

**IN THE MATTER OF THE REAL ESTATE DEVELOPMENT MARKETING ACT,
SBC 2004, c 41 as amended**

AND

**IN THE MATTER OF
DISNEY VACATION DEVELOPMENT, LLC**

INDIVIDUAL EXEMPTION NUMBER 68

(Pursuant to section 20 of the Real Estate Development Marketing Act)

SUPERINTENDENT'S EXEMPTION

1. Disney Vacation Development, LLC (the "Developer"), with respect to its proposed marketing and development of timeshare interests in The Cabins at Disney's Fort Wilderness Resort Use Plan (the "Project") containing 363 individual vacation homes on all or part of the land legally described in Exhibit "A" attached hereto, is exempt from the requirement, under section 18(1) of the *Real Estate Development Marketing Act*, that it promptly place any deposits it receives from a purchaser in relation to the purchase of a timeshare interest in a development unit in the Project with a brokerage, lawyer, notary public or prescribed person who must hold the deposits as trustee in a trust account in a savings institution in British Columbia, on the condition that all such deposits:
 - a) are promptly placed with MANLEY DEAS KOCHALSKI, LLC, 1555 Lake Shore Drive, Columbus, Ohio 43204, escrow agent under agreement dated October 5, 2023, (the "Escrow Agreement");
 - b) are held by MANLEY DEAS KOCHALSKI, LLC in Florida as trustee under section 18(1) of the *Real Estate Development Marketing Act*, pursuant to the terms of the Escrow Agreement, in compliance with the *Florida Vacation Plan and Timesharing Act* (Chapter 721, Florida Statutes); and

- c) are held in the manner required by, and not released except in accordance with, sections 18(2) to 18(6) of the *Real Estate Development Marketing Act*.
2. Despite section 1 above, the Developer may retain all such deposits provided that the Developer has made alternate security arrangements, including a surety bond, that are approved by the Division of Florida Condominiums, Timeshares and Mobile Homes in respect of such deposit monies in accordance with the requirements of section 721.08(5) of the *Florida Vacation Plan and Timesharing Act*.

Dated this 3rd day of June, 2024 at the City of Vancouver, British Columbia.

Superintendent of the BC Financial Services Authority



Jonathan Vandall
Delegate of the Superintendent of Real Estate
Province of British Columbia

Classification: **Public**

Exhibit "A"

LEGAL DESCRIPTION GROUND LEASE PROPERTY

A Parcel of land being a portion of Section 13, Township 24 South, Range 27 East and Section 18, Township 24 South, Range 28 East, Orange County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 13, Township 24 South, Range 27 East; thence run N00°06'25"E along the East line of the Southeast $\frac{1}{4}$ of said Section 13, a distance of 1,595.50 feet to the Point of Beginning; thence run S89°30'17"E, a distance of 161.91 feet; thence run N47°52'38"E, a distance of 173.62 feet; thence run S42°43'30"E, a distance of 123.10 feet; thence run S61°49'42"E, a distance of 153.95 feet; thence run N82°13'42"E, a distance of 227.11 feet; thence run N54°28'39"E, a distance of 229.55 feet; thence run N06°18'36"W, a distance of 310.56 feet; thence run N06°44'52"E, a distance of 311.42 feet; thence run N41°32'10"W, a distance of 230.55 feet; thence run N83°54'27"W, a distance of 178.45 feet; thence run S16°01'53"W, a distance of 102.46 feet; thence run N88°35'01"W, a distance of 51.16 feet; thence run N41°43'25"W, a distance of 56.92 feet; thence run N24°12'07"E, a distance of 79.89 feet; thence run N60°44'44"E, a distance of 106.44 feet to a Point on a non-tangent curve, concave to the Northwest, having a Radius of 645.00 feet and a Central Angle of 12°13'25"; thence run Northeasterly, along the Arc of said curve, a distance of 137.60 feet (Chord Bearing = N64°19'44"E, Chord = 137.34 feet) to the Point of Compound Curvature of a curve, concave to the Northwest, having a Radius of 1,525.00 feet and a Central Angle of 02°20'52"; thence run Northeasterly, along the Arc of said curve, a distance of 62.49 feet (Chord Bearing = N57°02'36"E, Chord = 62.49 feet) to the Point of Reverse Curvature of a curve, concave to the South, having a Radius of 80.00 feet and a Central Angle of 49°43'43"; thence run Easterly, along the Arc of said curve, a distance of 69.43 feet (Chord Bearing = N80°44'01"E, Chord = 67.28 feet); to the Point of Reverse Curvature of a curve, concave to the North, having a Radius of 30.00 feet and a Central Angle of 67°47'55"; thence run Easterly, along the Arc of said curve, a distance of 35.50 feet (Chord Bearing = N71°41'55"E, Chord = 33.46 feet) to a Point on a non-tangent curve, concave to the Northeast, having a Radius of 1,340.21 feet and a Central Angle of 04°25'13"; thence run Northwesterly, along the Arc of said curve, a distance of 103.39 feet (Chord Bearing = N35°40'01"W, Chord = 103.37 feet) to a Point on a non-tangent curve, concave to the West, having a Radius of 36.00 feet and a Central Angle of 69°43'21"; thence run Southerly, along the Arc of said curve, a distance of 43.81 feet (Chord Bearing = S18°49'02"W, Chord = 41.15 feet) to the Point of Compound Curvature of a curve, concave to the Northwest, having a Radius of 1,485.00 feet and a Central Angle of 04°34'18"; thence run Southwesterly, along the Arc of said curve, a distance of 118.49 feet (Chord Bearing = S55°55'53"W, Chord = 118.45 feet) to the Point of Compound Curvature of a curve, concave to the Northwest, having a Radius of 605.00 feet and a Central Angle of 12°13'25"; thence run Southwesterly, along the Arc of said curve, a distance of 129.07 feet (Chord Bearing = S64°19'44"W, Chord = 128.83 feet) to the Point of Reverse Curvature of a curve, concave to the Southeast, having a Radius of 465.00 feet and a Central Angle of 22°45'45"; thence run Southwesterly, along the Arc of said curve, a distance of 184.74 feet (Chord Bearing = S59°03'34"W, Chord = 183.52 feet); thence run N11°21'02"E, a distance of 394.69 feet; thence run N33°17'54"W, a distance of 192.58 feet; thence run S89°33'59"W, a distance of 77.21 feet; thence run N00°00'00"E, a distance of 324.27 feet; thence run N60°34'12"W, a distance of 221.96 feet; thence run N41°02'33"E, a distance of 126.71 feet; thence run N04°30'40"E, a distance of 69.34 feet; thence run N18°17'26"W, a distance of 179.29 feet; thence run N72°04'23"W, a distance of 129.45 feet; thence run S83°53'29"W, a distance of 399.81 feet; thence run N67°34'01"W, a distance of 89.94 feet to a Point on a non-tangent curve, concave to the North, having a Radius of 1,973.32 feet and a Central Angle of 01°02'11"; thence run Westerly, along the Arc of said curve, a distance of 35.70 feet (Chord Bearing = S86°16'16"W, Chord = 35.69 feet); thence run N89°14'19"W, a distance of 109.75 feet to a Point on a non-tangent curve, concave to the Southwest,

