



**Marion County
Board of County Commissioners**

Growth Services

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

APPLICATION COMPLETE
DATE COMPLETED 9/24/25
INITIALS gm
TENTATIVE MEETING DATES
P&Z PH 11/24/25
BCC/P&Z PH 12/15 or 12/16/25

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: LDC 9.3.4 not meeting required
1,000 feet spacing from church, school or public park.

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** 4879-004-043

Parcel account number(s): 4879-004-043

Property dimensions: 96' X 121' **Total acreage:** .21 acres

Directions: _____

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. **Please print all information, except for the Owner and Applicant/Agent signature.**

~~Jagdish Rupnarain~~ JRB Property Management LLC Wises Enterprises LLC

Property Owner name (please print)

PO BOX 573

Mailing Address

Palemtto FL 34220

City, State, Zip code

352-216-3755

Phone number (include area code)

JRBDevelopment@outlook.com

E-mail address

Jagdish Rupnarain

Signature

Applicant or agent name (please print)

13409 E Highway 25

Mailing Address

Ocklawaha, Fl 32179

City, State, Zip code

(352) 499-0800

Phone number (include area code)

The Inn Spot 13490@gmail.com

E-mail address

[Signature]

Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

STAFF/OFFICE USE ONLY

Project No.: <u>2025 09 0071</u>	Code Case No.: <u>FLUM: COM</u>	Application No.: <u>33442</u>
Rcvd by: <u>EK</u>	Rcvd Date: <u>9/23/25</u>	Zoning Map No.: <u>294</u> Rev: 01/12/2021

Finding of Facts Sheet

1. A. Vehicles will enter property through CR-25

B. There are no other structures on property

2. A. The parking lot has direct access from CR-25

B. Food deliveries and drop offs will be accessed from SE 135th Ave through side entrance or from front of building and brought through side door.

C. Our business will provide an economic growth in the form of job opportunities and revitalize the community. It will also help neighboring businesses.

3. Contract with Waste Pro to empty dumpster located in the rear of building.

4. City water is run by CSWR – Florida. Building has a septic tank for waste materials.

5. There is a chain link fence around the back and side of building.

6. Building has a front porch with outside lighting that is inset in a way to block light and glare to street.

7. A. The building is already existing. There are no plans for further development.

B. All set back requirements are met.

8. The surrounding properties to either side or in front are all businesses including a liquor store, post office, and currently 2 unoccupied buildings.

9. We will meet any requirements or special conditions that may be deemed needed.

BUSINESS PLAN

The Inn Spot

13490 East Highway 25

Ocklawaha, FL, 32179

Hours of Operation 10am-2am

The Inn Spot will be operated as a Deli/Beer and Wine Tavern. Our goal is to serve the community with fresh deli meats and cheeses by the pound. We will also offer freshly made traditional sandwiches and specialty sandwiches along with homemade sides and desserts.

We have a pool table, electronic dart board and arcade games inside the building.



ATTACHMENT A

Measurement Result

596.3 Feet

Separation to
from Church to
subject location.

Clear

EMPLOYEE USE ONLY

X Q

4879-004-043

Show search results for 487...

