



Marion County Board of County Commissioners

Growth Management ♦ Zoning

2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2675 Fax: 352-438-2676

APPLICATION FOR ZONING CHANGE

Application No.: 250109ZC

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from A-1 (GENERAL AGRICULTURE) to B-4 (REGIONAL BUSINESS), for the intended use of: COMMERCIAL BUSINESS AND/OR FACILITIES ALLOWED IN THE B-4 ZONING DISTRICT

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 3564-023-000

Property dimensions: SEE SURVEY & SKETCH OF DESCRIPTION (DIMENSIONS VARY) Total acreage: 4.42 ACRES +/-

Directions: South on SE 25th Ave to SR 40. West on SE 17th Street. SW on SR 200 to property. Located on the North side of SR 200 just after SW 73rd AVE.

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

8640 SE 73 LLC

Paolo Mastroserio, Mastroserio Engineering, Inc.

Property owner name (please print)

Applicant or agent name (please print)

8640 SW 73RD AVE

170 SE 32ND PLACE

Mailing address

Mailing address

OCALA, FLORIDA, 34476

OCALA, FLORIDA, 34471

City, state, zip code

City, state, zip code

352-266-2438

352-433-2185

Phone number (please include area code)

Phone number (please include area code)

Email Address: WILLIPELNBRIK@ICLOUD.COM

PAOLO@MASTROSERIOENGINE.COM

Signature

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. 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 \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: KO LAND USE: LR

DATE: 10/30/2024 ZONING: A-1

ZONING MAP NO.: 131 SEC/TWP/RGE: 18 / 16 / 21

Project 2023090065

Rev. 07/02/2019

PJ 2022070008

"Meeting Needs by Exceeding Expectations"

AR 32166

Rec. 18.50
Doc. 102503
This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
McGraw, Rauba, & Mutarelli PA
35 S.E. 1st Avenue, Suite 102
Ocala, FL 34471
352-789-6520

WARRANTY DEED

THIS INDENTURE, made effective the 10th day of August, 2024, between NICHOLAS OTTOMBRINO, whose address is 2060-59th BROOKLYN NY 11204, Grantor, and 8640 SE 73 LLC, a Florida limited liability company, whose address is 8640 SE 73rd Avenue, Ocala, FL 34476, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

Tract No. 23, GREEN TURF ACRES, more particularly described as follows:

That part of the West 1/2 of the SE 1/4 of the NW 1/4 of the SE 1/4 of Section 18, Township 16 South, Range 21 East, Marion County, Florida, lying North and West of State Road 200.

TOGETHER with a right of ingress and egress over, across and upon the following roads in GREEN TURF ACRES, an unrecorded subdivision in Section 18, Township 16 South, Range 21 East, Marion County, Florida; the North 25.00 feet of South 1/2 of NE 1/4 of SW 1/4; South 25 feet of North 1/2 of NE 1/4 of SW 1/4; North 25.00 feet of West 3/4 of South 1/2 of NW 1/4 of SE 1/4, EXCEPT the East 25.00 feet thereof; South 25.00 feet of West 3/4 of North 1/2 of NW 1/4 of SE 1/4, EXCEPT the East 25.00 feet thereof; East 25.00 feet of West 1/4 of North 1/2 of NW 1/4 of SE 1/4, EXCEPT the South 25.00 feet thereof; West 25.00 feet of East 1/2 of NW 1/4 of NW 1/4 of SE 1/4, EXCEPT the South 25.00 feet thereof; East 25.00 feet of that part of West 3/4 of NW 1/4 of SE 1/4 lying North of State Road 200; West 25.00 feet of that part of East 1/4 of NW 1/4 of SE 1/4 lying North of State Road 200; East 25.00 feet of West 1/4 of South 1/2 of SW 1/4 of NE 1/4, EXCEPT the North 25.00 feet thereof; West 25.00 feet of East 1/2 of SW 1/4 of NE 1/4, EXCEPT the North 25.00 feet thereof; East 25.00 feet of West 3/4 of South 1/2 of SW 1/4 of NE 1/4, EXCEPT the North 25.00 feet thereof; West 25.00 feet of East 1/4 of South 1/2 of SW 1/4 of NE 1/4, EXCEPT the North 25.00 feet thereof; South 25.00 feet of North 1/2 of South 1/2 of NE 1/4; North 25.00 feet of that part of South 1/2 of South 1/2 of NE 1/4 lying North of State Road 200; East 50.00 feet of that part of South 1/2 of South 1/2 of NE 1/4 lying North of State Road 200, EXCEPT the North 25.00 feet thereof.

