

This instrument prepared by
And after recording return to:

Michael J. Thompson, Esq.
Holiday Inn Club Vacations Incorporated
9271 S. John Young Parkway
Orlando, Florida 32819

**MEMORANDUM OF TRUST AGREEMENT
(ORANGE LAKE LAND TRUST)**
[Ridge Pointe]

This Memorandum of Trust Agreement ("**Memorandum**") is made as of this 6 day of June, 2024, by Holiday Inn Club Vacations Incorporated, a Delaware corporation, formerly known as Orange Lake Country Club, Inc., a Florida corporation, whose address is 9271 S. John Young Parkway, Orlando, Florida 32819 ("**Developer**"), Chicago Title Timeshare Land Trust, Inc., a Florida corporation, solely as Trustee of Land Trust No. 2017-OLI (a.k.a. Orange Lake Land Trust), whose address is 2400 Maitland Center Parkway, Suite 110, Maitland, Florida 32751 ("**Trustee**"), and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, whose address is 8505 West Irlo Bronson Memorial Highway, Kissimmee, Florida 34747 ("**Association**").

- A. Developer, as settlor, has pursuant to that certain Trust Agreement for Orange Lake Land Trust by and among Developer, Trustee, and Association dated December 15, 2017 ("**Trust Agreement**") established a land trust ("**Trust**") in accordance with Section 689.071, *Florida Statutes*.
- B. Pursuant to the Trust Agreement and as reflected in that certain Memorandum of Trust Agreement (Orange Lake Land Trust) dated as of January 29, 2018, and recorded as Instrument Number: 20180061276 in the Public Records of Orange County, Florida, Developer, or any other person or entity with Developer's written consent, may submit certain real property into such Trust from time to time ("**Trust Property**").
- C. Prior to the recording of this Memorandum, Developer has conveyed to Trustee via Special Warranty Deed fee simple title to certain real property located in Douglas County, Nevada, which real property is further described in **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Real Property**"). Developer may in the future convey additional real property in this County to Trustee, and such conveyances may reference this Memorandum. Developer has or intends to record a Notice of Conveyance in Orange County, Florida, and, as such said Real Property shall be deemed submitted to the Trust and shall constitute Trust Property.

- D. Developer has established a multisite timeshare plan with respect to the Trust Property (the "**Trust Plan**"). Owners of beneficial interests in the Trust that constitute timeshare interests ("**Interests**") will be beneficiaries of the Trust ("**Beneficiaries**") and will receive, at closing, a deed conveying an Interest in the Trust. Each Interest constitutes a Florida timeshare estate under Chapter 721, *Florida Statutes*, and is a Florida real property interest.
- E. Upon the recording and delivery of a Notice of Access in the Public Records of Orange County, Florida in accordance with the Trust Agreement with respect to the Trust Property or any portion thereof, such Trust Property shall be committed to the Trust Plan and thereafter be deemed "**Trust Plan Property**." Developer has or intends to record a Notice of Access in Orange County, Florida, and, at the time of such recording said Real Property shall be deemed committed to the Trust Plan.
- F. All legal and equitable title to the Trust Property shall be held by Trustee, as trustee of the Trust.
- G. Trustee shall have the power and authority prescribed in Section 689.073(1), *Florida Statutes*.
- H. Upon conveyance of any property to Trustee by Developer (or at Developer's direction or with Developer's consent), all beneficial interests in the Trust created by the submission of the property by Developer or with Developer's consent (including, without limitation, all Interests) shall immediately and automatically vest in Developer, and after Trust Property has been committed to the Trust Plan by Developer pursuant to the Trust Agreement, any deeds conveying Interests to purchasers thereof shall be recorded in the Public Records of Orange County, Florida.
- I. Developer intends to sell Interests in the Trust to purchasers of such Interests.
- J. Pursuant to the Trust Agreement, the Beneficiaries of the Trust shall have certain rights and obligations with respect to the use and occupancy of the Trust Property.
- K. Association has a statutory lien on each Interest for any assessments levied against that Interest from the date such assessment becomes due.
- L. Any lien on an Interest shall be perfected only upon the recording of a mortgage or other legally sufficient notice of such lien in the Public Records of Orange County, Florida.
- M. Any mortgage or other notice of a lien on an Interest shall constitute a lien only on such Interest and no such instrument or filing shall act as a lien on or otherwise encumber Trustee's title to the Trust Property or any other Beneficiary's Interest.
- N. An Interest in the Trust may be conveyed by any party holding record title to such Interest, as evidenced by a deed to such Interest previously recorded in the Public Records of Orange County, Florida, and any such conveyance shall be subject to the terms, conditions and restrictions set forth in the Trust Agreement.
- O. Pursuant to each deed or other instrument of conveyance of the Trust Property to Trustee by or on behalf of Developer, certain easements and other rights with respect to the Trust Property

may be reserved to Developer as the developer of the Trust Plan and more specifically set forth in such conveyance instruments.

