

ATTACHMENT A



**Marion County
Board of County Commissioners**

Growth Services ♦ Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-4600
Fax: 352-438-2601

RECEIVED
APPLICATION COMPLETED
DATE COMPLETED 6/26/24
INITIALS *AWD*
JUN 26 2024

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
PA:	

TENTATIVE MEETING DATES

P&Z PH 8/26/24 Marion County

BCC/P&Z PH 9/17/24 Growth Service

SPECIAL USE PERMIT APPLICATION

- New or Modification \$1,000
- Expired \$1,000
- Renewal (no changes) \$300

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: See attached narrative

Property/Site Address: 6045 SE 83rd Street, Ocala, FL 34472

Property Dimensions: (+/-) 3,250 x 2,647

Total Acreage: 196.15

Legal Description: (Please attach a copy of the deed and location map.)

Parcel Zoning: B-5 (PUD Expired)

Parcel Account Number(s): 37513-001-00, 37513-001-01, and 37513-001-02

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. **Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.**

NE Ocala, LLC (Mark Martin or Mayer Deutsch)

Joe Gioffre on behalf of Advanced Drainage Systems, Inc.

Property Owner Name (please print)

Applicant or Agent Name (please print)

873 Route 45, Ste 101

4640 Trueman Blvd

Mailing Address

Mailing Address

New York City, New York 10956

Hilliard, OH 43026

City, State, Zip Code

City, State, Zip Code

(845) 591-6182 or (845) 262-6311

614-935-6265

Phone Number (include area code)

Phone Number (include area code)

mmartin@northempirellc.com; mayer@northempirellc.com

Joseph.Gioffre@adspipe.com

E-Mail Address (include complete address)

E-Mail Address (include complete address)

M R

Joseph Gioffre

Signatures*

Signatures

*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

STAFF/OFFICE USE ONLY			
Project No.: <u>2024060058</u>	Code Case No.:	Application No.:	
Rcvd by: <u>Ken O</u>	Rcvd Date: <u>6/26/24</u>	FLUM: <u>CD</u>	AR No.: <u>31706</u> Rev: <u>10/20/21</u>

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is non-refundable.

For more information, please contact the Zoning Division at 352-438-2675.



June 26, 2024

Growth Services Planning & Zoning Review Team
Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600

RE: Special Use Permit Application
Parcels: 37513-001-00, 37513-001-01, 37513-001-02

Dear Review Team,

This project is located at 6025 SE 83rd Street in unincorporated Marion County. The property is zoned B-5 Heavy Business, is part of the Commerce District Future Land Use, and neighbors other manufacturing and heavy business uses. Historically this property has been used for logistical operations, truck maintenance, and 24-hour packing plant operations/ logistics. One of the parcels is used as a sprayfield for treated wastewater effluent. Previous tenants have included Wooley Company, Francis Brennan, Certified Grocers, Eli Witt Co., AG International Insurance Agency, Hettrick Cyr & Associates, Joshen Paper and Packaging Company, Southeast Frozen Foods, Together for Children, Brown Schools of Florida, Gator Tank Trailer, and Associated Grocers of Florida.

The proposed use is similar to the below permitted uses in the B-5 Heavy Business Classification per LDC 4.2.21(B).

- Assembly, fabrication of goods using components manufactured elsewhere, brought to the site
- Construction equipment sales
- Construction or contractor yard
- Lumberyards, building materials
- Shops performing custom work such as, air conditioning, cabinet, carpentry, concrete, electrical, heating, grinding, irrigation, metals, painting, pipes, plumbing, pumps, septic tanks, sheet metal, sharpening, swimming pools, ventilating, welding, tire recapping, varnishing, vulcanizing including maintenance, repair
- Trailers, manufacturing
- Wholesale businesses, warehouses

ATTACHMENT A

Under this application, a new tenant would occupy approximately 450,000 SF of the existing warehouse building on a long-term basis for manufacturing purposes and, consistent with B-5 permitted uses, utilize the adjacent parcels for outdoor storage of fabricated non-hazardous plastic polypropylene and polyethylene pipe and products. The proposed business on this site would consist of plastic pipe and product manufacturing. The plastic pipe and products will be manufactured from new or recycled polypropylene and polyethylene and will be stored outside. The process of manufacturing plastic pipe and products is through extrusion and corrugation process. Applicant will have administrative offices, employee parking, truck/trailer parking, loading docks, outdoor lighting, etc. Up to 36 silos, 60' in height, are proposed on the site which will be served by expansions made to the existing rail spurs. It is anticipated based on current market forecast and rail availability that up to 48 rail cars could be handled at the site at peak demand. It is anticipated that an onsite substation will be required to service this facility in the future. Hours of operation are up to 24 hours a day, seven (7) days a week and 365 days per year depending upon demand.

A 20' type-B landscape buffer is proposed for the redevelopment areas along the south property line which meets County code requirements (LDC Section 6.8.6). Consistent with a type B Buffer, a 6' wall is proposed along the limits of the laydown area within the landscape buffer. A 6' tall chain link fence with vinyl privacy inserts will be provided west of the Gator Tank leasehold. The existing buffer at the Gator Tank business will remain at its existing width.

The ADS pipe manufacturing process does not generate emissions requiring permitting or regulatory oversight. The building attenuates the manufacturing equipment and there is no significant volume outside the building's envelope. Outdoor noise is generally limited to truck traffic and forklifts. The OSHA required reverse warning chime for the forklifts would be the greatest source of outdoor noise and quickly attenuates at a distance.

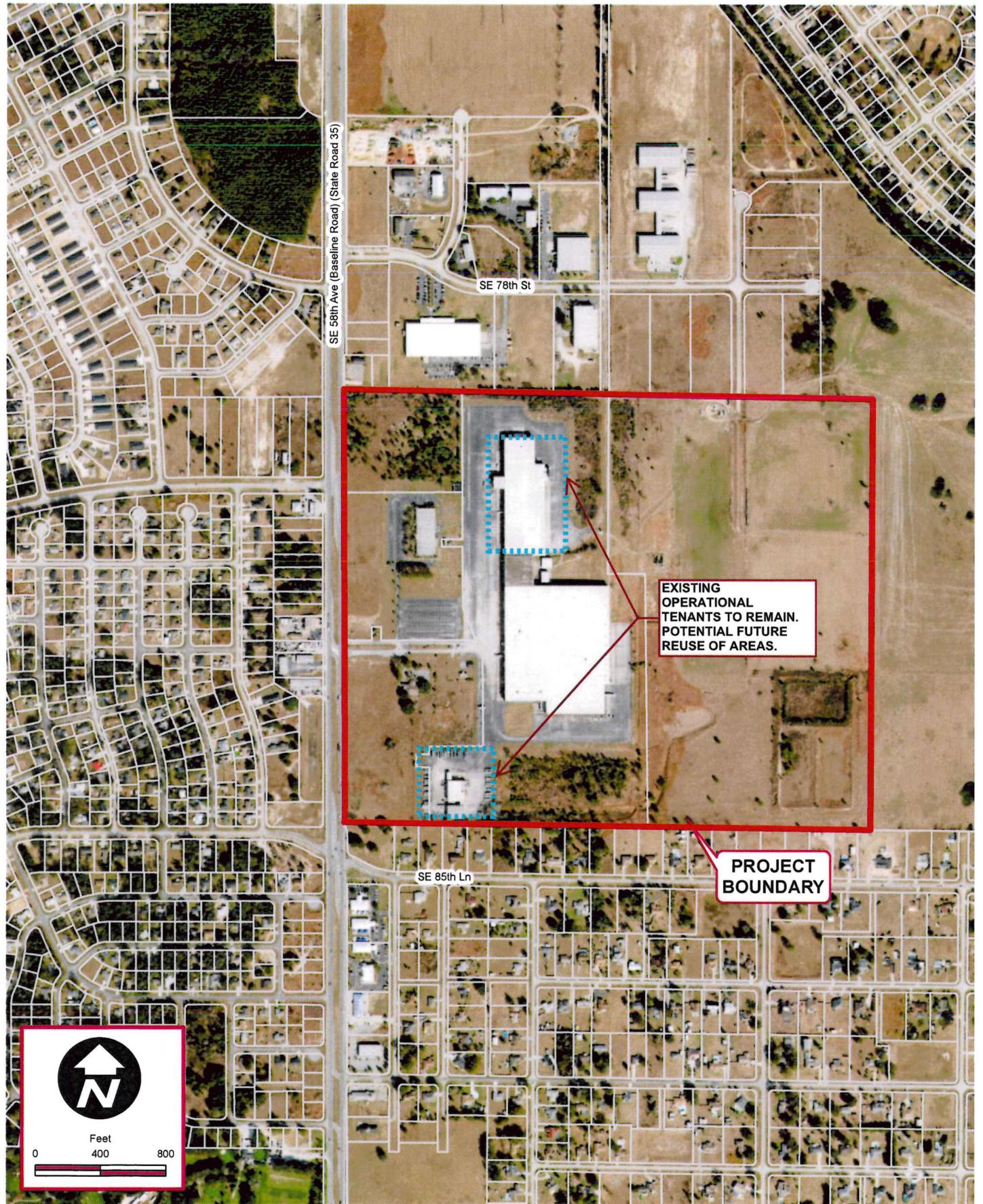
At full buildout ADS expects that the site will require approximately 100-150 truck movements per day. Generally, outbound trucks leave prior to the traditional morning commute times (4:00am-5:00am) and return in the early afternoon (~3:00pm). Due to the nature of the material being shipped, ADS trailers average 10,000-15,000 pounds fully loaded. This is significantly lighter compared to standard tractor trailers causing less damage to public roads.

We believe we are a great company to revitalize this property due to our economic impact on the communities that we serve and are a part of, our sustainable approach to business, and our environmentally friendly products and processes. Due to our significant capital investment in redevelopment of the subject property and intent to be a long-term partner, we request that the Special Use Permit include a perpetual term during our tenancy or ownership. We appreciate your consideration of this application.

