

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV



1531 SE 36th Avenue
Ocala, Florida 34471
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jgooding@lawyersocala.com

February 26, 2025

By Email and Hand Delivery

Chuck Varadin, P.E.
Growth Services Director
Marion County Board of County Commissioners
2710 E. Silver Springs Boulevard
Ocala, FL 34470

Steven Cohoon, P.E.
County Engineer
Marion County Board of County Commissioners
412 SE 25th Avenue
Ocala, FL 34471

RE: Applications Being Submitted in Connection with World Equestrian Center Sports Complex

Dear Mr. Varadin and Mr. Cohoon:

On behalf of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, as well as related entities that have established and are operating the World Equestrian Center, we are submitting a series of applications for Comprehensive Plan amendments, rezonings and other matters.

Some of the applications involve the Growth Services Department and one involves the Engineering Department. Thus, this letter is addressed to both of you.

The applications are necessary to permit my client to construct the World Equestrian Center Sports Complex on the property that is the subject of the Amendments.

Sports Complex

The Sports Complex will be of a world-class sports complex for use by the public. The facility will consist of multiple exterior fields and indoor sports amenities. The exterior sports fields will include (8) full-size synthetic turf multipurpose soccer, lacrosse and football fields, (3) natural turf soccer/lacrosse fields, (6) synthetic turf multipurpose baseball/softball fields, and a championship soccer field with increased seating. The Indoor Facility will consist of (2) full sized ice sheets, (8) full sized basketball courts with the ability to function as (16) volleyball courts, and a full-sized synthetic turf soccer pitch. In addition to the sports amenities the complex will be home to (2) restaurant locations and multiple fan support buildings containing concessions, restrooms and field maintenance needs.

Reasons for Changes

Some of our project will consist of multi-purpose fields suitable for Polo. These fields are located upon a portion of our property that is designated, under our existing PUD, for Polo fields. My client has been able to commence development of those fields. Following approval of the Amendments we seek, these fields will also be used as soccer fields and other uses.

Other components of the Sports Complex require changes, however, for the following reasons:

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- a. The bulk of the property upon which the Sports Complex will be located is outside of the World Equestrian Center (“WEC”) land use under the Future Land Use Map in the Marion County Comprehensive Plan, and has a Low Residential land use. Although it may be possible to utilize the existing Equivalency Matrix to develop the property under the Low Residential use, we believe the better course of action is to change the land use from Low Residential to WEC.
- b. The WEC land use was established by Policy 2.1.28 of the Comp Plan. It provides that the land use is for a “regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.) and other improvements to support the horse community and community in general.” While we believe that the sports facilities would serve to support the horse community and community in general, we also recognize that this use is a significant change from the project for which this land use category was originally established. Thus, we propose to add regional sports facilities to the uses permitted by the Policy.
- c. The Comp Plan also contains a site specific Policy 10.5.1 for the portion of the WEC located near Golden Ocala. (A different Policy governs the portion of the WEC near the Jockey Club). Although, as under Policy 2.1.28, the uses that Policy 10.5.1 permits likely would likely permit the sports facilities we seek to construct, we seek to amend the Policy to confirm this. Further, the existing Policy contains a limit of 13,500 seats throughout the entire WEC. This limit was originally based upon a dramatic misunderstanding concerning how much traffic is generated by the WEC operation, and is certainly insufficient to accommodate the seats we will need for the sports facility. Thus, we will seek to eliminate this limit and replace it with acreage limitations on the following uses: (1) Equestrian Facilities; (2) Expo and Indoor Sports Facilities; and (3) Outdoor Sports Facilities.
- d. As set forth above, the existing PUD permits polo fields in a portion of the property that we seek to develop as a Sports Complex. The other uses are not specifically allowed, however, and thus we are amending the PUD to provide for them.
- e. My client and related entities are parties to a Development Agreement Concerning Concurrency (the “Concurrency Agreement”) recorded in OR Book 6791, Page 105, and amended in OR Book 7388, Page 861. It contains a limitation on concerts at the WEC. A portion of the Sports Complex would be suitable for concerts and thus, we are seeking to eliminate the restriction on concerts.
- f. A portion of the property upon which the Sports Complex will be built is encumbered by the Plat of World Equestrian Estates Phase 1 recorded at Plat Book 14, Page 86. None of the lots in the subdivision have been sold and thus, it may not be essential that we vacate the Plat but we will be seeking to partially do so to avoid confusion.