4879-002-031

4879-002-029

4879-002-025

4879-002-013

4879-002-011

4879-002-004

4879-001-016

4879-001-010

4879-001-002

4879-001-020

4879-001-001

4879-001-024

4879-004-043

4879-004-001

4879-003-001

SE 133RD TER

E HWY 25

SE 133TH CT

Google Maps

13490 E Hwy 25



Imagery ©2025 Airbus, Map data ©2025 20 ft

BLK 4 LOT 43

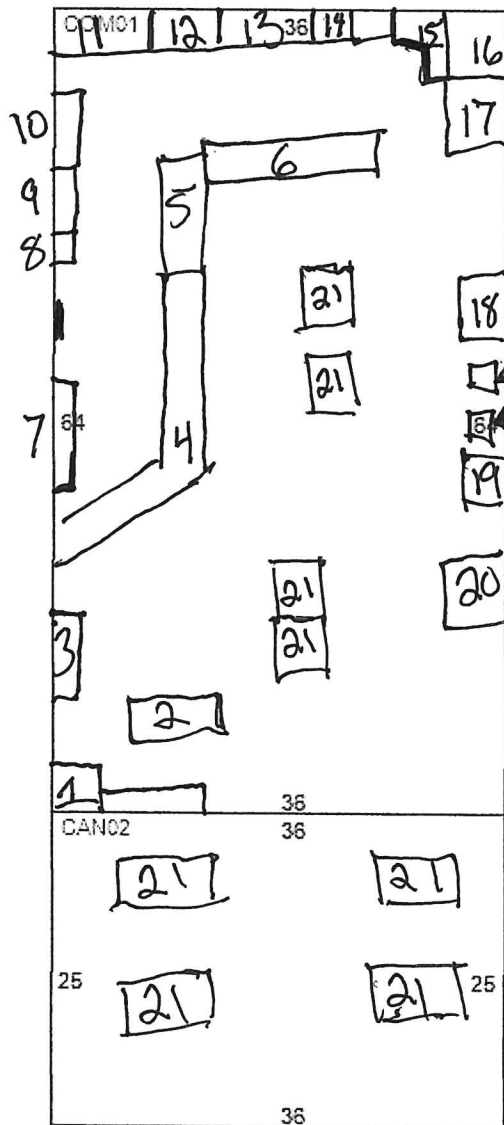
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCCR	1144	95.0	96.0	B4	9,148.00	SF	4.0000	1.00	1.00	1.00	36,592	36,592
Neighborhood 9995											Total Land - Class \$36,592	
Mkt: 2 70											Total Land - Just \$36,592	

TraverseBuilding 1 of 1

COM01=L36D64R36U64.L0036D0064

CAN02=D25R36U25L36.



1. Tables + chairs
2. Counter top w/chairs
3. Pool table
4. Table + chairs
5. 12' + 8' Bar Counter Top
6. 5' display case for sides
7. 8' display case for meats and Cheeses
8. 8' Cooler for drinks
9. Hand sink
10. 78" cooler for produce
11. 4' Prep station w/cooler
12. 6' stainless table w/hand sink
13. 3' Prep station
14. 4' " " w/cooler
15. hand sink
16. Triple sink
17. Office. - 18. Dry Storage
19. mens bathroom
20. Females bathroom
21. Arcade + darts
22. Tables w/chairs

Building Characteristics

Structure
Effective Age

4 - MASONRY NO PILAST
9 - 40-99 YRS

Year Built 1931
Physical Deterioration 0%



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO

DATE: 02/09/2018 09:08:14 AM

FILE #: 2018012551 OR BK 6713 PGS 1333-1334

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$0.70 MDS: \$0 INT: \$0

Rec. _____ This instrument was prepared by,
 Doc. _____ record and return to:
 Brian T. Anderson, Esq.
 Schatt, Hesser, McGraw
 328 N.E. 1st Avenue, Suite 100
 Ocala, FL 34470
 352-789-6520

QUITCLAIM DEED

THIS QUITCLAIM DEED, made effective this 22th day of January 2018, between **RUPNARAIN PROPERTIES, LLC, a Florida limited liability company**, whose address is 1306 E Silver Springs Blvd, Suite 101, Ocala, Florida 34470, Grantor, and **JRB PROPERTY MANAGEMENT LLC, a Florida limited liability company**, whose address is P.O. Box 170691, Austin, Texas 78717, Grantee.