Sincerely,

Joe Gioffre
Director, Real Estate and Facilities

G:\New Business\Private Sector\Marion County\2024\OTHER OFFICES\Cloudy Skies\GIS\01 - Aerial Map.mxd - 6/25/2024 10:01:57 AM - brad.powell



Kimley»Horn

© 2024 Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200, Ocala, FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

AERIAL MAP

5

CLOUDY SKIES
MARION COUNTY, FLORIDA

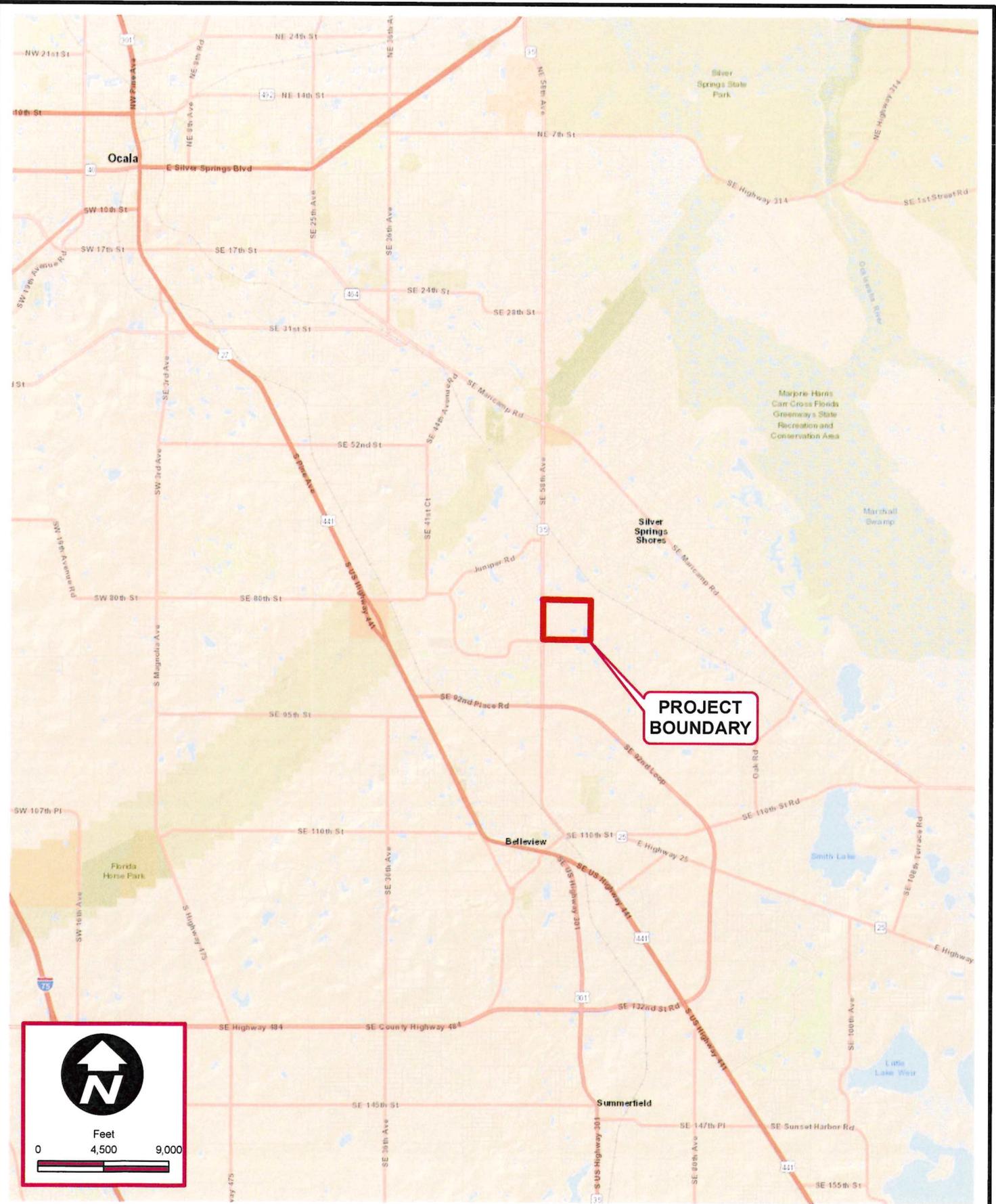
Scale: As Noted

Project No.: 147954002

June 2024

Figure 1

G:\New Business\Private Sector\Marion County\2024\OTHER OFFICES\Cloudy Skies\GIS\02 - Location Map.mxd - 6/25/2024 10:36:08 AM - brad.powell



Kimley >> Horn

© 2024 Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200, Ocala FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

LOCATION MAP

CLOUDY SKIES
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 147954002

June 2024

Figure 2



June 26, 2024

Growth Services Planning & Zoning Review Team
Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

RE: Special Use Permit Application
Parcels: 37513-001-00, 37513-001-01, 37513-001-02

Dear Review Team,

Please find the below Findings of Fact to supplement the Special Use permit application. We have prepared the following responses for your review.

Application's Finding of Facts

1. Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or catastrophe.

Response: Access to the property shall remain at the existing driveway connections on SR 35 / Baseline Road accessing the manufacturing building and a second access point at the north off of SE 63rd Court via SE 78th Street. Two additional driveway connections on Baseline Road are being proposed to service the site contingent upon FDOT approval.

2. Provision for off-street parking and loading areas, where required, with particular attention to the items in above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and generally in the surrounding area.

Response: The existing asphalt parking areas and driveways shall remain. Additional internal circulation shall be provided on the western parcel to interconnect SE 63rd Court to the manufacturing building. No adverse glare, odor, or noise above Marion County Land Development Code thresholds are expected from the proposed use.

3. Provisions for refuse and service area, with particular reference to the items in (1) and (2) above.

Response: Waste removal shall be through a private waste hauling entity and refuse collection to the site shall be from Baseline Road. Any exterior refuse collection shall be screened from the right-of-way and adjacent properties. No toxic or hazardous materials will be disposed of via private waste hauling refuse collection. Trash receptacles will be located on site.

ATTACHMENT A

4. Provision for utilities (including water and sewer), with reference to locations, availability, and compatibility.

Response: Power will be provided by Duke Energy via the existing overhead wires that service the site. The site has an operational water well, fire well, and wastewater treatment facility that shall remain in operation. Future connection to municipal utilities (City of Belleview) will be considered.

5. Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.

Response: The site will maintain the existing code setbacks and landscape buffers. An existing chain link fence surrounds the operations area of the property with a guardhouse to deter unauthorized access. A 20' type-B landscape buffer will be provided along the southern property line, compliant with LDC 6.8.6, enhanced from what is on site presently.

6. Provision for signs, if any, and exterior lighting with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area.

Response: There is existing signage and lighting for the parcels. Signage and photometric levels may be modified under future separate permit consistent with Marion County Land Development code and reviewed through the Planning and Building departments. Applicant will upgrade exterior lighting around the existing building and install exterior lighting in the outdoor pipe storage/laydown areas. Glare, traffic safety, economic effects, compatibility, and harmony will all be considered during engineering/design and site plan development.

7. Provision for required yards and other green space.

Response: This project shall comply with the landscape buffer and green space requirements of the Marion County Land Development Code.

8. Provision for general compatibility with adjacent properties and other properties in the surrounding area.

Response: The property is located in the Commerce District Future Land Use and the proposed use is compatible with the M-2 and PUD industrial focused zoning to the north. The commission previously approved an industrial PUD on this property, which has since expired. This new industrial use would be less intense than what was approved previously and what is found further north of the residential properties. Adjacent and nearby uses include the Parelli manufacturing and warehouse use to the north across SE 78th Street, Florida Strut, and American Panel. The property currently has a logistics operation and a tank trailer service business. As further described above, the site plan will retain and supplement code-required buffering and design elements to ensure an appropriate transition and compatibility with the single family residential properties to the south.

9. Provision for meeting any special requirements required by the site analysis for the particular use involved.

Response: Applicant is willing to work with staff on special requirements reasonably necessary to find a mutually agreeable resolution to obtain this special use permit.

Sincerely,

Joe Gioffre
Director, Real Estate and Facilities

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



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

2024 Property Record Card
Real Estate

37513-001-00

[GOOGLE Street View](#)

Prime Key: 930407

[Beta MAP IT+](#)

Current as of 6/26/2024

[Property Information](#)

NE OCALA LLC
 873 RT 45 SUITE 101
 NEW CITY NY 10956-1123

[Taxes / Assessments:](#)

Map ID: 235

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

PC: 48

Acres: 62.96

[More Situs](#)

Situs: Situs: 6026 SE 83RD ST OCALA

[2023 Certified Value](#)

Land Just Value	\$2,289,836		
Buildings	\$7,724,180		
Miscellaneous	\$619,214		
Total Just Value	\$10,633,230	Impact	
Total Assessed Value	\$9,936,084	Ex Codes:	(\$697,146)
Exemptions	\$0		
Total Taxable	\$9,936,084		
School Taxable	\$10,633,230		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$2,289,836	\$7,724,180	\$619,214	\$10,633,230	\$9,936,084	\$0	\$9,936,084
2022	\$1,526,828	\$6,886,762	\$619,214	\$9,032,804	\$9,032,804	\$0	\$9,032,804
2021	\$814,534	\$8,685,389	\$619,214	\$10,119,137	\$10,119,137	\$0	\$10,119,137

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7391/0881	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$13,500,000
6466/1834	08/2006	46 CORP MERG	0	U	I	\$100
2594/0364	01/1999	09 EASEMNT	0	U	I	\$100
2594/0348	01/1999	09 EASEMNT	0	U	I	\$100
2594/0333	01/1999	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$19,500,000
2502/0649	05/1998	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$9,400,000
2502/0647	03/1998	05 QUIT CLAIM	0	U	I	\$100

[Property Description](#)