Applications

We are submitting the following applications, each of which has, attached to it, a check for the application fee required as well as related materials necessary for the County to resolve the applications including, in most of the folders, a checklist as provided by the County; further, we have uploaded these applications to the Cloud at <https://tinyurl.com/C6tW>¹ and established a separate folder each application:

¹ Long url is :

<https://www.dropbox.com/scl/fo/yc2o7xd54ax4ua21jrhxf/ALbduLCXi-iNugamFJlefJw?rlkey=07ztgfchhw9gtre1jbqgol1wu&st=g0r9nfvq&dl=0>.

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1. *Map Amendment* – Application for Large-Sale Comprehensive Map Amendment seeking to change the Low Residential property to WEC.
2. *Text Amendment* – Application for Text Comprehensive Plan Amendment seeking to revise Policies 2.1.28 and 10.5.1.
3. *PUD* – Rezoning application with Concept Plan seeking to revise the PUD.²
4. *Concurrency-Concerts* - Proposed Second Amendment to Concurrency Agreement.
5. *Plat Vacation* – Application to partially vacate Plat of World Equestrian Estates Phase 1.³

While the procedure to consider these applications is subject to County approval (or more accurately, will be decided by the County), we suggest the following:

- We believe that all of the applications should run simultaneously with each other.
- Each of the Comprehensive Plan applications must be transmitted to the State.
- And because the rezoning is linked to the Comprehensive Plan amendments, final action on it cannot take place until the Commission considers the Plan amendments. We believe that would also be the appropriate time to adopt the Second Amendment and the Plat Vacation.

Obviously, however, the procedure to be followed is subject to County approval (rather, it is dictated by the County) but we did want you to have our suggestions.

Conclusion

My client and its representatives look forward to working with Marion County on these applications.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

Attachments: as stated

cc: Mr. Ken Weyrauch
Mr. Chris Rison
Mr. Cheryl Weaver
Don DeLuca, Esq.

² Tillman Engineering is delivering the paper copies of the PUD material.

³ Unlike the rest of the paper copies (which are being delivered to Growth Services), the paper copies of the Plat Vacation material are being delivered to County Engineering.

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Mr. Jeff Haungs
Mr. Roby Roberts
Mr. David Tillman
Mr. George Horton
Mr. Jon Harvey
Other client representatives
(All by email only with attachments)

P:\JG\RLR\Sports Facilities\Entitlements\All\Cover letter for applications 2-25-25.docx



**Marion
County
FLORIDA**

**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs
Blvd. Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENTS**

Staff Use Only: Case # 1 - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT <input checked="" type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> AMEND MAP 15.h for Golden Ocala DRI <input checked="" type="checkbox"/>	SMALL-SCALE MAP AMENDMENT <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> <i>(Text amendment must be associated with submitted small-scale map amendment)</i>

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s) ¹	Current Future Land Use Category	Proposed Future Land Use Category
21069-007-01	13/15/20	Part	Low Residential	WEC
21081-000001	11,14/15/20	Part	Low Residential	WEC
21081-001-00	11,14/15/20	Part	Low Residential	WEC
21081-048-00	14/15/20	All	Low Residential	WEC
21087-001-00	13/15/20	Part	Low Residential	WEC
21087-001-02	11,13, 14/15/20	Part	Low Residential	WEC
21065-000-00	13, 14/15/20	Part	Low Residential	WEC
21069-010-03	13/15/20	Part	Low Residential	WEC

¹ Total acreage of area being changed is 250.86 acres. “All” indicates that entire Tax Parcel is being changed; “Part” indicates that only a portion of the Tax Parcel is being changed.

Staff Use Only: Application Complete – Yes Received: Date _____ / _____ / _____ Time _____ : _____ a.m. / p.m.

