

This Instrument Prepared By and Return to:
W. James Gooding III Esquire
GOODING & BATSEL, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

Rec. \$18.50

COUNTY ACKNOWLEDGMENT OF PARTIAL TERMINATION

THIS COUNTY ACKNOWLEDGMENT OF PARTIAL TERMINATION is executed by Marion County, a political subdivision of the State of Florida ("County").

WHEREAS:

- A. Pursuant to a *Partial Termination of Developer's Agreement (BFP)*, recorded in OR Book 8153, Page 280¹ (the "Partial Termination"), County partially terminated a Developer's Agreement recorded in OR Book 3991, Page 1007.
- B. Whereas, paragraph 3.6 of the Partial Termination required 95th Street Holdings, LLC, a Delaware limited liability company ("Owner") to establish a buffering/conservation easement.
- C. Further, paragraph 3.11.1 established certain conditions to the effectiveness of various provisions, including those in paragraph 3.6, of the Partial Termination.
- D. Such actions have been taken and conditions have occurred as set forth below.

NOW, THEREFORE, in consideration of the foregoing (which is incorporated herein by reference), and for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged:

- 1. County has provided the buffering/conservation easement pursuant to paragraph 3.11.1.a).1) of the Partial Termination, pursuant to the *Grant of Conservation Easement by Marion County* recorded in OR Book 8153, Page 340.
- 2. Owner has established the buffering/conservation easement required by paragraph 3.6 of the Partial Termination pursuant to the *Grant of Conservation Easement by 95th Street Holdings* recorded in OR Book 8260, Page 1705.
- 3. Owner has executed and delivered to Countryside Farm Owners Association, Inc., a Florida not for profit corporation (the "Association") a *Quit Claim Deed*, recorded in OR Book 8260, Page 1716, pursuant to paragraph 3.11.1.b) of the Partial Termination.
- 4. Pursuant to paragraph 3.11.2 of the Partial Termination, County hereby acknowledges that:
 - 4.1. One of the alternative conditions set forth in paragraph 3.11.1.a) has been fulfilled, and the condition in paragraph 3.11.1.b) of the Partial Termination has been fulfilled. Therefore, all conditions to the effectiveness of the Partial Termination, including paragraph 3.6, have occurred.

¹ All recording references refer to the Public Records of Marion County, Florida.



Certified A True Copy
of 2 page document
this 1 day of Dec 2024
GREGORY C. HARRELL
Clerk of Court and Comptroller
By [Signature] D.C.

4.2. Owner has imposed the buffering/conservation easement as required by paragraph 3.6 of the Partial Termination.

5. Therefore, County acknowledges that all provisions of the Partial Termination are effective.

THEREFORE, County acknowledges the foregoing as of the date of execution of this document by County below.

COUNTY

MARION COUNTY, FLORIDA, a political subdivision of the State of Florida, by its Board of County Commissioners

By:

Michelle Stone
Michelle Stone Chair²

Dated:

March 29, 2024

ATTEST:

Gregory C. Harrell
Gregory C. Harrell, Clerk of Court and Comptroller

For use and reliance of Marion County only,
approved as to form and legal sufficiency:

Matthew Guy Minter
Matthew Guy Minter, County Attorney

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² Pursuant to paragraph 3.11.2 of the Partial Termination, the Chairman was authorized to execute this instrument without further action of the County Commission upon approval of this instrument by the County Attorney.