SEC 18 TWP 16 RGE 23
 THAT PORTION OF THE NW 1/4 BEING MORE PARTICULARLY DESC AS:
 COM AT THE NE COR OF THE NW 1/4 TH N 88-55-58 W 1011.48 FT
 TH S 00-05-29 E 60.01 FT TO THE POB TH CONT S 00-05-29 E
 1039.99 FT TH N 89-51-49 E 227.76 FT TH S 00-08-11 E 1543.82
 FT TH N 89-13-43 W 1324.01 FT TH N 00-05-38 W 313 FT TH
 S 89-54-22 W 80 FT TH N 00-05-38 W 80 FT TH N 89-54-22 E
 80 FT TH N 00-05-38 W 48.12 FT TH N 89-52-46 E 330.70 FT TH
 N 00-17-49 W 592.64 FT TH S 89-46-26 W 79.04 FT TH
 N 00-13-34 W 78.25 FT TH S 89-50-18 W 390.07 FT TH
 N 00-12-38 W 390.22 FT TH N 89-51-09 E 389.87 FT TH
 N 00-11-28 W 185.08 FT TH S 89-48-32 W 127.20 FT TH
 N 00-11-28 W 45 FT TH N 89-48-32 E 127.20 FT TH N 00-11-28 W
 848.66 FT TH S 88-55-58 E 848.61 FT TO THE POB TOGETHER WITH
 EASEMENT A: INGRESS-EGRESS EASEMENT: COM AT THE NE COR OF NW
 1/4 TH N 88-55-58 W 2609.34 FT TH S 00-08-23 E 1505.44 FT TO
 THE POB PT BEING THE PT OF CURVATURE OF A NON-TANGENT CURVE
 CONCAVE NELY AND HAVING A CENTRAL ANGLE OF 52-46-22 AND A
 RADIUS OF 100 FT TH SELY ALONG THE ARC OF CURVE 92.11 FT TO
 THE PT OF TANGENCY (CHORD BEARING AND DISTANCE S 63-46-32 E
 88.88 FT) TH N 89-50-18 E 671.05 FT TH S 00-13-34 E 78.25 FT
 TH S 89-46-26 W 320.95 FT TH S 86-06-55 W 185.87 FT TH
 S 89-57-34 W 164.15 FT TO THE PT OF CURVATURE OF A TANGENT
 CURVE CONCAVE SELY AND HAVING A CENTRAL ANGLE OF 53-17-19
 AND A RADIUS OF 100 FT TH SWLY ALONG THE ARC OF CURVE 93.01
 FT (CHORD BEARING AND DISTANCE S 63-18-55 W 89.69 FT) TH
 N 00-08-23 W 169.89 FT TO THE POB & EASEMENT B: WASTEWATER
 TREATMENT FACILITY EASEMENT: COM AT THE NE COR OF NW 1/4 TH
 N 88-55-58 W 1011.48 FT TH S 00-05-29 E 978.70 FT TO THE POB
 TH N 89-51-49 E 397.48 FT TH S 00-08-11 E 121.30 FT TH
 S 89-51-49 W 397.58 FT TH N 00-05-29 W 121.30 FT TO THE POB
 & EASEMENT C: WASTEWATER EFFLUENT DISPOSAL SITE EASEMENT:
 COM AT THE NE COR OF NW 1/4 TH N 88-55-58 E 664.81 FT TH
 S 00-20-25 W 1591.31 FT TO THE POB TH CONT S 00-20-25 W 1040
 FT TH N 89-13-43 W 627.82 FT TH N 00-46-17 E 1039.97 FT TH
 S 89-13-43 E 620 FT TO THE POB & EASEMENT D: DRAINAGE
 RETENTION AREA EASEMENT: COM AT THE NE COR OF NW 1/4 TH
 S 88-55-58 E 664.81 FT TH S 00-20-25 W 1591.31 FT TH
 N 89-13-43 W 620 FT TO THE POB TH S 00-46-17 W 1039.97 FT TH
 N 89-13-43 W 889.41 FT TH N 00-08-11 W 1040.10 FT TH
 S 89-13-43 E 815.97 FT TO THE POB & EASEMENT E: DRAINAGE
 RETENTION EASEMENT: COM AT THE NE COR OF NW 1/4 TH
 N 88-55-58 W 1860.20 FT TO THE POB TH CONT N 88-55-58 W
 400.10 FT TH S 00-11-28 E 577.91 FT TH S 89-48-32 E 400 FT
 TH N 00-11-28 W 569.12 FT TO THE POB & EASEMENT F: RAILROAD
 ACCESS EASEMENT: COM AT THE NE COR OF NW 1/4 TH N 88-55-58 W
 1011.48 FT TO THE POB TH S 00-05-29 E 1100 FT TH
 N 89-51-49 E 50 FT TH N 00-05-29 W 1098.95 FT TH
 N 88-55-58 W 50.01 FT TO THE POB
 EXC ANY PT LYING WITHIN THE FOLLOWING DESC PROPERTY:
 COM AT THE NE COR OF NW 1/4 OF SEC 18 TH N 88-55-58 W
 2583.34 FT TH S 00-08-23 E 671.26 FT TO THE POB TH CONT
 S 00-08-23 E 833.01 FT TO THE POC OF A CURVE CONCAVE
 NELY HAVING A RADIUS OF 35 FT A CENTRAL ANGLE OF
 90-01-19 TH SELY ALONG ARC OF CURVE AN ARC DISTANCE
 OF 54.99 FT A CHORD BEARING & DISTANCE OF S 45-09-03 E
 49.51 FT TH N 89-50-18 E 128.91 FT TH N 00-09-42 W 81.50
 FT TH N 89-50-18 E 55.84 FT TH S 00-09-42 E 81.50 FT TH
 N 89-50-18 E 584.05 FT TH N 22-19-19 W 210.95 FT TH
 N 00-11-28 W 374.73 FT TH S 89-48-32 W 127.20 FT TH

M 00-11-28 W 45 FT TH N 89-48-32 E 127.20 FT TH
 N 00-11-29 W 288.27 FT TH S 89-48-32 W 688.57 FT TO THE
 POC OF A CURVE CONCAVE SELY HAVING A RADIUS OF 35 FT
 A CENTRAL ANGLE OF 89-58-55 TH SWLY ALONG ARC OF
 CURVE AN ARD DISTANCE OF 54.95 FT A CHORD BEARING &
 DISTANCE OF S 44-50-04 W 49.48 FT TO THE POB

[Land Data - Warning: Verify Zoning](#)

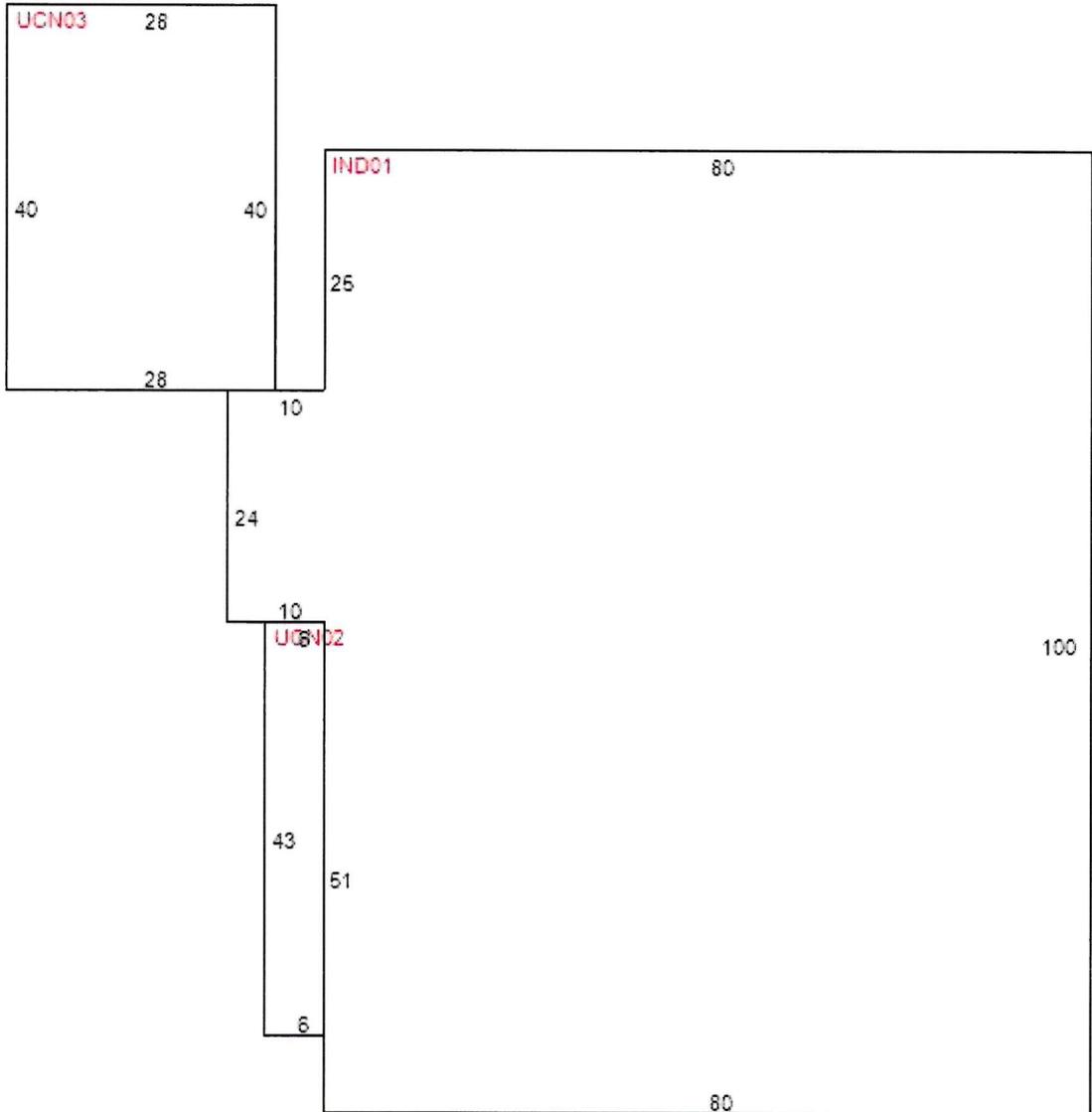
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	4810	.0	.0	B5	2,034,688.00	SF							
GDRA	4810	.0	.0	B5	16.25	AC							

Neighborhood 9913 - COMM BASELINE R S OF MARICAMP
 Mkt: 2 70

[Traverse](#)

Building 1 of 6

IND01=U51L10U24R10U25R80D100L80.U51
 UCN02=L6D43R6U43.U24L5
 UCN03=L28U40R28D40.



ATTACHMENT A MCPA Property Record Card
Building Characteristics

Structure 1 - WH STL FR
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 9/22/2020 by 117

Year Built 1987
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 380

Exterior Wall 18 PREFINISHED MTL32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	20.0	1.00	1987	0	8,240	G27 AUTO REPAIR	100 %	N Y
2	8.0	1.00	1987	0	258	UCN CANOPY UNFIN	100 %	N N
3	20.0	1.00	1987	0	1,120	UCN CANOPY UNFIN	100 %	N N

Section: 1

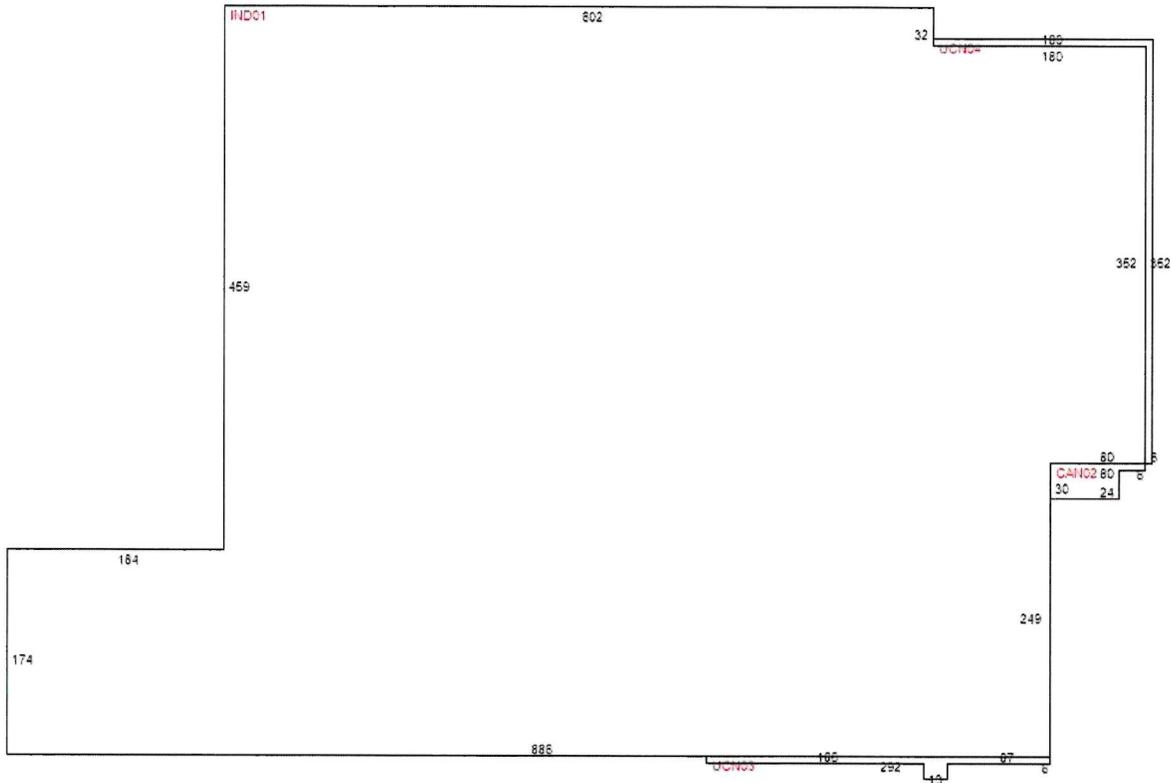
Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 0 **2 Fixture Baths:** 2
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 9

Traverse

Building 2 of 6

IND01=L886U174R184U459R602D32R180D352L80
D249.U249
CAN02=R80D6L22D24L58U30.D249
UCN03=D6L87D13L20U13L185U6R292.U249R80
UCN04=R6U358L186D6R180D352.
MZO05=4719.

