

This instrument was prepared by and upon recording should be returned to:

Kate V. John, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
SOUTH LAKE TOHO COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on October 20, 2025, pursuant to a petition filed by South Lake Toho Property Holdings, LLC (“Petitioner”), the Board of County Commissioners of Osceola County, Florida, adopted Ordinance No. 2025-68 which became effective on October 22, 2025, establishing the South Lake Toho Community Development District (“District”). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent designated under Section 189.014, *Florida Statutes*.

THE SOUTH LAKE TOHO COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 31st day of October 2025, and recorded in the Official Records of Osceola County, Florida.

Kate V. John
Kate V. John, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Alexxis Weiland-Sorenson
Witness

Skylar Watkins
Witness

Alexxis Weiland-Sorenson
Print Name
107 West College Avenue
Tallahassee, Florida 32301

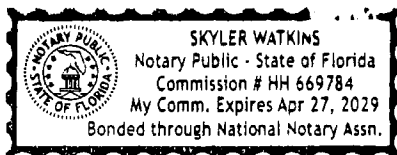
Skylar Watkins
Print Name
107 West College Avenue
Tallahassee, Florida 32301

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of October 2025, by Kate V. John, as counsel for the Petitioner, and who is either personally known to me, or produced _____ as identification.

Skylar Watkins
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: Skylar Watkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit "A"

**Legal Description
SOUTH LAKE TOHO COMMUNITY DEVELOPMENT DISTRICT**

A portion of the Southeast 1/4 of Section 33, Township 26 South, Range 29 East, a portion of Section 4, Township 27 South, Range 29 East, and a portion of Section 9, Township 27 South, Range 29 East all in Osceola County, Florida, described as follows:

Beginning at the Northwest corner of Section 4, Township 27 South, Range 29 East, also being the Southwest corner of Section 33, Township 26 South, Range 29 East, Osceola County, Florida, thence run N89°48'22"E along the North line Section 4 and the South line of Section 33, a distance of 2639.57 feet to the South 1/4 corner of Section 33; thence along the West line of the Southeast 1/4 of said Section 33, N00°04'17"E, a distance of 2615.49 feet to the Northwest corner of the Southeast 1/4 of said Section 33; thence departing said West line and along the North line of said Southeast 1/4, N89°52'18"E, a distance of 2133.53 feet, more or less, to the Ordinary High Water Line of Lake Tohopekaliga, said Ordinary High Water Line being established at elevation 54.00' and referenced to the North American Vertical Datum of 1988; thence departing said North line and along said Ordinary High Water Line the following eight (8) courses: S16°15'32"E, a distance of 76.34 feet; thence S06°51'27"E, a distance of 131.76; thence S15°32'06"E, a distance of 215.97 feet; thence S07°07'44"E, a distance of 218.83 feet; thence S53°54'25"E, a distance of 217.32 feet; thence S07°02'15"E, a distance of 156.40 feet; thence S14°36'13"E, a distance of 294.60 feet; thence S28°44'12"E a distance of 211.15 feet; thence leaving the Ordinary High Water Line run S89°51'49"W a distance of 1185.37 feet to the West line of Government Lot 3 in Section 33; thence along the West line of Government Lot 3 run S00°02'35"W, a distance of 1230.15 feet to the Southwest corner of Lot 3, Section 33; said point also being the Northeast corner of the West 1/2 of the East 1/2 of said Section 4; thence departing said West line of Government Lot 3 and along the East line of said West 1/2 of the East 1/2 of Section 4, run S00°13'07"E a distance of 5308.73 feet to the Southeast corner of the West 1/2 of the East 1/2 of said Section 4; thence departing said East line and along the South line of said West 1/2 of the East 1/2, N89°38'27"W a distance of 1331.98 feet to the South 1/4 corner of said Section 4; thence departing said South line and along the East line of the Northwest 1/4 of Section 9, Township 27 South, Range 29 East, Osceola County, Florida, S00°22'28"E a distance of 1307.96 feet to the Northerly Right-of-way Line of Southport Road; thence departing said East line and along said Northerly Right-of-way line, N89°13'47"W a distance of 250.05 feet to a point on the West line of the East 250.00 feet of the Northwest 1/4 of said Section 9; thence departing said Northerly Right-of-way and along said West line, N00°22'26"W a distance of 1306.17 feet to the Southwest corner of the West line of the East 250.00 feet of the Southwest 1/4 of said Section 4; thence along said West line N00°04'42"W a distance of 314.18 feet; thence departing said West line, N41°47'01"W a distance of 1358.86 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section 4; thence along said South line N89°45'38"W a distance of 1492.19 feet to the Southwest corner of the North 1/2 of the Southwest 1/4 of said Section 4; thence departing said South line and along the West line of said Section 4 the following two (2) courses: N00°07'21"W a distance of 1317.91 feet to the West 1/4 corner of said Section 4; thence N00°06'19"E along the West line of the Northwest 1/4 of said Section 4 a distance of 2634.11 feet to the Point of Beginning.

Less and except:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 27 South, Range 29 East, Osceola County, Florida; thence run North 00°04'42" West along the East line of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 27 South, Range 29 East, Osceola County, Florida, a distance of 392.25 feet, to the Point of Beginning; thence S89°41'12"E a distance of 50 feet; thence N41°47'01"W, a distance of 1254.82 feet to the South line of the North 1/2 of the Southwest 1/4 of Section 4, Township 27 South, Range 29 East; thence along the South line run S89°45'38"E, a distance of 884.84 feet to the East line of the Southwest 1/4 of Section 4; thence along the East line run S00°04'42"E, a distance of 932.26 feet to the Point of Beginning.

Containing 10.000 acres more or less.

Together with a 50-foot ingress and egress easement over the East 50.00 feet of the South 392.25 feet of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 27 South, Range 29 East, and the East 50.00 feet of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 27 South, Range 29 East, Osceola County, Florida.

Subject to: Rights of way, restrictions and reservations, if any.

The total lands within this description being 529.350 acres or 23,058,497.5 square feet, more or less.