THE LANDS ABOVE DESCRIBED ARE NOT THE HOMESTEAD OF GRANTOR NOR CONTIGUOUS THERETO AS DEFINED BY ARTICLE 10 SECTION 4 OF THE FLORIDA CONSTITUTION, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

Property Appraiser's Parcel I.D. Number: 3564-023-000

SUBJECT TO:

1. Ad valorem taxes for 2024 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;

3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

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 Grantee that 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; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to May 31, 2024 or subject matters shown in the title commitment.

Grantor and Grantee are used for singular or plural, as context requires.

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:

[Handwritten Signature]
Witness

Nicholas Ottombrino
NICHOLAS OTTOMBRINO

6412 20 Ave
Address

Brooklyn NY 11204
Address

JOANN Privitelli
Witness

6412-20 Ave Brooklyn NY 11204
Address

STATE OF NY

COUNTY OF KINGS

JOSEPH V. PRIVITELLI
Notary Public, State of New York
No. 24 - 5005237
Qualified in Kings County
Commission Expires Nov. 30, 2027

Joseph V. Privitelli
8/15/24

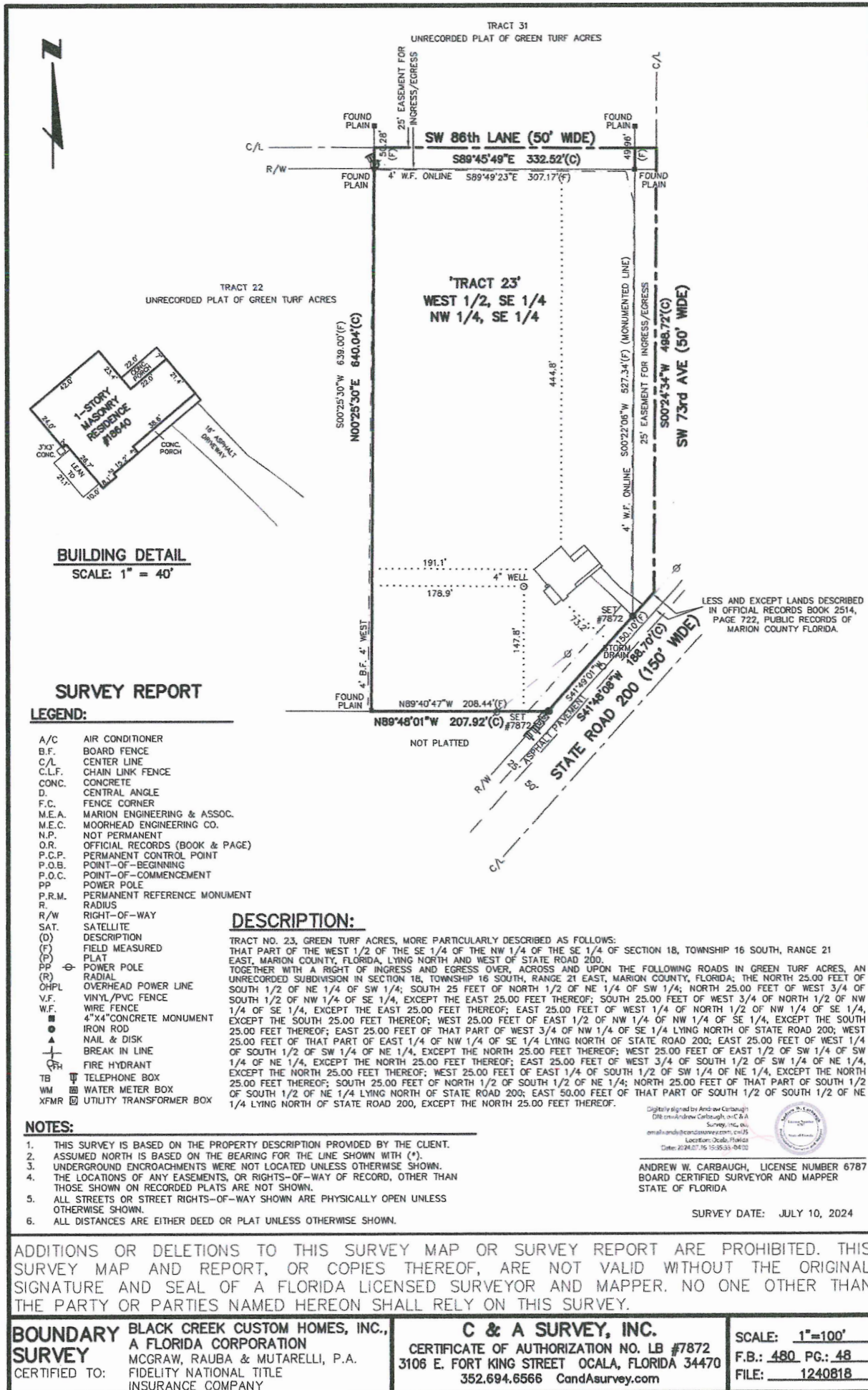
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 15 day of August, 2024 by NICHOLAS OTTOMBRINO, who is known to me (YES NO) to be the person described in and who executed the foregoing instrument, OR who has produced NYSD as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of August, 2024.