4719



Building Characteristics

Structure	6 - PILASTERS	Year Built 1976
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	9/22/2020 by 117	Base Perimeter 3198

Exterior Wall 40 PRECAST PANEL 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	32.0	1.00	1976	0	501,342	D48 DISTRIBUTION WAREHOUSE	95 %	Y N
						D48 DISTRIBUTION WAREHOUSE	5 %	Y Y
2	14.0	1.00	1996	0	1,872	CAN CANOPY-ATTACHD	100 %	N N
3	32.0	1.00	1976	0	2,012	UCN CANOPY UNFIN	100 %	N N
4	32.0	1.00	1976	0	3,228	UCN CANOPY UNFIN	100 %	N N
5	12.0	1.00	1976	0	4,719	MZO MEZZANINE OFF	100 %	Y Y

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 2	2 Fixture Baths: 2
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 9

Traverse

Building 3 of 6

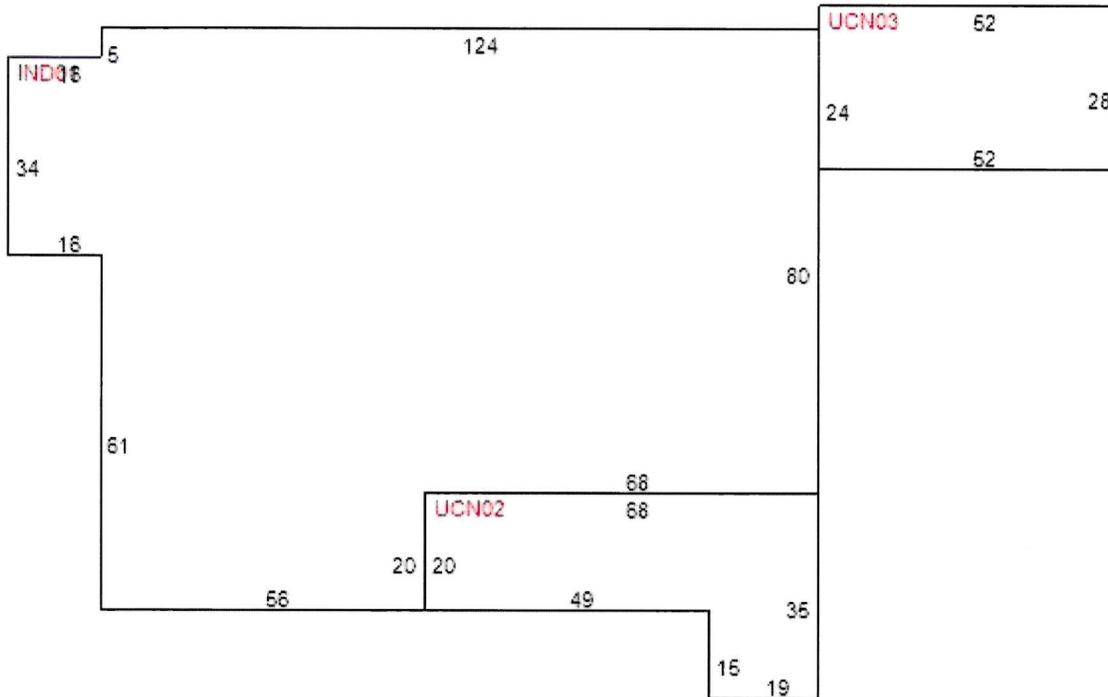
IND01=L68D20L56U61L16U34R16U5R124D80.

UCN02=D35L19U15L49U20R68.U80

UCN03=U4R52D28L52U24.

MZS04=1232.

1232



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 7 - 30-34 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 9/22/2020 by 117

Year Built 1976
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 480

Exterior Wall 32 CONC BLK-STUCO40 PRECAST PANEL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	26.0	1.00	1976	0	11,584	G27 AUTO REPAIR	100 %	Y Y
2	26.0	1.00	1976	0	1,645	UCN CANOPY UNFIN	100 %	N N

3	26.0	1.00	1991	0	1,456 UCN CANOPY UNFIN	100 %	N	N
4	13.0	1.00	1991	0	1,232 MZS MEZZANINE STOR	100 %	N	N

Section: 1

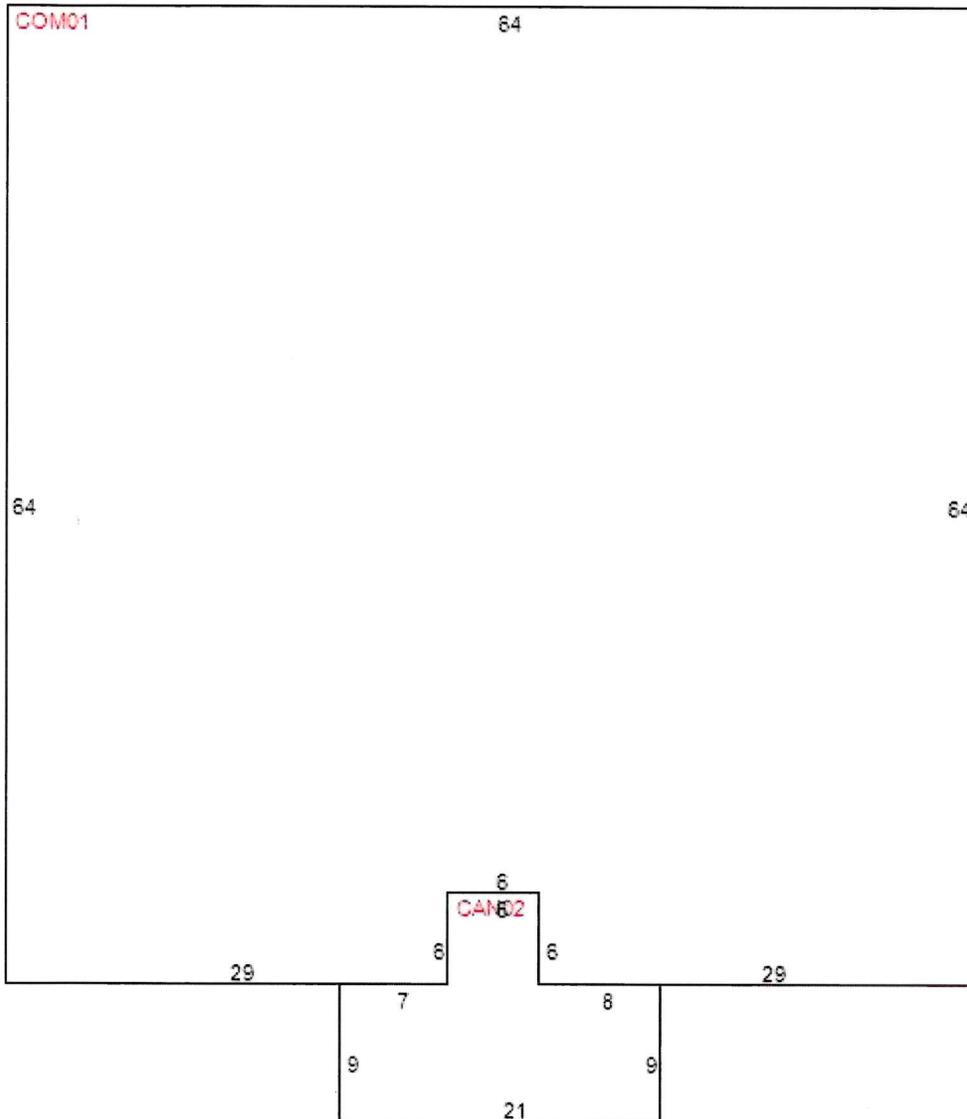
Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 1	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 5

Traverse

Building 4 of 6

COM01=R29U6R6D6R29U64L64D64.R29

CAN02=U6R6D6R8D9L21U9R7.



Building Characteristics

Structure	6 - PILASTERS
Effective Age	7 - 30-34 YRS
Condition	0
Quality Grade	600 - AVERAGE
Inspected on	9/22/2020 by 117

Year Built	1976
Physical Deterioration	0%
Obsolescence: Functional	0%
Obsolescence: Locational	0%
Base Perimeter	268

Building Characteristics

Structure	6 - PILASTERS	Year Built 1976
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	9/22/2020 by 117	Base Perimeter 2104

Exterior Wall 40 PRECAST PANEL32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	34.0	1.00	1976	0	144,928	M00 MINIMUM FINISH	100 %	Y	N
2	34.0	1.00	1976	0	9,120	CLP LOADING-FINISH	100 %	Y	N
3	34.0	1.00	1976	0	1,675	UCN CANOPY UNFIN	100 %	N	N
4	34.0	1.00	1976	0	700	UCN CANOPY UNFIN	100 %	Y	N
5	34.0	1.00	1976	0	9,924	CLP LOADING-FINISH	100 %	Y	N
6	19.0	1.00	1976	0	2,796	M00 MINIMUM FINISH	100 %	Y	N
7	17.0	1.00	1976	0	1,490	MZS MEZZANINE STOR	100 %	Y	N