“Meeting Needs by Exceeding Expectations”

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
Golden Ocala Equestrian Land, L.L.C. c/o Don DeLuca 7290 College Parkway, Suite 400 Ft. Myers, FL 33907 (239) 275-2304; fax (937) 283-3833 ddeluca@rlrcarriers.com	W. James Gooding III Gooding & Batsel, PLLC 1531 SE 36th Avenue Ocala, FL 34471 (352) 579-1290; fax (352) 579-1289 jgooding@lawyersocala.com

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES NO (IF YES, PLEASE ATTACH TO APPLICATION)

EXISTING USE OF SITE:

Portion is platted

Portion is undeveloped

PROPOSED USE OF SITE (IF KNOWN):

Sports Facility

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well Centralized water Provider Marion County

Septic Centralized sewer Provider Marion County

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

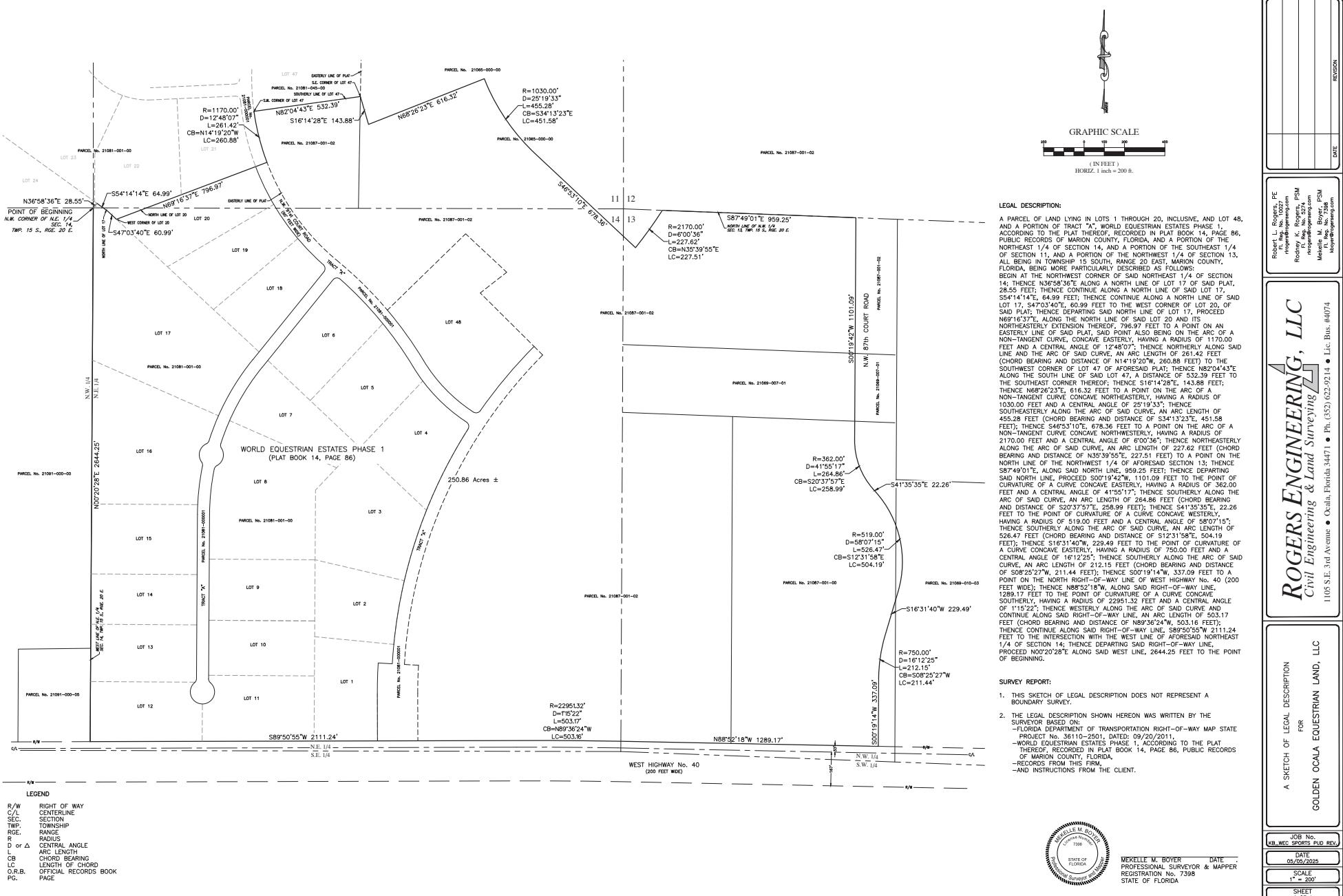
Go North to East Silver Springs Boulevard. Turn West onto Silver Springs Boulevard. Continue for approximately 10.1 miles past SR 40 entrance to World Equestrian Center to NW 87th Court Road. Property is on your right (North).