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns of these individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby remise, release, and quit claim unto Grantee forever, all the right, title, interest, encumbrance, claim and demand which said Grantor has in and to the following described lot, piece or parcel of real property situated, lying and being in Marion County, Florida, to wit:

**SEC 05 TWP 17 RGE 24
 PLAT BOOK B PAGE 249
 ALADA
 BLK 4 LOT 43**

Property Address: 13490 E Hwy 25, Ocklawaha, Florida 34474

Parcel ID#: 4879-004-043

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

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, encumbrances, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

THIS INSTRUMENT WAS PREPARED FROM A LEGAL DESCRIPTION PROVIDED TO SCHATT, HESSER, MCGRAW BY GRANTOR; NO OPINION AS TO THE STATUS OF TITLE HAS BEEN GIVEN BY THE PREPARER OF THIS INSTRUMENT, AND SAID PREPARER ASSUMES NO LIABILITY FOR THE STATE OF THE TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

GRANTOR:

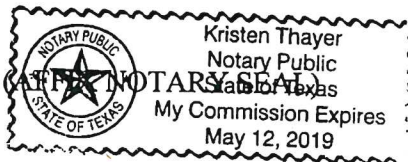
RJ
RYAN JERKE Witness

Michelle Barnes Witness

JAGDESH R. BAIJNAUTH, as Managing
Member of RUPNARAIN PROPERTIES,
LLC, a Florida limited liability company

STATE OF Texas
COUNTY OF Williamson

The foregoing instrument was acknowledged before me this 22nd day of January 2018 by Jagdes R. Baijnauth, who ☒ is personally known to me or ☐ has presented TX DL as identification.



Kristen Thayer
Notary Public, State of Texas
(Print Name): Kristen Thayer
My Commission Expires: 5/12/19
Commission No.: 13022415-8



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

JRB PROPERTY MANAGEMENT LLC

Filing Information

Document Number L17000163899
FEI/EIN Number 82-2960557
Date Filed 08/01/2017
Effective Date 08/01/2017
State FL
Status ACTIVE

Principal Address

1701 4th St E
Palmetto, FL 34221

Changed: 02/09/2024

Mailing Address

PO Box 573
Palmetto, FL 34220

Changed: 02/09/2024

Registered Agent Name & Address

Rupnarain, Jagdish B, Manager
1701 4th St E
Palmetto, FL 34221

Name Changed: 01/15/2025

Address Changed: 02/09/2024

Authorized Person(s) Detail

Name & Address

Title MGR

Rupnarain, Jagdish B
PO Box 573
Palmetto, FL 34220

Annual Reports

Report Year	Filed Date
2023	01/30/2023
2024	02/09/2024
2025	01/15/2025

Document Images

01/15/2025 -- ANNUAL REPORT	View image in PDF format
02/09/2024 -- ANNUAL REPORT	View image in PDF format
01/30/2023 -- ANNUAL REPORT	View image in PDF format
02/16/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format
01/26/2020 -- ANNUAL REPORT	View image in PDF format
02/15/2019 -- ANNUAL REPORT	View image in PDF format
03/05/2018 -- ANNUAL REPORT	View image in PDF format
08/01/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement ("Lease") is made and effective September 1st, 2025, by and between JRB Property Management LLC ("Landlord") and Justin Wise ("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as 13490 East Highway 25 Ocklawaha, FL 32179 and legally described as follows (the "Building"): Parcel ID 4879-004-043, SEC 05 TWP 17 RGE 24, PLAT BOOK B PAGE 249, BLK 4 LOT 43

Landlord makes available for lease a portion of the Building designated as first floor of the building (the "Leased Premises").

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. **Term.**

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning September 1st, 2025 and ending August 31st, 2026. Landlord shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

B. Tenant may renew the Lease for one extended term of one year. Tenant shall exercise such renewal option, if at all; by giving written notice to Landlord not less than ninety (90) days prior to the expiration of the Initial Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as provided in this Lease.

2. **Rental.**

A. Tenant shall pay to Landlord during the Initial Term rental of \$30,000.00 per year, payable in installments of \$2,500.00 per month. Each installment payment shall be due in advance on the first day of each calendar month during the lease term to Landlord at Chase Bank Account #228238876 – JRB Property Management or at such other place designated by written notice from Landlord or Tenant. The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis. Tenant shall also pay to Landlord a "Security Deposit" in the amount of \$2,500.00.