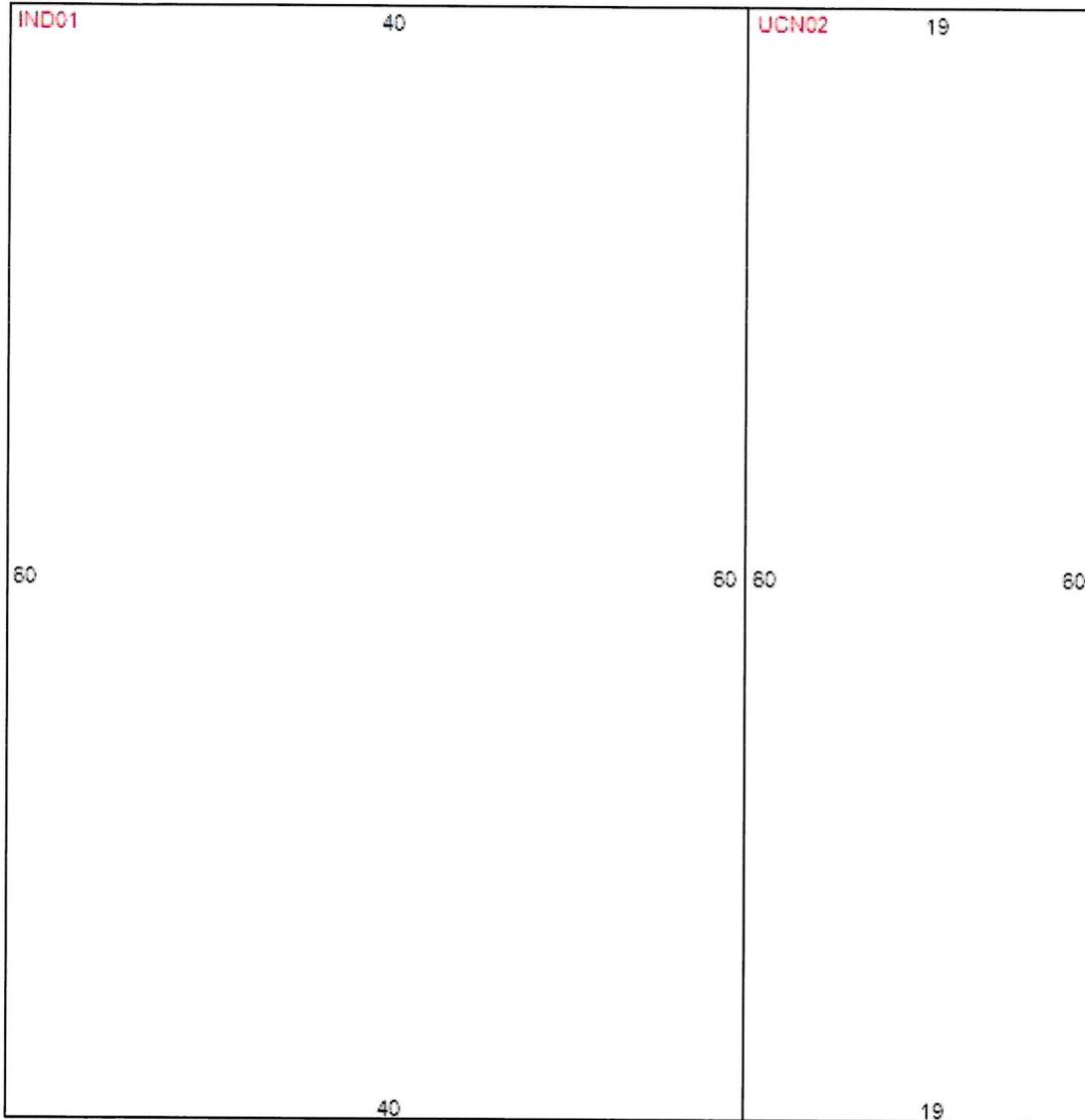
Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 1	2 Fixture Baths: 4
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 1	Extra Fixtures: 10

Traverse

Building 6 of 6

IND01=L40D60R40U60.
UCN02=R19D60L19U60.



Building Characteristics

Structure	1 - WH STL FR	Year Built 1976
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	300 - LOW	Obsolescence: Locational 0%
Inspected on	9/22/2020 by 117	Base Perimeter 200

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.0	1.00	1976	0	2,400	F49 STORAGE	100 %	N N
2	12.0	1.00	1976	0	1,140	UCN CANOPY UNFIN	100 %	N N

Section: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	877,200.00	SF	5	1976	3	0.0	0.0
105 FENCE CHAIN LK	7,880.00	LF	20	1976	5	0.0	0.0
262 WELL 14-24IN	2.00	UT	99	1976	5	0.0	0.0
159 PAV CONCRETE	1,892.00	SF	20	1981	3	0.0	0.0
048 SHED OPEN	2,880.00	SF	15	1976	3	64.0	45.0

Appraiser Notes

ASSOCIATED GROCERS OF FL INC.
 BLDG01= GATOR TANK COMPANY 6026
 BLDG02= ASSOCIATED GROCERS OF FL INC 6045 (VACANT WAREHOUSE)
 BLDG03= GATOR TANK COMPANY 6026
 BLDG04= ASSOCIATED GROCERS OF FL INC. (VACANT OFFICE) (LOCATED IN
 FRONT COLD STORAGE BLDG) 6045
 BLDG05= ASSOCIATED GROCERS OF FL INC. PERISHABLE (ALL REFRIGERATION ARE INOPERABLE) (VACANT
 WAREHOUSE)
 WAREHOUSE/COOLER & FREEZER 6045
 BLDG06= VACANT 6006

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2019061528	6/19/2019	7/19/2019	REMOVE FUEL TANK
0041252	4/1/1999	4/1/1999	NEW CERT. OF OCCUPANCY
0040709	4/1/1999	5/1/1999	REROOF
MA88844	1/1/1995	-	RTW (RETAINING WALL)
MA80055	6/1/1994	8/1/1994	CB
MA80054	6/1/1994	8/1/1994	CBOF
MA74704	2/1/1994	-	CBAS
MA39902	1/1/1991	6/1/1991	I/A
MCO0922	3/1/1986	12/1/1986	CREDIT UNION
MC03696	9/1/1985	11/1/1985	ADD TO DAY CARE CENTER
MC03834	9/1/1985	11/1/1985	TRUCK FGR
MC02498	6/1/1985	11/1/1985	MODIFY BATHROOMS
MC01144	3/1/1984	6/1/1984	DAYCARE CENTER
MC01041	3/1/1984	3/1/1984	FST
MC03840	11/1/1983	6/1/1984	DAY CARE CENTER

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



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

2024 Property Record Card
Real Estate

37513-001-01

[GOOGLE Street View](#)

Prime Key: 3033868

[Beta MAP IT+](#)

Current as of 6/26/2024

[Property Information](#)

NE OCALA LLC
 873 RT 45 SUITE 101
 NEW CITY NY 10956-1123

[Taxes / Assessments:](#)

Map ID: 235

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 08

Acres: 118.25

[More Situs](#)

Situs: Situs: 5896 SE 83RD ST OCALA

[2023 Certified Value](#)

Land Just Value	\$1,805,145		
Buildings	\$478,303		
Miscellaneous	\$102,939		
Total Just Value	\$2,386,387		
Total Assessed Value	\$2,350,098	Impact	
Exemptions	\$0	Ex Codes:	(\$36,289)
Total Taxable	\$2,350,098		
School Taxable	\$2,386,387		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$1,805,145	\$478,303	\$102,939	\$2,386,387	\$2,350,098	\$0	\$2,350,098
2022	\$1,593,905	\$439,592	\$102,956	\$2,136,453	\$2,136,453	\$0	\$2,136,453
2021	\$1,677,020	\$405,318	\$102,982	\$2,185,320	\$834,969	\$0	\$834,969

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7391/0881	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$13,500,000
6089/0833	07/2014	05 QUIT CLAIM	0	U	I	\$100
6089/0802	07/2014	43 R-O-W	0	U	I	\$100
4751/1085	03/2007	09 EASEMNT	0	U	I	\$100
2594/0333	01/1999	06 SPECIAL WARRANTY	0	U	I	\$100
2502/0649	05/1998	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$9,400,000
LESE/01YR	04/1998	LS LEASE	0	U	I	\$500
2498/0819	04/1998	31 CERT TL	0	U	I	\$100
2502/0647	03/1998	05 QUIT CLAIM	0	U	I	\$100

Property Description

SEC 18 TWP 16 RGE 23
 NW 1/4 & W 1/4 OF NE 1/4
 EXC W 50 FT THEREOF
 EXC THAT PT OF NW 1/4 BEING MORE PARTICULARLY DESC AS:
 COM AT THE NE COR OF NW 1/4 OF SEC 18 TH N 88-55-58 W 1011.48 FT
 TH S 00-05-29 E 60.01 FT TO THE POB TH CONT S 00-05-29 E 1039.99 FT
 TH N 89-51-49 E 227.76 FT TH S 00-08-11 E 1543.82 FT TH N 89-13-43 W
 1324.01 FT TH N 00-05-38 W 313 FT TH S 89-54-22 W 80 FT TH
 N 00-05-38 W 80 FT TH N 89-54-22 E 80 FT TH N 00-05-38 W 48.12 FT TH
 N 89-52-46 E 330.70 FT TH N 00-17-49 W 592.64 FT TH S 89-46-26 W
 79.04 FT TH N 00-13-34 W 78.25 FT TH S 89-50-18 W 390.07 FT TH
 N 00-12-38 W 390.22 FT TH N 89-51-09 E 389.87 FT TH N 00-11-28 W
 185.08 FT TH S 89-48-32 W 127.20 FT TH N 00-11-28 W 45 FT TH
 N 89-48-32 E 127.20 FT TH N 00-11-28 W 848.66 FT TH S 88-55-58 E
 848.61 FT TO THE POB
 EXC ROW TAKING BEING MORE PARTICULARLY DESC AS:
 COM AT THE NE COR OF NW COR OF SEC 18 TH N 88-56-39 W 2583.22 FT
 TO THE POB TH S 00-09-03 E 2648.42 FT TH N 89-13-41 W 26 FT TH
 N 00-09-03 W 2648.55 FT TH S 88-56-39 E 26.01 FT TO THE POB
 EXC COM AT THE NE COR OF NW 1/4 OF SEC 18 TH N 88-55-58 W 2583.34
 FT TH S 00-08-23 E 671.26 FT TO THE POB TH CONT S 00-08-23 E 833.01
 FT TO THE POC OF A CURVE CONCAVE NELY HAVING A RADIUS OF 35 FT A
 CENTRAL ANGLE OF 90-01-19 TH SELY ALONG ARC OF CURVE AN ARC
 DISTANCE OF 54.99 FT A CHORD BEARING & DISTANCE OF S 45-09-03 E
 49.51 FT TH N 89-50-18 E 128.91 FT TH N 00-09-42 W 81.50 FT TH
 N 89-50-18 E 55.84 FT TH S 00-09-42 E 81.50 FT TH N 89-50-18 E 584.05
 FT TH N 22-19-19 W 210.95 FT TH N 00-11-28 W 374.73 FT TH
 S 89-48-32 W 127.20 FT TH M 00-11-28 W 45 FT TH N 89-48-32 E 127.20
 FT TH N 00-11-29 W 288.27 FT TH S 89-48-32 W 688.57 FT TO THE POC
 OF A CURVE CONCAVE SELY HAVING A RADIUS OF 35 FT A CENTRAL
 ANGLE OF 89-58-55 TH SWLY ALONG ARC OF CURVE AN ARD DISTANCE OF
 54.95 FT A CHORD BEARING & DISTANCE OF S 44-50-04 W 49.48 FT TO
 THE POB