- P. At Developer's discretion, Trustee may be substituted upon recording of a memorandum of substitution of trustee in the public records of Orange County, Florida. A substitution will automatically vest the title to the Trust Property in the name of the successor Trustee without the need for any further conveyance.
- Q. Trustee shall have a lien against each Beneficiary's Interest for the proportionate amount of any of Trustee's expenses payable by such Beneficiary in accordance with and subject to the terms and conditions of the Trust Agreement.
- R. Association is executing this Memorandum to evidence its consent to the terms of this Memorandum and the Trust Agreement.
- S. This Memorandum may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.


Witnesses:

Doreen Varricchio
Witness

Doreen Varricchio
Print Name

“DEVELOPER”

Holiday Inn Club Vacations Incorporated,
a Delaware Corporation

By: 

Print Name: Michael J. Thompson

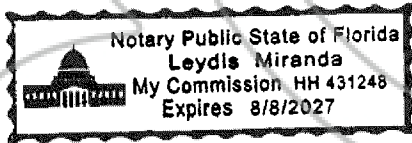
As its: Senior Vice President

Jennifer R. McGinnis
Witness

Jennifer R. McGinnis
Print Name

STATE OF FLORIDA)
) SS.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of June, 2024, by Michael J. Thompson, as Senior Vice President of Holiday Inn Club Vacations Incorporated, a Delaware corporation. He/She is personally known to me or has produced _____ as identification.




Leydis Miranda
Notary Public

Leydis Miranda
Print Name
Commission No. HH 431248


Witnesses:

“TRUSTEE”



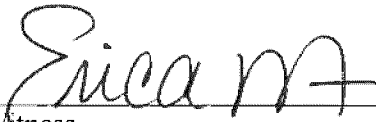
Chicago Title Timeshare Land Trust, Inc.,
a Florida corporation,
not individually but solely in its capacity as Trustee

Abbiegail Johnson
2400 Maitland Center Parkway, Suite 110
Maitland, FL 32751

By: 

Print Name: Trey Smith

As its: Assistant Vice President



Erica Mihalenko
2400 Maitland Center Parkway, Suite 110
Maitland, FL 32751

STATE OF FLORIDA)
) SS.
COUNTY OF ORANGE)

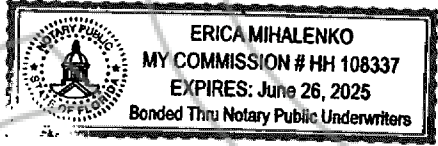
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of June, 2024, by Trey Smith as Assistant Vice President of Chicago Title Timeshare Land Trust, Inc., a Florida corporation. He/She is personally known to me or has produced _____ as identification.



Notary Public

Print Name: Erica Mihalenko

Commission No: HH 108337



Witnesses:

Doreen Varricchio

Witness

Doreen Varricchio

Print Name

Jennifer B. McGinnis

Witness

Jennifer B. McGinnis

Print Name

"ASSOCIATION"

Orange Lake Trust Owners' Association, Inc.,
a Florida not-for-profit corporation

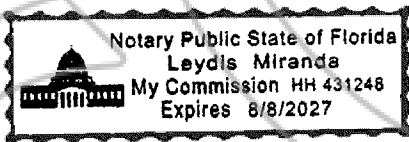
By: Jkt

Print Name: Jordan Kral

As its: Secretary

STATE OF Florida)
) SS.
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 3rd day of June, 2024, by Jordan Kral, as secretary of Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation. He/She is personally known to me or has produced _____ as identification.



Leydis Miranda

Notary Public

Leydis Miranda

Print Name

Commission No. HH 431248

Exhibit "A"

[Ridge Pointe Inventory]

The timeshare estates as conveyed to the Trustee pursuant to that certain deed set forth in Exhibit "A-1" attached hereto and incorporated herein by this reference, as said timeshare estate is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), which timeshare estate is comprised of an undivided 1/51st interest in and to that certain real property and improvements as follows:

An undivided 1/51st interest as tenants in common, with each interest having a 1/51st interest in and to that certain real property and improvements as follows:

An undivided 1/1326th interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. I-14th Amended Map, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

A Portion of APN: 1319-30-712-001

Exhibit "A - 1"

[Ridge Pointe]

| Deed | Recording Date | Document Number |
|--|----------------|-----------------|
| Grant, Bargain and Sale Deed [Ridge Pointe] | 12/20/2019 | 2019-939933 |
| Grant, Bargain and Sale Deed [Ridge Pointe] | 06/04/2020 | 2020-947091 |
| Grant, Bargain and Sale Deed [Ridge Pointe] | 04/21/2021 | 2021-965877 |
| Grant, Bargain and Sale Deed [Ridge Pointe] | 12/07/2022 | 2022-992176 |
| Grant, Bargain and Sale Deed [Ridge Pointe] | 06/29/2023 | 2023-998064 |
| Grant, Bargain and Sale Deed [Ridge Pointe] | 12/05/2023 | 2023-1002963 |
| Grant, Bargain and Sale Deed [Ridge Pointe] | 05/14/2024 | 2024-1007773 |