JOSEPH V. PRIVITELLI
Notary Public, State of New York
No. 24 - 5005237
Qualified in Kings County
Commission Expires Nov. 30, 2027

Joseph V. Privitelli
Joseph V. Privitelli (Print Name)
Notary Public, State of NY
My Commission Expires: 11/30/24

8/15/24



BUILDING DETAIL
SCALE: 1" = 40'

SURVEY REPORT

LEGEND:

- A/C AIR CONDITIONER
- B.F. BOARD FENCE
- C/L CENTER LINE
- C.L.F. CHAIN LINK FENCE
- CONC. CONCRETE
- D. CENTRAL ANGLE
- F.C. FENCE CORNER
- M.E.A. MARION ENGINEERING & ASSOC.
- M.E.C. MOORHEAD ENGINEERING CO.
- N.P. NOT PERMANENT
- O.R. OFFICIAL RECORDS (BOOK & PAGE)
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT-OF-BEGINNING
- P.O.C. POINT-OF-COMMENCEMENT
- PP POWER POLE
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS
- R/W RIGHT-OF-WAY
- SAT. SATELLITE
- (D) DESCRIPTION
- (F) FIELD MEASURED
- (P) PLAT
- PP ⊕ POWER POLE
- (R) RADIAL
- OHPL OVERHEAD POWER LINE
- V.F. VINYL/PVC FENCE
- W.F. WIRE FENCE
- 4"x4" CONCRETE MONUMENT
- IRON ROD
- ▲ NAIL & DISK
- ⊥ BREAK IN LINE
- ⊕ FIRE HYDRANT
- TB ⊕ TELEPHONE BOX
- WM ⊕ WATER METER BOX
- XFMR ⊕ UTILITY TRANSFORMER BOX

DESCRIPTION:

TRACT NO. 23, GREEN TURF ACRES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THAT PART OF THE WEST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LYING NORTH AND WEST OF STATE ROAD 200.
 TOGETHER WITH A RIGHT OF INGRESS AND EGRESS OVER, ACROSS AND UPON THE FOLLOWING ROADS IN GREEN TURF ACRES, AN UNRECORDED SUBDIVISION IN SECTION 18, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THE NORTH 25.00 FEET OF SOUTH 1/2 OF NE 1/4 OF SW 1/4 OF SW 1/4; SOUTH 25 FEET OF NORTH 1/2 OF NE 1/4 OF SW 1/4; NORTH 25.00 FEET OF WEST 3/4 OF SOUTH 1/2 OF NW 1/4 OF SE 1/4, EXCEPT THE EAST 25.00 FEET THEREOF; SOUTH 25.00 FEET OF WEST 3/4 OF NORTH 1/2 OF NW 1/4 OF SE 1/4, EXCEPT THE EAST 25.00 FEET THEREOF; EAST 25.00 FEET OF WEST 1/4 OF NORTH 1/2 OF NW 1/4 OF SE 1/4, EXCEPT THE SOUTH 25.00 FEET THEREOF; EAST 25.00 FEET OF THAT PART OF WEST 3/4 OF NW 1/4 OF SE 1/4 LYING NORTH OF STATE ROAD 200; WEST 25.00 FEET OF THAT PART OF EAST 1/4 OF NW 1/4 OF SE 1/4 LYING NORTH OF STATE ROAD 200; EAST 25.00 FEET OF WEST 1/4 OF SOUTH 1/2 OF SW 1/4 OF NE 1/4, EXCEPT THE NORTH 25.00 FEET THEREOF; WEST 25.00 FEET OF EAST 1/2 OF SW 1/4 OF SW 1/4 OF NE 1/4, EXCEPT THE NORTH 25.00 FEET THEREOF; EAST 25.00 FEET OF WEST 3/4 OF SOUTH 1/2 OF SW 1/4 OF NE 1/4, EXCEPT THE NORTH 25.00 FEET THEREOF; WEST 25.00 FEET OF EAST 1/4 OF SOUTH 1/2 OF SW 1/4 OF NE 1/4, EXCEPT THE NORTH 25.00 FEET THEREOF; SOUTH 25.00 FEET OF NORTH 1/2 OF SOUTH 1/2 OF NE 1/4; NORTH 25.00 FEET OF THAT PART OF SOUTH 1/2 OF SOUTH 1/2 OF NE 1/4 LYING NORTH OF STATE ROAD 200; EAST 50.00 FEET OF THAT PART OF SOUTH 1/2 OF SOUTH 1/2 OF NE 1/4 LYING NORTH OF STATE ROAD 200, EXCEPT THE NORTH 25.00 FEET THEREOF.