SUBJECT TO EASEMENTS A.B.C.D.E.F.G DESC IN OR BK 2594 PG 336
Parent Parcel: 37512-001-00

Land Data - Warning: Verify Zoning

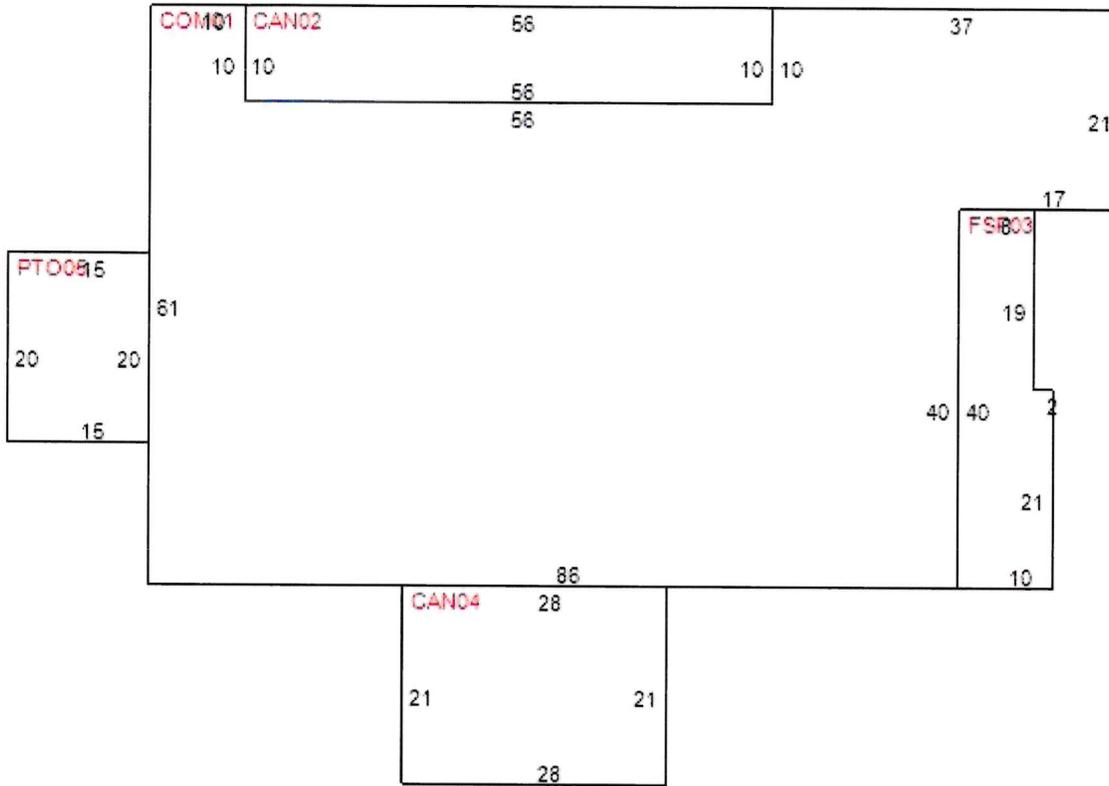
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
1710		.0	.0	B5	152,460.00	SF							
1000		.0	.0	B5	14.50	AC							
5303		.0	.0	B5	10.50	AC							
6302		.0	.0	PUD	77.75	AC							
9155		.0	.0	PUD	12.00	AC							

Neighborhood 9913 - COMM BASELINE R S OF MARICAMP
 Mkt: 2 70

Traverse

Building 1 of 4
 COM01=L37D10L56U10L10D61R86U40R17U21.L37
 CAN02=D10L56U10R56.R36D21L16
 FSP03=R8D19R2D21L10U40.D40L59
 CAN04=D21R28U21L28.L27U35

PTO05=L15D20R15U20.



Building Characteristics

Structure	2 - STUD FRAME WOODMTL	Year Built 1984
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	9/16/2019 by 117	Base Perimeter 348

Exterior Wall 62 FACE BRICK-WD48 CEDAR SIDING

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	10.0	1.00	1984	0	5,043	F72 SCHOOL/PRIVATE	100 %	N	Y
2	10.0	1.00	1984	0	560	CAN CANOPY-ATTACHD	100 %	N	N
3	10.0	1.00	1984	0	362	FSP SCR N PORCH-FIN	100 %	N	N
4	12.0	1.00	1984	0	588	CAN CANOPY-ATTACHD	100 %	N	N
5	1.0	1.00	1984	0	300	PTO PATIO	100 %	N	N

Section: 1

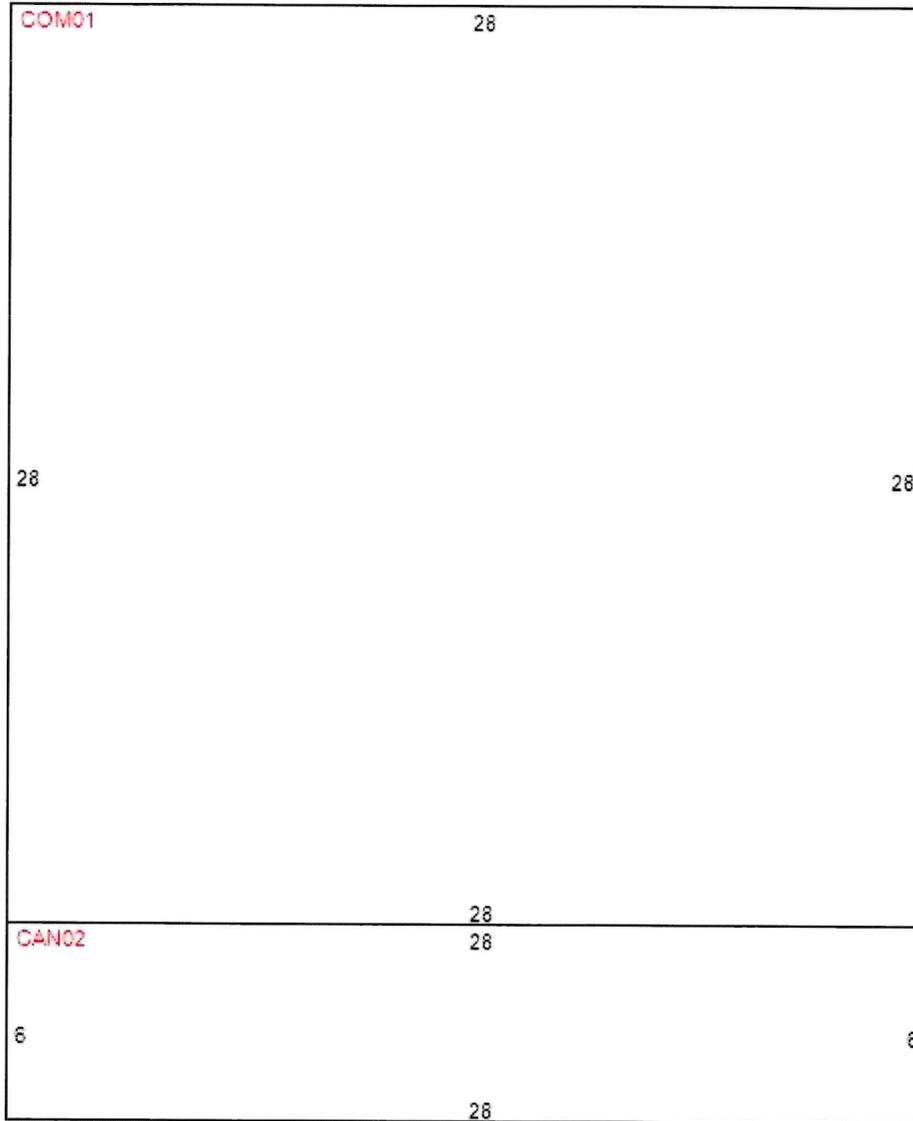
Elevator Shafts: 0	Aprtments: 0	Kitchens: 1	4 Fixture Baths: 3	2 Fixture Baths: 1
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 7

Traverse

Building 2 of 4

COM01=U28L28D28R28.

CAN02=D6L28U6R28.



Building Characteristics

Structure 2 - STUD FRAME WOODMTL
Effective Age 6 - 25-29 YRS
Condition 3
Quality Grade 300 - LOW
Inspected on 9/16/2019 by 117

Year Built 1986
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 112

Exterior Wall 27 MASONITE

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	1986	0	784	F17 OFFICE	100 %	N Y
2	8.0	1.00	1986	0	168	CAN CANOPY-ATTACHD	100 %	N N

ATTACHMENT A

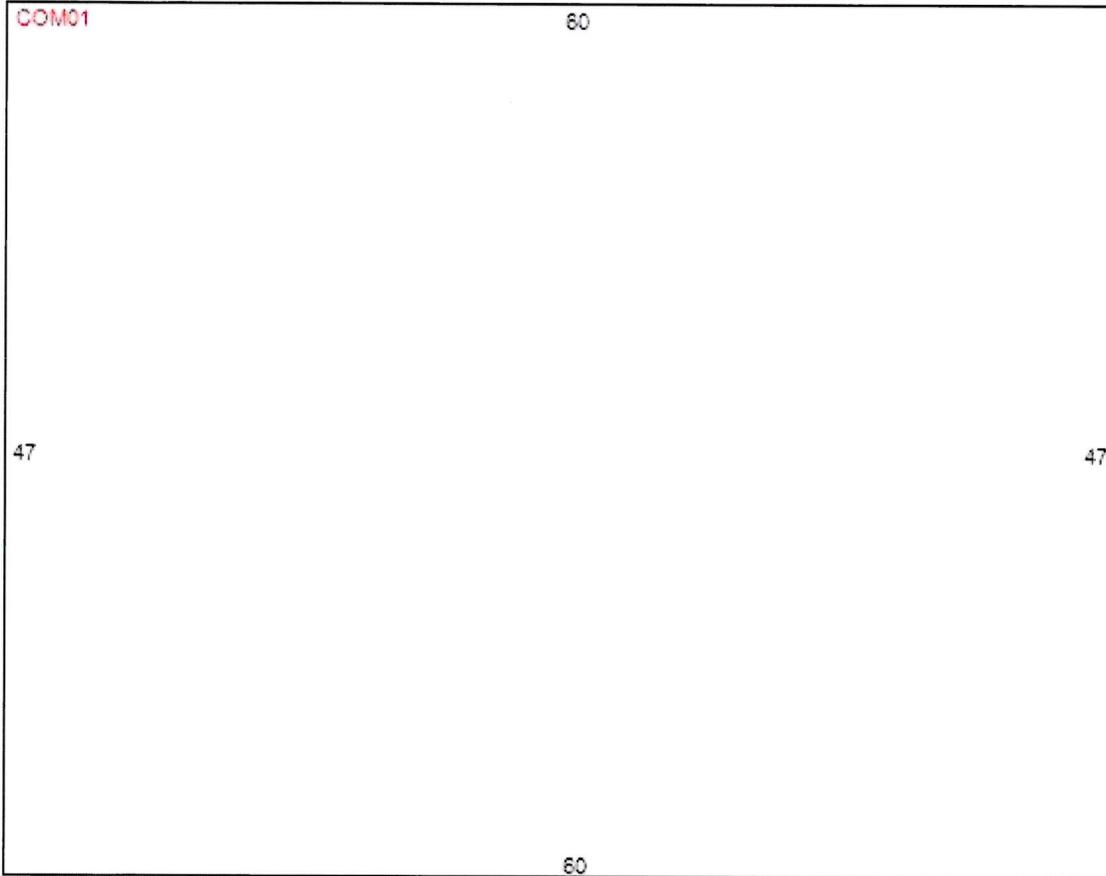
MCPA Property Record Card

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

[Traverse](#)

Building 3 of 4

COM01=U47R60D47L60.