3. **Use**

The Leased Premises may be used and occupied by Tenant for any lawful purpose which complies with applicable zoning ordinances. Notwithstanding the forgoing, Tenant shall not use the Leased

Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

4. Sublease and Assignment.

Tenant shall have the right without Landlord's consent, to assign this Lease to a corporation with which Tenant may merge or consolidate, to any subsidiary of Tenant, to any corporation under common control with Tenant, or to a purchaser of substantially all of Tenant's assets. Except as set forth above, Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent, such consent not to be unreasonably withheld or delayed.

5. Repairs.

During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the Leased Premises damaged or worn through normal occupancy, except for major mechanical systems or the roof, subject to the obligations of the parties otherwise set forth in this Lease.

6. Alterations and Improvements.

Tenant, at Tenant's expense, shall have the right following Landlord's consent to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's expense.

7. Property Taxes.

Landlord shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the Leased Premises.

8. Insurance.

A. If the Leased Premises or any other party of the Building is damaged by fire or other casualty resulting from any act or negligence of Tenant or any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

B. Tenant shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

C. Tenant shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Landlord, such insurance to afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least (10) days prior to such expiration. Landlord shall not be required to maintain insurance against thefts within the Leased Premises or the Building.

9. Utilities.

Tenant shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord. In the event that any utility or service provided to the Leased Premises is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's pro rata share of the charges. Tenant shall pay such amounts within fifteen (15) days of invoice. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilize excessive electrical energy or which may, in Landlord's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

10. Signs.

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

11. Entry.

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

12. Parking.

During the term of this Lease, Tenant shall have the non-exclusive use in common with Landlord, other tenants of the Building, their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by Landlord. Landlord reserves the right to designate parking areas within the Building or in reasonable proximity thereto, for Tenant and Tenant's agents and employees. Tenant shall provide Landlord with a list of all license numbers for the cars owned by Tenant, its agents and employees. Separated structured parking, if any, located about the Building is reserved for tenants of the Building who rent such parking spaces. Tenant hereby leases from Landlord all spaces in such structural parking area, such spaces to be on a first come-first served basis. In consideration of the leasing to Tenant of such spaces, Tenant shall pay a monthly rental of no charge per space throughout the term of the Lease. Such rental shall be due and payable each month without demand at the time herein set for the payment of other monthly rentals, in addition to such other rentals. Landlord grants a minimum of 3 exclusive parking spaces plus access to 3-6 non-exclusive parking spaces.

13. Building Rules.

Tenant will comply with the rules of the Building adopted and altered by Landlord from time to time and will cause all of its agents, employees, invitees and visitors to do so; all changes to such rules will be sent by Landlord to Tenant in writing. The initial rules for the Building are attached hereto as Exhibit "A" and incorporated herein for all purposes.

14. Damage and Destruction.

Subject to Section 8 A. above, if the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for Tenant's purposes, then Tenant shall have the right within ninety (90) days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall promptly repair such damage at the cost of the Landlord. In making the repairs called for in this paragraph, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

15. Default.

If default shall at any time be made by Tenant in the payment of rent when due to Landlord as herein provided, and if said default shall continue for fifteen (15) days after written notice thereof shall have been given to Tenant by Landlord, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default shall

continue for thirty (30) days after notice thereof in writing to Tenant by Landlord without correction thereof then having been commenced and thereafter diligently prosecuted, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may reenter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

16. Quiet Possession.

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

17. Condemnation.

If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

18. Subordination.

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and Tenant agrees upon demand to execute such further instruments subordinating this Lease or attorning to the holder of any such liens as Landlord may request. In the event that Tenant should fail to execute any instrument of subordination herein required to be executed by Tenant promptly as requested, Tenant hereby irrevocably constitutes Landlord as its attorney-in-fact to execute such instrument in Tenant's name, place and stead, it being agreed that such power is one coupled with an interest. Tenant agrees that it will from time to time upon request by Landlord execute and deliver to such persons as Landlord shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Landlord is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Landlord shall reasonably require.