NOTES:

1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
2. ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH (*).
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
5. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
6. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.

Digitally signed by Andrew Carbaugh
 DN: cn=Andrew Carbaugh, o=C & A Survey, inc, ou= email.andrew@carbaughandassociates.com, c=US
 Location: Ocala, Florida
 Date: 2024.07.16 15:35:33 -0400



ANDREW W. CARBAUGH, LICENSE NUMBER 6787
 BOARD CERTIFIED SURVEYOR AND MAPPER
 STATE OF FLORIDA

SURVEY DATE: JULY 10, 2024

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT ARE PROHIBITED. THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

BOUNDARY SURVEY
 CERTIFIED TO: BLACK CREEK CUSTOM HOMES, INC., A FLORIDA CORPORATION
 MCGRAW, RAUBA & MUTARELLI, P.A.
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

C & A SURVEY, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB #7872
 3106 E. FORT KING STREET OCALA, FLORIDA 34470
 352.694.6566 CandAsurvey.com

SCALE: 1"=100'
 F.B.: 480 PG.: 48
 FILE: 1240818



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
Real Estate

3564-023-000

[GOOGLE Street View](#)

Prime Key: 880663

[MAP IT+](#)

Current as of 10/31/2024

[Property Information](#)

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

[PC: 01](#)

Acres: 4.42

8640 SE 73 LLC
 8640 SW 73RD AVE
 Ocala FL 34476-7036

[Taxes / Assessments:](#)

Map ID: 131

[Millage:](#) 9002 - UNINCORPORATED

Situs: Situs: 8640 SW 73RD AVE
 Ocala

[2024 Certified Value](#)

Land Just Value	\$172,698		
Buildings	\$128,671		
Miscellaneous	\$966		
Total Just Value	\$302,335		
Total Assessed Value	\$184,613	Impact	(\$117,722)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$184,613		
School Taxable	\$302,335		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$172,698	\$128,671	\$966	\$302,335	\$184,613	\$0	\$184,613
2023	\$98,124	\$117,233	\$966	\$216,323	\$167,830	\$0	\$167,830
2022	\$73,593	\$107,030	\$966	\$181,589	\$152,573	\$0	\$152,573

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8403/0754	08/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$575,000
3415/0087	04/2003	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$385,000
3185/1604	06/2002	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
2514/0722	06/1998	65 TAKING	0	U	I	\$100
2082/0311	08/1994	07 WARRANTY	1 LIFE ESTATE	U	I	\$48,000
1728/1438	04/1991	61 FJGMNT	0	U	I	\$100

[Property Description](#)