WEC SPORTS COMPLEX P.U.D. REVISION
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOTS 1 THROUGH 20, INCLUSIVE, AND LOT 48, AND A PORTION OF TRACT "A", WORLD EQUESTRIAN ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 86, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 13, ALL BEING IN TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 14; THENCE N36°58'36"E ALONG A NORTH LINE OF LOT 17 OF SAID PLAT, 28.55 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S54°14'14"E, 64.99 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S47°03'40"E, 60.99 FEET TO THE WEST CORNER OF LOT 20, OF SAID PLAT; THENCE DEPARTING SAID NORTH LINE OF LOT 17, PROCEED N69°16'37"E, ALONG THE NORTH LINE OF SAID LOT 20 AND ITS NORTHEASTERLY EXTENSION THEREOF, 796.97 FEET TO A POINT ON AN EASTERLY LINE OF SAID PLAT, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1170.00 FEET AND A CENTRAL ANGLE OF 12°48'07"; THENCE NORTHERLY ALONG SAID LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 261.42 FEET (CHORD BEARING AND DISTANCE OF N14°19'20"W, 260.88 FEET) TO THE SOUTHWEST CORNER OF LOT 47 OF AFORESAID PLAT; THENCE N82°04'43"E ALONG THE SOUTH LINE OF SAID LOT 47, A DISTANCE OF 532.39 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S16°14'28"E, 143.88 FEET; THENCE N68°26'23"E, 616.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1030.00 FEET AND A CENTRAL ANGLE OF 25°19'33"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 455.28 FEET (CHORD BEARING AND DISTANCE OF S34°13'23"E, 451.58 FEET); THENCE S46°53'10"E, 678.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2170.00 FEET AND A CENTRAL ANGLE OF 6°00'36"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 227.62 FEET (CHORD BEARING AND DISTANCE OF N35°39'55"E, 227.51 FEET) TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE S87°49'01"E, ALONG SAID NORTH LINE, 959.25 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°19'42"W, 1101.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 362.00 FEET AND A CENTRAL ANGLE OF 41°55'17"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 264.86 FEET (CHORD BEARING AND DISTANCE OF S20°37'57"E, 258.99 FEET); THENCE S41°35'35"E, 22.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 519.00 FEET AND A CENTRAL ANGLE OF 58°07'15"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 526.47 FEET (CHORD BEARING AND DISTANCE OF S12°31'58"E, 504.19 FEET); THENCE S16°31'40"W, 229.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 16°12'25"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 212.15 FEET (CHORD BEARING AND DISTANCE OF S08°25'27"W, 211.44 FEET); THENCE S00°19'14"W, 337.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 40 (200 FEET WIDE); THENCE N88°52'18"W, ALONG SAID RIGHT-OF-WAY LINE, 1289.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 22951.32 FEET AND A CENTRAL ANGLE OF 1°15'22"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID RIGHT-OF-WAY LINE, AN ARC LENGTH OF 503.17 FEET (CHORD BEARING AND DISTANCE OF N89°36'24"W, 503.16 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S89°50'55"W 2111.24 FEET TO THE INTERSECTION WITH THE WEST LINE OF AFORESAID NORTHEAST 1/4 OF SECTION 14; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°20'28"E ALONG SAID WEST LINE, 2644.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 250.86 Acres, MORE OR LESS.

