATH TOWNHOUSE