SEC 18 TWP 16 RGE 21

PLAT BOOK UNR PAGE 020
 GREEN TURF ACRES
 TRACT 23 BEING MORE FULLY DESC AS FOLLOWS:
 THAT PART OF THE W 1/2 OF SE 1/4 OF NW 1/4 OF SE 1/4
 LYING N AND W OF SR 200 (100 FT WIDE) TOGETHER WITH A
 RIGHT OF INGRESS AND EGRESS OVER ACROSS AND UPON THE ROADS
 LYING WITHIN GREEN TURF ACRES &
 EXC SR 200 ROW LYING WITHIN THE FOLLOWING DESC BDYS: LYING
 WITHIN 75.00 FT NWLY OF WHEN MEASURED PERPENDICULAR TO THE
 FOLLOWING DESC BASELINE OF SURVEY OF SR 200 AS SHOWN ON
 STATE OF FL DEPT OF TRANS ROW MAP: BEING
 AT A PT ON THE S LINE OF THE SW 1/4 OF SEC 18 PT BEING
 2587.30 FT S 89-24-05 E OF THE SW COR OF SW 1/4 TH
 N 41-48-08 E 3551.02 FT TO A PT ON THE N LINE OF THE SE 1/4
 PT BEING 2144.77 FT S 89-42-13 E OF THE NW COR OF SE 1/4 FOR
 THE END OF THIS DESC LINE

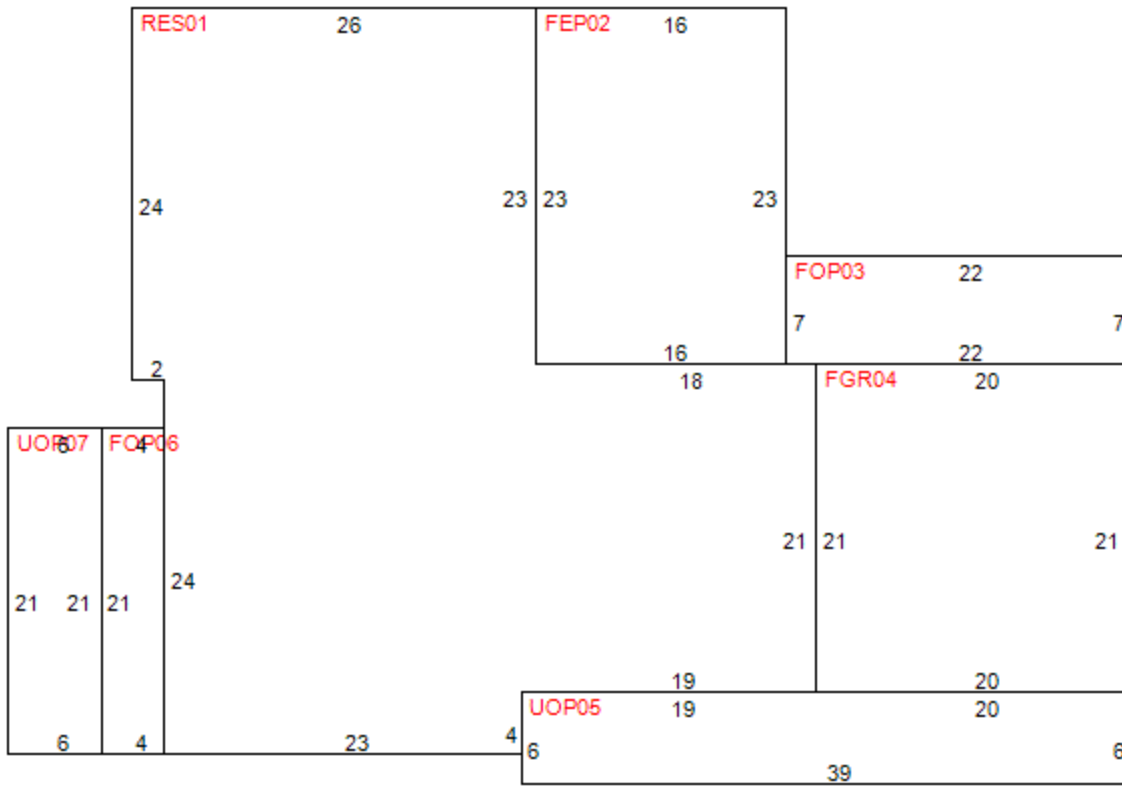
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		.0	.0	A1	4.42	AC							
Neighborhood 9239 - GREEN TURF ACRES													
Mkt: 7 70													

[Traverse](#)

Building 1 of 1

RES01=L26D24R2D24R23U4R19U21L18U23.
 FEP02=R16D23L16U23.R16D23
 FOP03=R22U7L22D7.R2
 FGR04=R20D21L20U21.D21
 UOP05=L19D6R39U6L20.L19D4L23
 FOP06=L4U21R4D21.L4
 UOP07=L6U21R6D21.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 7 - 30-34 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 3/25/2019 by 216