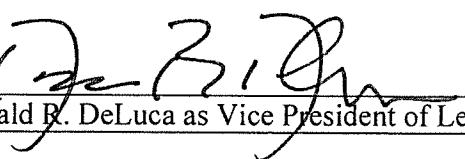


**PROPERTY OWNER AFFIDAVIT
(MAP AMENDMENT)**

STATE OF FLORIDA
COUNTY OF Marion

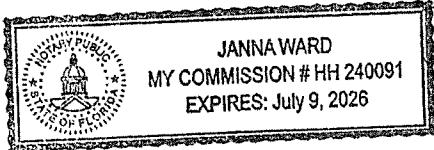
BEFORE ME THIS DAY PERSONALLY APPEARED Donald R. DeLuca who is the Vice President Legal of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company ("Owner") WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. Owner is the owner of the real property legally identified by Marion County Parcel numbers: 21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21065-000-00.
2. Owner duly authorizes and designates W. James Gooding III to act in its behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. Owner understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. Owner understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. Owner understands that false statements may result in denial of the application; and
7. Owner understands that Owner may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. Owner understands that if Owner is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

<p>Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company</p> <p>By:  Donald R. DeLuca as Vice President of Legal</p>	<p>Date: <u>2-24-25</u></p>
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STATE OF FLORIDA
COUNTY OF Marion

THE FOREGOING INSTRUMENT WAS signed and sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this Feb. 24, 2025, by Donald R. DeLuca as Vice President of Legal for Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of such company.



Notary Public, State of Florida
Name: Janna Ward
(Please print or type)

Commission Number: HH240091
Commission Expires: 7-9-26

Notary: Check one of the following:

Personally known OR

Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

Prepared By and Return To:
Donald R. DeLuca, Esq.
Golden Ocala Equestrian Land, LLC
7290 College Parkway, Ste 400
Fort Myers, FL 33907

CORRECTIVE QUIT CLAIM DEED

THIS CORRECTIVE QUIT CLAIM DEED IS TO CORRECT THE TITLE OF THE SIGNATORY OF THE GRANTOR AS RECORDED IN OR BK 7051 PG 709, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid to 21087-001-02, LLC, a Ohio limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantor") hereby quitclaims to Golden Ocala Equestrian Land, LLC, an Ohio limited liability company whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Marion County, Florida to-wit:

THE SOUTH 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST, EXCEPT ROAD RIGHT OF WAY, MARION COUNTY, FLORIDA AND LESS THE PARCEL AS DESCRIBED IN WARRANTY RECORDED IN O.R. BOOK 5312, PAGE 1931 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

AND

THE S.W. 1/4 OF THE N.W. 1/4 AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, LESS RIGHT OF WAY AS SHOWN ON PLAT OF THE TOWNSITE OF MARTEL IN PLAT BOOK "A", PAGES 29 AND 29B OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND EXCEPT: COMMENCING AT THE N.W. CORNER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE S.00°15'58"W., ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 13, 1008.11 FEET TO THE S.W. CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4; THENCE S.88°01'04"E., ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID

SECTION 13, 547.43 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S.88°01'04"E., A DISTANCE OF 809.47 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/4 OF SAID N.W. 1/4; THENCE S.00°18'15"W., ALONG SAID EAST BOUNDARY, 1608.87 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST HIGHWAY 40 (WIDTH VARIES); THENCE N.88°53'49"W., ALONG SAID NORTH RIGHT OF WAY LINE, 809.20 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.00°18'15"E., PARALLEL WITH SAID EAST BOUNDARY, 1621.49 FEET TO THE POINT OF BEGINNING.