[Building Characteristics](#)

Structure	2 - STUD FRAME WOODMTL	Year Built 1994
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	100 - POOR	Obsolescence: Locational 0%
Inspected on	9/16/2019 by 117	Base Perimeter 214

Exterior Wall 38 WD SIDING-SHTG

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	1994	0	2,820	F17 OFFICE	100 %	N Y

Section: 1

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

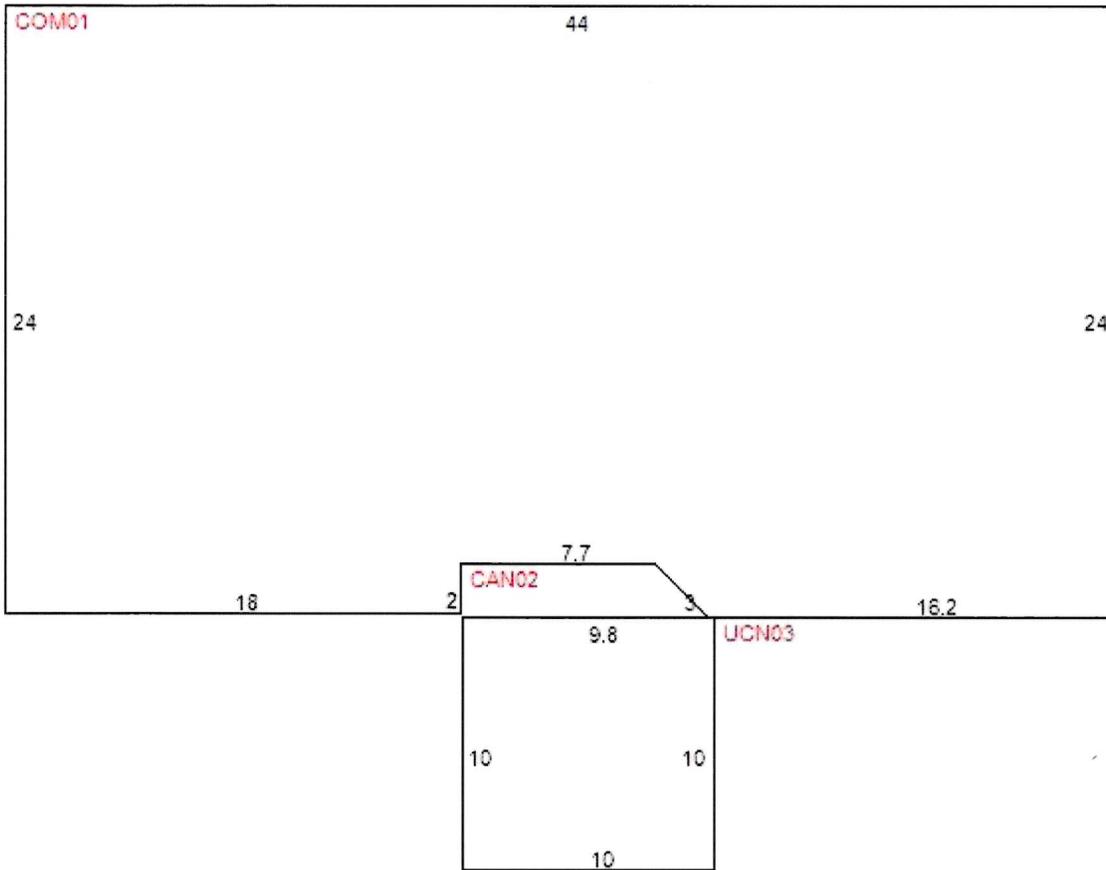
[Traverse](#)

Building 4 of 4

COM01=U24L44D24R18U2R7,7A135|3R16,2.L26U0,1

CAN02=U2R7,7A135|3L9,8.R10

UCN03=D10L10U10R10.L9,8



[Building Characteristics](#)

Structure	2 - STUD FRAME WOODMTL	Year Built 1994
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	300 - LOW	Obsolescence: Locational 0%
Inspected on	9/16/2019 by 117	Base Perimeter 139

Exterior Wall 38 WD SIDING-SHTG

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	1994	0	1,040	F17 OFFICE	100 %	N Y

ATTACHMENT A

MCPA Property Record Card

2	10.0	1.00	1994	0	18 CAN CANOPY-ATTACHD	100 %	N	N
3	10.0	1.00	1994	0	100 UCN CANOPY UNFIN	100 %	N	N

Section: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	1,363.00	SF	20	1981	3	0.0	0.0
105 FENCE CHAIN LK	128.00	LF	20	1984	1	0.0	0.0
SWR SEWAGE PLANT	24,000.00	GL	10	1976	3	0.0	0.0
105 FENCE CHAIN LK	386.00	LF	20	2000	3	0.0	0.0
048 SHED OPEN	88.00	SF	15	2000	2	8.0	11.0
DCK DECK-WOOD	216.00	SF	40	2000	1	0.0	0.0
144 PAVING ASPHALT	93,003.00	SF	5	1976	3	0.0	0.0
UDU UTILITY-UNFINS	324.00	SF	40	1976	5	18.0	18.0
GRH GUARDHOUSE	120.00	SF	40	1976	3	15.0	8.0

Appraiser Notes

TENANT LIST AS OF 9/16/2019
 ASSOCIATED GROCERS OF FLORIDA

BLDG01=FORMER DAYCARE (CURRENTLY VACANT)
 BLDG02=MAIN OFFICE
 BLDG03=MODULAR OFFICE WITH SEVERE WATER DAMAGE TO CEILING. (TO BE REMOVED)
 BLDG04=OFFICE
 LEASE ON FILE

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2011030916	3/1/2011	3/24/2011	FIRE INSPECTION
M030936	3/9/2009	-	FIRE/SAFETY INSPECT FOR DAYCARE
M081034	8/1/2003	2/1/2004	CONVERT OFFICE TO SCHOOL
M031545	3/1/2001	2/1/2003	PATIO ROOF & SCREEN WALLS



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

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

2024 Property Record Card
Real Estate

37513-001-02

[GOOGLE Street View](#)

Prime Key: 3850335

[Beta MAP IT+](#)

Current as of 6/26/2024

[Property Information](#)

NE OCALA LLC
873 RT 45 SUITE 101
NEW CITY NY 10956-1123

[Taxes / Assessments:](#)

Map ID: 235

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 72

Acres: 14.94

Situs: Situs: 5895 SE 83RD ST OCALA

[2023 Certified Value](#)

Land Just Value	\$732,134		
Buildings	\$1,830,549		
Miscellaneous	\$129,191		
Total Just Value	\$2,691,874	Impact	
Total Assessed Value	\$2,568,855	Ex Codes:	(\$123,019)
Exemptions	\$0		
Total Taxable	\$2,568,855		
School Taxable	\$2,691,874		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$732,134	\$1,830,549	\$129,191	\$2,691,874	\$2,568,855	\$0	\$2,568,855
2022	\$488,090	\$1,718,042	\$129,191	\$2,335,323	\$2,335,323	\$0	\$2,335,323
2021	\$715,865	\$1,565,334	\$129,191	\$2,410,390	\$2,075,538	\$0	\$2,075,538

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7391/0881	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$13,500,000

[Property Description](#)

SEC 18 TWP 16 RGE 23
COM AT THE NE COR OF NW 1/4 OF SEC 18 TH N 88-55-58 W
2583.34 FT TH S 00-08-23 E 671.26 FT TO THE POB TH CONT
S 00-08-23 E 833.01 FT TO THE POC OF A CURVE CONCAVE
NELY HAVING A RADIUS OF 35 FT A CENTRAL ANGLE OF
90-01-19 TH SELY ALONG ARC OF CURVE AN ARC DISTANCE
OF 54.99 FT A CHORD BEARING & DISTANCE OF S 45-09-27 E

49.51 FT TH N 89-50-18 E 128.91 FT TH N 00-09-42 W 81.50
 FT TH N 89-50-18 E 55.84 FT TH S 00-09-42 E 81.50 FT TH
 N 89-50-18 E 584.05 FT TH N 22-19-19 W 210.95 FT TH
 N 00-11-28 W 374.73 FT TH S 89-48-32 W 127.20 FT TH
 M 00-11-28 W 45 FT TH N 89-48-32 E 127.20 FT TH
 N 00-11-29 W 288.27 FT TH S 89-48-32 W 688.57 FT TO THE
 POC OF A CURVE CONCAVE SELY HAVING A RADIUS OF 35 FT
 A CENTRAL ANGLE OF 89-58-55 TH SWLY ALONG ARC OF
 CURVE AN ARD DISTANCE OF 54.95 FT A CHORD BEARING &
 DISTANCE OF S 44-50-04 W 49.48 FT TO THE POB
Parent Parcel: 37513-001-01

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	7210	.0	.0	B5	650,786.00 SF							
Neighborhood 9913 - COMM BASELINE R S OF MARICAMP												
Mkt: 2 70												

[Traverse](#)

Building 1 of 1

COM01=U8L63D3L93U38R3U6L3U73R179U18R33D18R79D73L3D6R3D35L98D8L11U2L15D2L11.
 CAN02=D1R37U1L11U2L15D2L11.U5L156U38
 CAN03=R3U6L3D6.U79R32
 CAN04=U3R6D3L6.R48
 CAN05=U3R6D3L6.R14
 CAN06=U3R6D3L6.R56
 CAN07=U3R6D3L6.R22
 CAN08=U3R6D3L6.R72
 CAN09=U3R4D3L4.R47D4
 CAN10=R3D12L3U12.D69
 CAN11=L3D6R3U6.