19. Security Deposit.

The Security Deposit shall be held by Landlord without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that the Security Deposit shall not be considered an advance payment of rental or a measure of Landlord's damages in case of default by Tenant. Unless otherwise provided by mandatory non-waivable law or regulation, Landlord may commingle the Security Deposit with Landlord's other funds. Landlord may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder. Following any such application of the Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, the balance of the Security Deposit remaining after any such application shall be returned by Landlord to Tenant. If Landlord transfers its interest in the Premises during the term of this Lease, Landlord may assign the Security Deposit to the transferee and thereafter shall have no further liability for the return of such Security Deposit.

20. **Notice.**

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

JRB Property Management LLC
PO Box 573 Palmetto FL 34220

If to Tenant to:

Justin Wise
Application Address

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

21. **Brokers.**

Tenant represents that Tenant was not shown the Premises by any real estate broker or agent and that Tenant has not otherwise engaged in, any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

22. **Waiver.**

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

23. **Memorandum of Lease.**

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

24. **Headings.**

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

25. **Successors.**

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

26. **Consent.**

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

27. **Performance.**

If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures, together with interest thereon at a rate equal to the lesser of twelve percent (12%) per annum or the then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the unreimbursed balance plus accrued interest to Tenant on demand.

28. **Compliance with Law.**

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

29. **Final Agreement.**

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

Jagdesb Rupnarain 9/1/25
JRB Property Management LLC Date

Justin Wise 9/1/25
Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

WISE'S ENTERPRISES, LLC

Filing Information

Document Number	L24000515615
FEI/EIN Number	33-2419875
Date Filed	12/12/2024
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/22/2025
Event Effective Date	NONE

Principal Address

134090 E HIGHWAY 25
OCKLAWAHA, FL 32179

Changed: 08/22/2025

Mailing Address

134090 E HIGHWAY 25
OCKLAWAHA, FL 32179

Changed: 08/22/2025

Registered Agent Name & Address

INC AUTHORITY RA
390 NORTH ORANGE AVE., STE 2300-N
ORLANDO, FL 32801

Authorized Person(s) Detail

Name & Address

Title MGR

WISE, EDWARD
2128 MARION COUNTY RD
WEIRSDALE, FL 32195

Title MGR

WISE , JUSTIN P
2128 MARION COUNTY RD
WEIRSDALE, FL 32195

Annual Reports

Report Year	Filed Date
2025	04/28/2025

Document Images

<u>08/22/2025 -- LC Amendment</u>	View image in PDF format
<u>04/28/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/12/2024 -- Florida Limited Liability</u>	View image in PDF format

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

4879-004-043

[GOOGLE Street View](#)

Prime Key: 1169828

[MAP IT+](#)

Current as of 9/22/2025

Property Information

JRB PROPERTY MANAGEMENT LLC
PO BOX 573
PALMETTO FL 34220-0573

Taxes / Assessments:

Map ID: 294

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 11

Acres: .21

Situs: 13490 E HWY 25 OCKLAWAHA

Current Property Value by Income

Land Just Value	N/A	<u>Ex Codes:</u>
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$84,383	
Total Assessed Value	\$84,383	
Exemptions	\$0	
Total Taxable	\$84,383	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$36,592	\$75,665	\$693	\$82,099	\$82,099	\$0	\$82,099
2023	\$36,592	\$76,683	\$693	\$79,996	\$79,996	\$0	\$79,996
2022	\$36,592	\$61,804	\$693	\$76,178	\$76,178	\$0	\$76,178