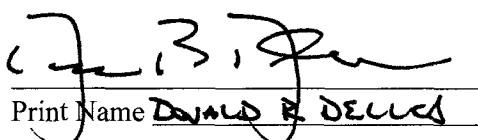
AND

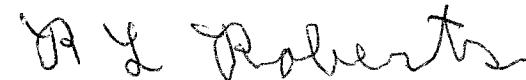
THE S.W. 1/4 OF THE S.W. 1/4 AND THE N.E. 1/4 OF THE S.W. 1/4 AND THE S.E. 1/4 OF THE S.W. 1/4 AND THE S.W. 1/4 OF THE S.E. 1/4 LYING IN SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, EXCEPT RIGHT OF WAY FOR N.W. 100TH AVENUE.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

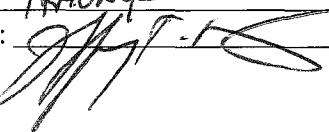
WITNESSES:

21087-001-02, LLC, an Ohio limited liability company


Print Name DAVID R. DELUCAS


By: RALPH L. ROBERTS

Ralph L. Roberts, Sr., President and CEO of the Executive Committee


Print Name: JEFF HAUNGS


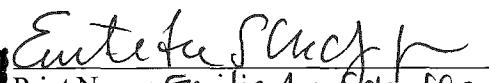
STATE OF FLORIDA
COUNTY OF MARION

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph L. Roberts, Sr., as President and CEO of the Executive Committee of 21087-001-02, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me, in my physical presence and not by online notarization on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of August, 2020.

(SEAL)




Print Name: EMILIE-ANE SCHAFER
My Commission Expires: 11/19/2021

This Deed represents a conveyance of unencumbered real property to the Grantee entity, all of the ownership interests of which are owned by the owners of the Grantor entity in the same proportion that they own their interests in the Grantee entity. Therefore, no documentary excise tax is due.

Prepared By

Donald R. DeLuca, Esq.
600 Gillam Road
Wilmington, OH 45177

After Recording Return To

Donald R. DeLuca, Esq.
Golden Ocala Equestrian Land, LLC
7290 College Parkway, Ste 400
Fort Myers, FL 33907

CORRECTIVE QUIT CLAIM DEED

THIS CORRECTIVE QUIT CLAIM DEED IS TO CORRECT THE TITLE OF THE SIGNATORY OF THE GRANTOR AS RECORDED IN OR BOOK 7051 PAGE 705-706, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid to 21069-007-01, LLC, a Florida limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantor") hereby quitclaims to Golden Ocala Equestrian Land, LLC, an Ohio limited liability company whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Marion County, Florida to-wit:

The North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 15 South, Range 20 East, Marion County, Florida.

[REMAINDER OF THE PAGE INTENTIONALLY BLANK]

Page 1 of 2

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

WITNESSES:

Print Name: JEFFREY T. HAWGS
Jeffrey T. Hawgs
Print Name: DONALD R. DELUCA

21069-007-01, LLC,
a Florida limited liability company

By: R L Roberts
Ralph L. Roberts, Sr.
President and CEO of the Executive
Committee

STATE OF FLORIDA)
COUNTY OF MARION)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph L. Roberts, Sr., as President and CEO of the Executive Committee of 21069-007-01, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day in my physical presence and not by online notarization that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 22 day of January, 2021.

(SEAL)



Notary Public State of Florida
Janna Ward
My Commission GG 195300
Expires 07/09/2022

Print Name: Janna Ward
My Commission Expires: 7-9-22

This Deed represents a conveyance of unencumbered real property to the Grantee entity, all of the ownership interests of which are owned by the owners of the Grantor entity in the same proportion that they own their interests in the Grantee entity. Therefore, no documentary excise tax is due.

Prepared By

Donald R. DeLuca, Esq.
600 Gillam Road
Wilmington, OH 45177

After Recording Return To

Donald R. DeLuca, Esq.
Golden Ocala Equestrian Land, LLC
7290 College Parkway, Ste 400
Fort Myers, FL 33907

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid to 21087-001-00, LLC, a Florida limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantor") hereby quitclaims to Golden Ocala Equestrian Land, LLC, an Ohio limited liability company whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Marion County, Florida to-wit:

A PORTION OF LAND LYING IN THE N.W. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 13; THENCE RUN S.00°15'58"W. ALONG THE WEST BOUNDARY LINE OF SAID SECTION 13, 1008.11 FEET TO THE NORTH BOUNDARY LINE OF THE S. 1/2 OF THE S. 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 13; THENCE RUN S.88°01'04"E. ALONG SAID NORTH BOUNDARY LINE, 547.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88°01'04"E. ALONG SAID NORTH BOUNDARY LINE, 809.47 FEET TO THE EAST BOUNDARY LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 13; THENCE RUN S.00°18'15"W. ALONG SAID EAST BOUNDARY LINE, 1608.87 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 40 (66' WIDE); THENCE RUN N.88°53'49"W. ALONG SAID NORTHERLY RIGHT OF WAY LINE, 809.20 FEET; THENCE RUN N.00°18'15"E, 1621.49 FEET TO THE POINT OF BEGINNING.