Year Built 1972
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 184

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1972	N	0 %	0 %	1,574	1,574
FEP	0232	- CONC BLK-STUCO	1.00	1972	N	0 %	0 %	368	368
FOP	0301	- NO EXTERIOR	1.00	1972	N	0 %	0 %	154	154
FGR	0432	- CONC BLK-STUCO	1.00	1972	N	0 %	0 %	420	420
UOP	0501	- NO EXTERIOR	1.00	1985	N	0 %	0 %	234	234
FOP	0601	- NO EXTERIOR	1.00	1985	N	0 %	0 %	84	84
UOP	0701	- NO EXTERIOR	1.00	1985	N	0 %	0 %	126	126

Section: 1

Roof Style: 10 GABLE **Floor Finish:** 24 CARPET **Bedrooms:** 3 **Blt-In Kitchen:** Y
Roof Cover: 06 ASPHALT SHNGL **Wall Finish:** 16 DRYWALL-PAINT **4 Fixture Baths:** 0 **Dishwasher:** N
Heat Meth 1: 22 DUCTED FHA **Heat Fuel 1:** 10 ELECTRIC **3 Fixture Baths:** 2 **Garbage Disposal:** N

Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 1	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1976	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1976	2	0.0	0.0
114 FENCE BOARD	85.00	LF	10	1976	1	0.0	0.0
144 PAVING ASPHALT	960.00	SF	5	1976	1	0.0	0.0
114 FENCE BOARD	240.00	LF	10	1976	2	0.0	0.0

Appraiser Notes

ESTIMATED INTERIOR

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description



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

Detail by Entity Name

Florida Limited Liability Company
8640 SE 73 LLC

Filing Information

Document Number L24000313023
FEI/EIN Number NONE
Date Filed 07/17/2024
State FL
Status ACTIVE

Principal Address

8640 SE 73RD AVENUE
OCALA, FL 34476

Mailing Address

8640 SE 73RD AVENUE
OCALA, FL 34476

Registered Agent Name & Address

MCGRAW, JON
35 SE 1ST AVENUE, SUITE 102
OCALA, FL 34471

Authorized Person(s) Detail

Name & Address

Title MGR

BENNETT, MATTHEW
8640 SE 73RD AVENUE
OCALA, FL 34476

Annual Reports

No Annual Reports Filed

Document Images

[07/17/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

COMPANY ACTION BY 8640 SE 73 LLC

The undersigned, being the authorized Manager of 8640 SE 73 LLC, a Florida limited liability company ("Company"), does hereby waive all formal requirements, including the necessity of holding a formal or informal meeting, and any requirements for notice; and does hereby consent in writing to the adoption of the following resolutions, taking said action in lieu of a meeting of the Members:

RESOLVED, that WILL PETENBRINK has full authority to act as authorized agent to sign for the Company in all matters, including but not limited to the land use change and zoning changes for all property owned by the Company.

FURTHER RESOLVED that the Members of this Company hereby certify the names of the present Members of this Company and shall from time to time hereafter as changes in the said Members are made, immediately certify such changes; and

FURTHER RESOLVED that the Manager be, and hereby is authorized and directed to certify to the Closing Agent the passage of the foregoing resolutions and to certify that the provisions thereof are in conformity with the Articles of Organization, Operating Agreement and other Resolutions of this Company.

This Action contained herein shall be effective as of the 31ST day of October, 2024.

This document may be executed in counterparts, each of which may be deemed an original, but all of which together, shall be deemed one instrument.

IN WITNESS WHEREOF, the undersigned, being the Manager of this Company, has hereunto set his hand and seal for the purposes herein expressed.

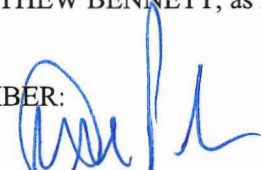
Dated as of the 31ST day of October, 2024.

BOARD OF MANAGERS:

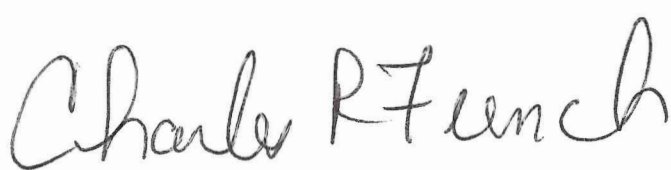


MATTHEW BENNETT, as Manager

MEMBER:



WILL PETENBRINK





CHARLES ROBERT FRENCH
Notary Public
State of Florida
Comm# HH192642
Expires 1/28/2026