ATTACHMENT A

MCPA Property Record Card

11 9.0 1.00 1976 0 18 CAN CANOPY-ATTACHD 100 % N N

Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 0 4 Fixture Baths: 4 2 Fixture Baths: 7
Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 25

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1976	1	0.0	0.0
144 PAVING ASPHALT	172,061.00	SF	5	1976	3	0.0	0.0
159 PAV CONCRETE	8,348.00	SF	20	1976	3	0.0	0.0
159 PAV CONCRETE	280.00	SF	20	1976	5	0.0	0.0
105 FENCE CHAIN LK	2,433.00	LF	20	1976	5	0.0	0.0

Appraiser Notes

MARION MILITARY ACADEMY

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2017051966	5/30/2017	7/18/2018	NEW OCCUPANCY

ATTACHMENT A

Recording Requested By
And When Recorded, Return To:
NE Ocala LLC
873 Route 45, Suite 101
New City, NY 10596

DO NOT WRITE ABOVE THIS LINE

FOR RECORDER'S USE ONLY

TAX PARCEL NUMBERS: R3751-300-100, R3751-300-101, R3751-300-102

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 23rd day of February, 2021, between **ASSOCIATED GROCERS OF FLORIDA, INC.**, a Florida corporation ("**Grantor**") and **NE Ocala LLC**, a Florida limited liability company, whose address is 873 Route 45, Suite 101, New City, NY 10956 ("**Grantee**"), witnesseth:

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, convey unto Grantee and Grantee's successors and assigns forever, all the following described real estate situated in the County of Marion State of Florida.

SEE SCHEDULE 1 ATTACHED HERETO AND INCORPORATED HEREIN.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues, and profits thereof; all buildings, structures, and improvements located thereon; and all estate, right, title, and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and Grantee's heirs and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and such estate is at the time of the execution of this instrument free from encumbrances done, made, or suffered by the Grantor, or any person claiming under Grantor, only subject to (i) all acts or omissions of Grantee or Grantee's agents; (ii) the matters set forth on Exhibit A attached hereto.

ATTACHMENT A

GRANTOR:

ASSOCIATED GROCERS OF FLORIDA, INC.,
a Florida corporation

By: 

Name: Michael C. Zender
Its: Vice President

STATE OF MINNESOTA)

) ss.

COUNTY OF HENNEPIN)

On this 19th day of February, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael C. Zender, to me known to be a Vice President of ASSOCIATED GROCERS OF FLORIDA, INC., a Florida corporation, the entity that executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

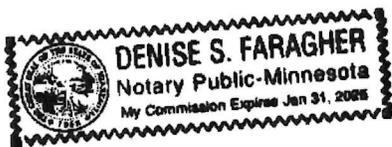
WITNESS MY HAND and official seal hereto affixed the day, month, and year in this certificate first above written.

My commission expires:

1/30/2025



Notary Public for the State of Minnesota



This Deed prepared by:

UNFI
Legal Department
11840 Valley View Road
Eden Prairie, MN 55344

ATTACHMENT A

SCHEDULE 1 TO SPECIAL WARRANTY DEED

Parcel 1:

The Northwest 1/4 and the West 1/4 of the Northeast 1/4 of Section 18, Township 16 South, Range 23 East, less the West 50.0 feet thereof; said lands situate, lying and being in Marion County, Florida.

LESS AND EXCEPT those portions of land conveyed to the State of Florida, Department of Transportation by virtue of Warranty Deed recorded in Official Records Book 6089, Page 802 and Quit Claim Deed recorded in Official Records Book 6089, Page 833, all of the Public Records of Marion County, Florida.

Parcel 2:

Together with easements contained in that certain Easement Agreement by and between Baseline Commerce Center Property Owners Association One, Inc., a Florida not-for-profit corporation, and Associated Grocers of Florida, Inc., a Florida corporation, recorded in Official Records Book 4751, Page 1085, of the Public Records of Marion County, Florida.

ATTACHMENT A

EXHIBIT A TO SPECIAL WARRANTY DEED

1. Easement in favor of Florida Power Corporation, recorded May 9, 1973 in Official Records Book 564, Page 715, as affected by the Subordination of Utility Interests recorded June 28, 2012 in Official Records Book 5697, Page 338, all of the Public Records of Marion County, Florida.
2. Easements set forth in that certain Special Warranty Deed recorded January 8, 1999 in Official Records Book 2594, Page 333, of the Public Records of Marion County, Florida.
3. Railroad Access and Ingress-Egress Easement Agreement recorded January 8, 1999 in Official Records Book 2594, Page 348, of the Public Records of Marion County, Florida.
4. Easement Agreement for Wastewater Treatment Facility, Wastewater Effluent Disposal, Drainage Retention and Utilities recorded January 8, 1999 in Official Records Book 2594, Page 364, of the Public Records of Marion County, Florida.
5. Terms, conditions, restrictions, covenants, easements and assessments, if any, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, in the Declaration of Covenants and Restrictions for American Commerce Centers Property Owners' Association recorded June 8, 2004 in Official Records Book 3738, Page 1, as affected by the Subordination Agreement recorded March 29, 2007 in Official Records Book 4751, Page 1096, all of the Public Records of Marion County, Florida.
6. Easement Agreement by and between Baseline Commerce Center Property Owners Association One, Inc., a Florida not for profit corporation and Associated Grocers of Florida, Inc., a Florida corporation, recorded March 29, 2007 in Official Records Book 4751, Page 1085, of the Public Records of Marion County, Florida.
7. Matters set forth in the State of Florida Department of Transportation Project Resolution for State Transportation Systems Projects, recorded January 26, 2012 in Official Records Book 5624, Page 360, of the Public Records of Marion County, Florida.
8. Requirements and restrictions set forth in Chapter 373, Florida Statutes and Rule 62-330, Florida Administrative Code, pursuant to that certain Recorded Notice of Environmental Resource Permit, recorded October 27, 2015 in Official Records Book 6294, Page 1801, of the Public Records of Marion County, Florida.

ATTACHMENT A

9. Easement in favor of the City of Belleview, a municipal corporation, recorded March 9, 2017 in Official Records Book 6543, Page 248, of the Public Records of Marion County, Florida.
10. Dedication, notes, easements and any other relevant matters affecting the private roads shown on the plat of Baseline Commerce Center Unit 1-A, recorded in Plat Book 7, Pages 163 and 164, of the Public Records of Marion County, Florida.
11. Terms, conditions, restrictions, covenants, easements and assessments, if any, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, in the Declaration of Covenants and Restrictions for Baseline Commerce Center, recorded November 4, 2002 in Official Records Book 3271, Page 139, as amended by First Amendment to Declaration of Covenants and Restrictions for Baseline Commerce Center, recorded September 16, 2003 in Official Records Book 3522, Page 315 and further amended by First Supplemental Declaration of Covenants and Restrictions for Baseline Commerce Center, recorded September 16, 2003 in Official Records Book 3522, page 317, all of the Public Records of Marion County, Florida.
12. Declaration of Private Roads recorded October 30, 2003 in Official Records Book 3564, Page 1291, of the Public Records of Marion County, Florida.
13. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
14. Any loss or damage arising from assessments resulting from the provisions contained in Florida Statute Section 720.3085, notwithstanding assurance to the contrary in any ALTA PUD Endorsement Form 5.1 or Florida Form 9 Endorsement which may be attached to the commitment/policy.



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Detail by Entity Name

Florida Limited Liability Company

NE OCALA LLC

Filing Information

Document Number L20000334934
FEI/EIN Number 85-3737861
Date Filed 10/30/2020
State FL
Status ACTIVE

Principal Address

873 ROUTE 45 STE 101
NEW CITY, NY 10956

Mailing Address

873 ROUTE 45 STE 101
NEW CITY, NY 10956

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

MARTIN, MESHULAM
873 ROUTE 45 STE 101
NEW CITY, NY 10956

Annual Reports

Report Year	Filed Date
2022	01/28/2022
2023	03/15/2023
2024	03/06/2024

Document Images

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01/28/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2021 -- ANNUAL REPORT	View image in PDF format
10/30/2020 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Foreign Profit Corporation
ADVANCED DRAINAGE SYSTEMS, INC.

Filing Information

Document Number	P01872
FEI/EIN Number	51-0105665
Date Filed	05/03/1984
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/22/2020

Principal Address

4640 TRUEMAN BLVD
HILLARD, OH 43026

Changed: 03/31/2004

Mailing Address

4640 TRUEMAN BLVD
HILLARD, OH 43026

Changed: 03/31/2004

Registered Agent Name & Address

CT CORPORATION SYSTEM
1200 S. PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 03/22/2020

Address Changed: 03/24/1992

Officer/Director Detail

Name & Address

Title CCEO

BARBOR, SCOTT
4640 TRUEMAN BLVD
HILLIARD, OH 43026

Title vICE pRESIDENT

HARVEY, DARRIN
 4640 TRUEMAN BLVD
 HILLIARD, OH 43026

Title VPF

Cottrill, Scott
 4640 TRUEMAN BLVD
 HILLIARD, OH 43026

Title D

HAVENS, JOHN F
 2151 GULF SHORE BLVD APT 109
 NAPLES, FL 34102

Annual Reports

Report Year	Filed Date
2022	02/01/2022
2023	01/18/2023
2024	01/30/2024

Document Images

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01/23/2007 -- ANNUAL REPORT	View image in PDF format
02/08/2006 -- ANNUAL REPORT	View image in PDF format
01/25/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- REINSTATEMENT	View image in PDF format
07/10/2002 -- ANNUAL REPORT	View image in PDF format

ATTACHMENT A

Detail by Entity Name

03/21/2001 -- ANNUAL REPORT	View image in PDF format
08/03/2000 -- ANNUAL REPORT	View image in PDF format
05/10/1999 -- ANNUAL REPORT	View image in PDF format
02/10/1998 -- ANNUAL REPORT	View image in PDF format
01/27/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
04/07/1995 -- ANNUAL REPORT	View image in PDF format



About Advanced Drainage Systems (ADS)

ADS makes products that manage stormwater across North America. Our products have high recycled content and low environmental impact. Our goal is to make some of those products here in Marion County. We've operated four facilities in Florida for over 20 years. We have plants in Sebring and Winter Garden, distribution centers in Deerfield Beach and Panama City Beach.

We already employ 285 people across the state and look forward to bringing more than 200 good-paying jobs to Marion County. This is a long-term commitment to the community of Marion County. Our employees will live here with their families, and we aspire to make a positive impact across the community and the region. In fact, we have a long history of coexisting with residential neighbors. It is very typical that our plants are located close to residential areas; in fact, 17 of our plants are closer than a half mile to residential areas. Like our other facilities across the south, we will be good neighbors supporting our communities.

A little about us and our approach: ADS is the largest corrugated plastic pipe manufacturer in the country and as the largest plastic recycling company in North America. We produce our pipes in a clean and environmentally-friendly manner. We are deeply invested in protecting the environment. Here in Marion County, we'll bring plastic to this manufacturing facility to produce our plastic pipe and other plastic stormwater products.

We will operate this facility responsibly and sustainably. This is not a process that relies on chemicals or that emits gas or pollutes surrounding water. Plastic comes to the facilities on trucks or rail lines in the form of plastic pellets. We turn them into pipe, and any scrap gets put back into our manufacturing system to be turned into pipes, too. We also recycle and reuse water in our facilities through a closed-loop water system.

We are committed to environmental protection, sustainability, and recycling. ADS is a proud participant in Operation Clean Sweep and The Nature Conservancy.