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6713/1333	01/2018	05 QUIT CLAIM	0	U	V	\$100
5458/0255	11/2010	05 QUIT CLAIM	0	U	V	\$100
5288/1739	10/2009	05 QUIT CLAIM	0	U	V	\$100
3109/1466	12/2001	07 WARRANTY	0	U	I	\$100
2884/1217	05/1999	07 WARRANTY	0	U	I	\$100
1625/1289	07/1989	07 WARRANTY	9 UNVERIFIED	U	I	\$76,000

Property Description

SEC 05 TWP 17 RGE 24
PLAT BOOK B PAGE 249
ALADA

BLK 4 LOT 43

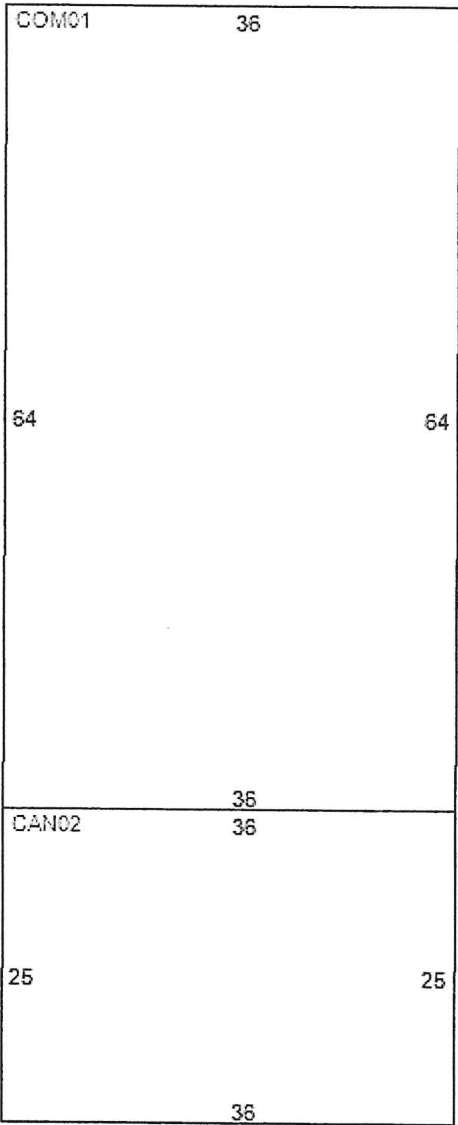
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCCR	1144	95.0	96.0	B4	9,148.00	SF	4.0000	1.00	1.00	1.00	36,592	36,592
Neighborhood 9995											Total Land - Class \$36,592	
Mkt: 2 70											Total Land - Just \$36,592	

Traverse

Building 1 of 1

COM01=L36D64R36U64.L0036D0064
CAN02=D25R36U25L36.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 1931
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%

Condition	0	Obsolescence: Functional	0%
Quality Grade	300 - LOW	Obsolescence: Locational	0%
Inspected on	6/23/2020 by 117	Base Perimeter	200

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	11.0	2.00	1931	0	2,304	M11 ONE STORY STORE	50 %	N Y
						M00 MINIMUM FINISH	50 %	N N
2	9.0	1.00	1931	0		900 CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 4
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 1

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1962	2	0.0	0.0
105 FENCE CHAIN LK	126.00	LF	20	1989	5	0.0	0.0
159 PAV CONCRETE	374.00	SF	20	1996	3	0.0	0.0
Total Value - \$693							

Appraiser Notes

TASTE THIS PRODUCE (BOTTOM FL)
VACANT (TOP FL) (NO ACCESS TO TOP FL)

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2022100868	10/10/2022	10/21/2022	REROOF SELF ADHESIVE BASE & BITUMN CAP FL 5680.1 & 22.0107.

Cost Summary

Buildings R.C.N.	\$265,133	6/23/2020				
Total Depreciation	(\$185,593)					
Bldg - Just Value	\$79,540		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$693	3/12/2011	1	\$265,133	(\$185,593)	\$79,540
Land - Just Value	\$36,592	5/8/2020				
Total Just Value	\$116,825	.				