[REMAINDER OF THE PAGE INTENTIONALLY BLANK]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

WITNESSES:

21087-001-00, LLC,
a Florida limited liability company

Jeffrey T. Haun
Witness #1

Jeffrey T. Haun

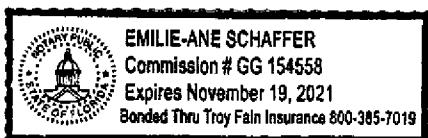
Dee Beck
Witness #2
Dee Beck
Print Name

By: R L Roberts
Ralph L. Roberts, Sr.
Chairman of the Board

STATE OF FLORIDA)
COUNTY OF MARION)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph L. Roberts, Sr., as Chairman of the Board of Legal of 21087-001-00, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 25th day of September, 2019.



Emilie-Anne Schaffer
Notary Public

Emilie-Anne Schaffer

My Commission Expires: 11/19/21

This Deed represents a conveyance of unencumbered real property to the Grantee entity, all of the ownership interests of which are owned by the owners of the Grantor entity in the same proportion that they own their interests in the Grantee entity. Therefore, no documentary excise tax is due.

THIS INSTRUMENT PREPARED BY
RECORD AND RETURN TO:
Donald R. DeLuca, Attorney at Law
7340 N Highway 27
Ocala, FL 34482

QUIT CLAIM DEED

THIS INDENTURE, made this 1st day of August, 2022, between Equestrian Operations, L.L.C., an Ohio limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177-0271 (hereinafter referred to as "Grantor") and Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177-0271 (hereinafter referred to as "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee all the right, title, interest, claim and demand, which the Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Marion, State of Florida, to wit:

A PORTION OF PARCEL ID#21058-000-00

A PORTION OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 11; THENCE N01°05'05"E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 90.52 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, PROCEED N27°28'23"W, 166.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 1920.00 FEET AND A CENTRAL ANGLE OF 33°45'05"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 1131.02 FEET (CHORD BEARING AND DISTANCE OF N10°35'51"W, 1114.74 FEET) TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE N89°22'17"W, ALONG SAID NORTH LINE, A DISTANCE OF 1449.24 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S03°45'24"E, 76.84 FEET; THENCE S86°14'36"W, 49.74 FEET; THENCE SOUTH, 500.52 FEET; THENCE WEST, 123.30 FEET; THENCE S02°38'58"E, 259.05 FEET; THENCE S74°26'22"W, 277.88 FEET; THENCE S61°23'26"W, 123.77 FEET; THENCE S39°16'21"W, 125.91 FEET; THENCE S30°52'50"W, 313.47 FEET; THENCE S40°07'53"W, 204.29 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S00°54'53"W, ALONG SAID WEST LINE, A DISTANCE OF 1123.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 50 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S89°42'27"E, ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION THEREOF, A DISTANCE OF 1363.62 FEET; THENCE S01°00'16"W, 216.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 5 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S89°42'47"E, ALONG SAID SOUTH LINE, A

DISTANCE OF 1263.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE N01°04'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1498.92 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF PARCEL ID#21065-000-00

THE SOUTH 35 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

and

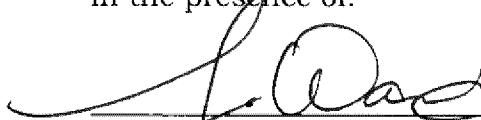
A 50 FOOT RIGHT OF WAY ALONG THE WEST BOUNDARY OF THE NORTH 5 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, AND A 50 FOOT SQUARE RIGHT OF WAY IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, AND A 50 FOOT RIGHT OF WAY ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, ALL LYING AND BEING IN MARION COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and real property taxes and assessments for the year 2022 and all subsequent years.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

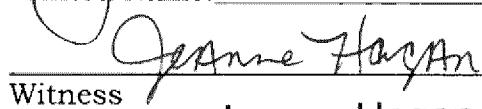
IN WITNESS WHEREOF, the Grantor has hereunto caused this Quit Claim Deed to be properly executed as of the day and year first written above.