having a Radius of 55.00 feet and a Central Angle of 59°58'24"; thence run Southeasterly, along the Arc of said curve, a distance of 57.57 feet (Chord Bearing = S54°46'52"E, Chord = 54.98 feet); thence run S11°44'55"E, a distance of 11.25 feet; thence run S89°51'03"W, a distance of 71.37 feet; thence run S70°09'40"W, a distance of 105.40 feet; thence run S21°04'55"W, a distance of 175.26 feet; thence run S17°07'02"W, a distance of 110.20 feet; thence run S30°26'27"W, a distance of 139.84 feet; thence run S04°46'18"W, a distance of 114.22 feet; thence run S34°41'29"E, a distance of 144.96 feet; thence run S63°16'26"W, a distance of 165.26 feet; thence run S06°27'37"W, a distance of 261.12 feet; thence run S46°17'55"E, a distance of 161.01 feet; thence run N85°53'17"E, a distance of 197.49 feet; thence run S00°00'00"E, a distance of 140.73 feet; thence run S42°28'06"E, a distance of 101.70 feet; thence run N77°11'03"E, a distance of 134.74 feet; thence run N39°42'59"E, a distance of 70.61 feet to a Point on a non-tangent curve, concave to the Northeast, having a Radius of 221.02 feet and a Central Angle of 38°59'57"; thence run Southeasterly, along the Arc of said curve, a distance of 150.44 feet (Chord Bearing = S62°03'52"E, Chord = 147.55 feet); thence run S81°33'51"E, a distance of 43.00 feet; thence run S37°12'50"W, a distance of 220.37 feet; thence run S07°32'52"E, a distance of 267.71 feet; thence run S06°52'50"W, a distance of 366.92 feet; thence run S48°26'56"E, a distance of 209.89 feet; thence run S89°30'17"E, a distance of 231.13 feet to the Point of Beginning.

Containing 61.825 acres, more or less.

LESS THE FOLLOWING:

LESS OUT PARCEL

A Parcel of land being a portion of Section 13, Township 24 South, Range 27 East, Orange County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 13, Township 24 South, Range 27 East; thence run N00°06'25"E along the East line of the Southeast ¼ of said Section 13, a distance of 1,595.50 feet; thence continue N00°06'25"E along said East line, a distance of 1060.10 feet; thence run N00°10'47"E, a distance of 748.41 feet; thence run N89°49'13"W, a distance of 483.30 feet to the Point of Beginning; thence run S82°05'11"W, a distance of 166.90 feet; thence run N13°13'20"E, a distance of 370.44 feet; thence run S77°36'03"E, a distance of 19.11 feet; thence run S53°46'19"E, a distance of 7.57 feet; thence run S01°35'46"E, a distance of 139.60 feet to the Point of Curvature of a curve, concave to the East, having a Radius of 295.00 feet and a Central Angle of 18°39'19"; thence run Southerly, along the Arc of said curve, a distance of 96.05 feet (Chord Bearing = S10°55'26"E, Chord = 95.63 feet); thence run S20°15'06"E, a distance of 74.29 feet to the Point of Curvature of a curve, concave to the West, having a Radius of 265.00 feet and a Central Angle of 05°52'25"; thence run Southerly, along the Arc of said curve, a distance of 27.17 feet (Chord Bearing = S17°18'53"E, Chord = 27.15 feet) to the Point of Beginning.

Containing 0.655 acres, more or less.

Remainder containing 61.170 acres, more or less.