Signed, sealed, and delivered
in the presence of:



Witness _____

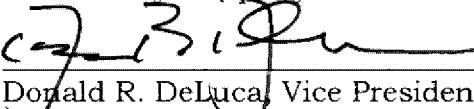
Printed Name: J. Ward



Witness _____

Printed Name: Jeanne Hagan

Equestrian Operations, L.L.C., an Ohio
limited liability company

By: 

Donald R. DeLuca, Vice President, Legal

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 1st day of August, 2022, by Donald R. DeLuca, Vice President, Legal for Equestrian Operations, L.L.C., an Ohio limited liability company, who is personally known to me.



NOTARY PUBLIC

Sign Name:

Print Name:

Notary Public - State of Florida

A handwritten signature in black ink that reads "Janna Ward".

THIS INSTRUMENT PREPARED BY AND RETURN TO:

H. Randolph Klein, Esq.

Klein & Klein, LLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: **R2017210**

Property Appraisers Parcel Identification (Folio) Number: **21069-001-01 & 21069-010-03**

Florida Documentary Stamps in the amount of **\$10,850.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 18 day of January, 2018 by BARBARA WALLA, a single person, individually and as Trustee of the WALLA FAMILY TRUST under the revocable Trust Agreement dated October 2, 2007, whose post office address is 8585 & 8711 W. Hwy 40, Ocala, FL 34482 herein called the Grantor, to GOLDEN OCALA EQUESTRIAN LAND, L.L.C., an Ohio limited liability company whose post office address is 600 Gillam Road, Wilmington, OH 45177, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record which are not intended to be reimposed hereby and taxes for the year 2018 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
RENEE L. WOLCOTT

Witness #1 Printed Name

Witness #2 Signature

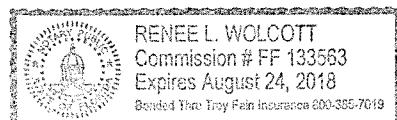
H. RANDOLPH KLEIN

Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing instrument was acknowledged before me this 18 day of January, 2018, by BARBARA WALLA, individually and as Trustee of the WALLA FAMILY TRUST under the revocable Trust Agreement dated October 2, 2007, who is personally known to me or has produced HDL as identification.

SEAL



My Commission Expires:

Notary Public

Printed Notary Name

Exhibit "A"**LEGAL DESCRIPTION**

Beginning at the intersection of the West boundary of the East 1/2 of the NW 1/4 of Section 13, Township 15 South, Range 20 East, MARION County, Florida and the North right of way line of State Road No. 40 (66 feet wide), said point of intersection being N.00°34'40"W. 64.24 feet from the Southwest corner of said East 1/2 of the NW 1/4, thence N.00°34'40"W. along said West boundary 1318.17 feet; thence departing from said West boundary S.88°58'27"E. 617.47 feet; thence S.00°36'26"E. 1079.78 feet; thence S.89°47'33"E. 256.69 feet; thence S.00°49'30"E. 231.50 feet to an intersection with aforesaid North right of way line; thence N.89°40'05"W. along said North right of way line 875.57 feet to the Point of Beginning.

AND

Commencing at the SW corner of the East 1/2 of the NW 1/4 of Section 13, Township 15 South, Range 20 East, thence N.0°34'40"W., along the West boundary of said East 1/2 of the NW 1/4 62.24 feet, to the North right of way line of State Road No. 40, thence S.89°39'46"E. along said right of way line 875.66 feet to the Point of Beginning; thence S.89°39'46"E., along said right of way line 182.78 feet; thence N.0°50'23"W., 184.15 feet; thence N.89°39'46"W., 182.78 feet; thence S.0°50'23"E., 184.15 feet to the Point of Beginning. Being situated in MARION County, Florida.